

## Notice of Determination

<b>To:</b> <input checked="" type="checkbox"/> Office of Planning and Research U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044  <input checked="" type="checkbox"/> County Clerk County of Orange Public Services Division Santa Ana, CA 92702	<b>From:</b> City of Newport Beach Planning Division 100 Civic Center Drive P.O. Box 1768 Newport Beach, CA 92658-8915 (949) 644-3200	
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**SUBJECT:** *FILING ON Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.*

**State Clearinghouse Number (if submitted to State Clearinghouse):** #2013111022

**Project Title:** Lido House Hotel Expansion (PA2020-068)

**Project Applicant:** R.D. Olson Development, 520 Newport Center Drive, Suite 600, Newport Beach, CA 92660

Attention: Anthony Wrzosek

**Project Location – Specific:** 3300 Newport Boulevard and 475 32<sup>nd</sup> Street, Newport Beach, California 92663 on the northeastern corner of the Newport Boulevard and 32<sup>nd</sup> Street intersection.

**Project Location – City:** Newport Beach **Project Location – County:** Orange

**Project Description:** See attached.

**This is to advise that the** City Council of the City of Newport Beach, 100 Civic Center Drive, Newport Beach, CA 92648

(☒Lead Agency or ☐ Responsible Agency)

**has approved the above described project on** 10/25/2022 **and has made the following determinations regarding the above described project.**

1. The project (☐will ☒will not) have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (☒were ☐were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (☒was ☐was not) adopted for this project.
5. A statement of Overriding Considerations (☐was ☒was not) adopted for this project.
6. Findings (☒were ☐were not) made pursuant to the provisions of CEQA.

**This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:** 100 Civic Center Drive, Newport Beach, CA 92658-8915

**Signature (Public Agency):**  **Name/Title:** Benjamin M. Zdeba, Principal Planner

**Contact Phone No.:** 949-644-3253

**Date** 10/27/22

**Date Received for filing at OPR:** \_\_\_\_\_

As discussed below, none of the conditions described in State CEQA Guidelines Section 15162 calling for preparation of subsequent environmental review have occurred. This Addendum supports the conclusion that the proposed project modifications are minor or technical changes that do not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, as discussed below, the proposed project modifications would not result in any new or substantially increased significant environmental impacts, no new mitigation measures, or no new alternatives that would substantially reduce significant impacts. As a result, an Addendum is an appropriate CEQA document for analysis and consideration of the proposed project modifications.

Circulation of an Addendum for public review is not necessary (State CEQA Guidelines Section 15164, subdivision (c)); however, the Addendum must be considered in conjunction with the adopted Final EIR by the decision-making body (State CEQA Guidelines Section 15164, subdivision (d)).

CEQA requires a comparative evaluation of a proposed project and alternatives to the project, including the “No Project” alternative. The EIR addressed a reasonable range of alternatives for the project. There is no new information indicating that an alternative that was previously rejected as infeasible is in fact feasible, or that a considerably different alternative than those previously studied would substantially reduce one or more significant effects on the environment.

## **2.2 LOCATION OF PROJECT MODIFICATIONS**

The proposed modifications would apply to the same 4.25-acre project site identified and described in the EIR for the Approved Project. The project site is located at 3300 Newport Boulevard, at the northeast corner of the intersection of Newport Boulevard and 32nd Street on the Balboa Peninsula in the Lido Village area of the City.

## **2.3 COMPONENTS OF PROJECT MODIFICATIONS**

The Modified Project proposes to increase the site’s maximum allowed gross floor area by 15,103 gross square feet from 103,470 gross square feet to 118,573 gross square feet. The proposed modifications are depicted on Exhibit 4, *Proposed Conceptual Plan (Modified Project)*, and include the following components:

- Addition of five cottages encompassing approximately 8,351 square feet in the southern portion of the site. The cottages would be three stories, ranging approximately 35 to 39 feet in height. All portions of the cottages above 35 feet are beyond the 70-foot required setback from 32nd Street. Similar to the existing cottages, the proposed building elevations include a lighthouse architectural feature, simple gable roofs, tight overhangs, simple block massing, and wood siding with a coastal architectural theme, consistent with the Lido Village Design Guidelines.

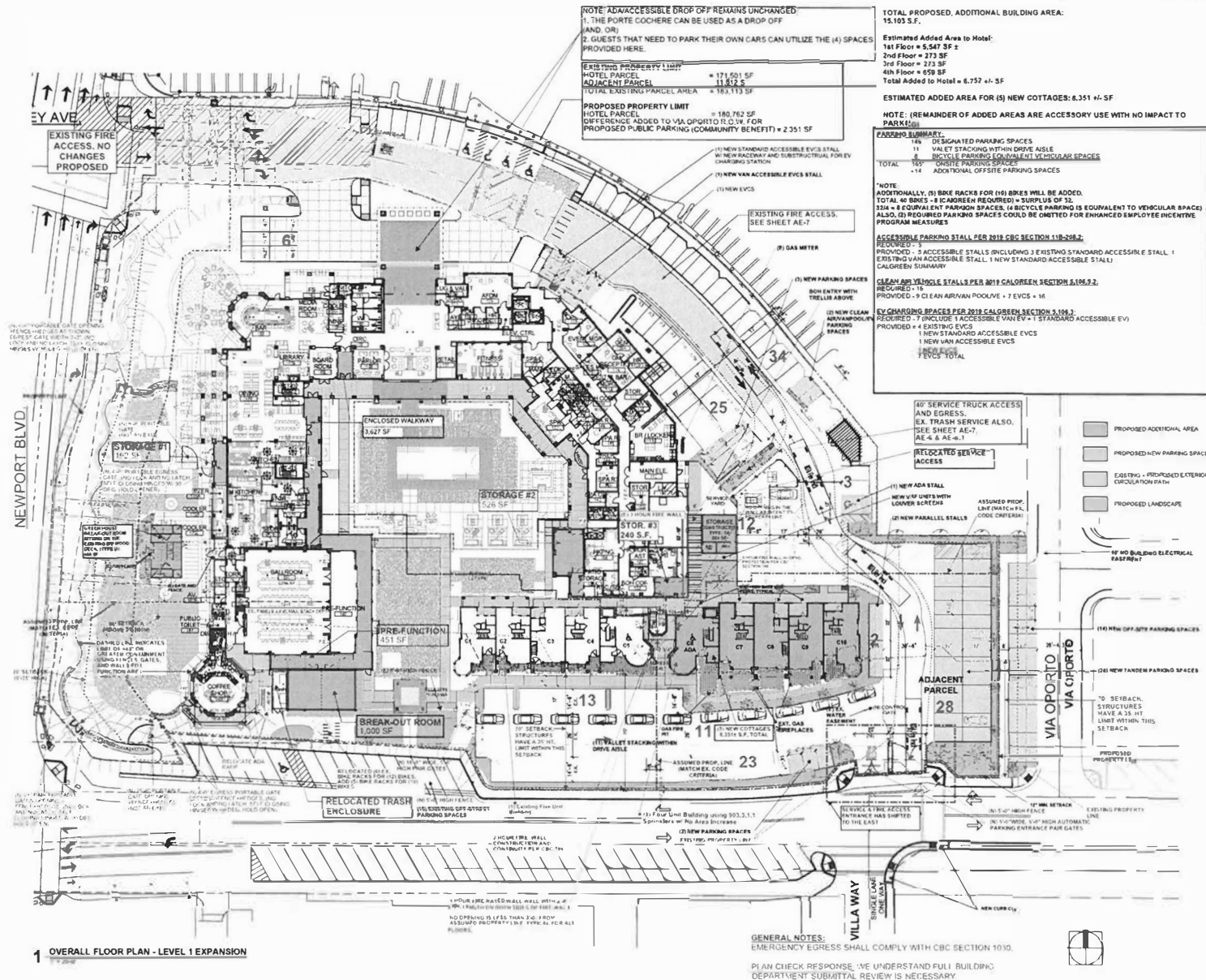
- Enclosure of approximately 1,466 square feet of storage space on Level 1. The enclosed storage space would reduce the amount of off-site rented storage space currently utilized and eliminate off-site trips currently made by hotel staff.
- Addition of 3,481 square feet of covered walkway and pre-function/break out meeting rooms on Level 1. The expanded pre-function/break out meeting rooms would allow the hotel to host meetings in closed rooms while keeping the hotel restaurant and public spaces open for hotel guest use.
- Addition of 600 square feet for a greenhouse breakout sitting room on Level 1.
- Addition of 819 square feet of guest room space on Levels 2, 3, and 4 (approximately 273 square feet each). A total of three guest rooms (one on each floor) would be enlarged and converted to suites.
- Enclosure of 386 square feet of rooftop terrace area on Level 4.

The Modified Project also proposes to demolish the existing Lido Fire Station No. 2 to accommodate additional on-site parking spaces. Currently, the hotel provides 148 on-site surface parking spaces with a valet service that accommodates up to 15 additional valet stacking spaces for a total of 163 on-site spaces. The Modified Project would reconfigure the parking lot where the five cottages are proposed. At project completion, the site would provide 146 surface parking spaces and 11 additional valet stacked spaces for a total of 157 on-site spaces. Additionally, the Modified Project will include 32 bicycle parking spaces beyond the 10 required by CalGreen, which equates to 8 vehicle parking spaces bringing the revised total to 165 parking spaces. Lastly, 14 new parking spaces are proposed for public use outside of the property boundary along Via Oporto.

Vehicular access to the site would remain similar to existing conditions with primary access provided via Newport Boulevard at the intersection of Newport Boulevard and Finley Avenue. Secondary vehicular access would be provided via 32nd Street via a gated access driveway. As part of the Modified Project, the gated driveway along 32nd Street would be slightly shifted approximately 17.5 feet to the east.

## **2.4 REQUESTED DISCRETIONARY ACTIONS**

The Modified Project requests any necessary amendments to the previously approved entitlement applications for the Lido House Hotel including Site Development Review No. SD2016-005 and Conditional Use Permit No. UP2016-015, General Plan Amendment No. GP2016-001, and Coastal Land Use Plan Amendment No. LC2016-001. The proposed changes to the project are not substantial and do not involve new approvals or amendments to the Coastal Commission's certification of LCP-5-NPB-14-0831-3.



Source: WATG Architecture, June 2022

**Michael Baker**  
INTERNATIONAL

NOT TO SCALE

06/2022 JN 186125

# LIDO HOUSE HOTEL ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT Proposed Conceptual Plan (Modified Project)

Exhibit 4





State of California - Department of Fish and Wildlife  
**2014 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
DFW 753.5a (Rev. 09/13)

RECEIPT # **450567**

STATE CLEARING HOUSE # **2013111022**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY	<b>City of Newport Beach</b>	DATE	<b>9-10-14</b>
COUNTY/STATE AGENCY OF FILING	<b>OC Clerk Recorder</b>	DOCUMENT NUMBER	<b>201485000824</b>
PROJECT TITLE	<b>Lido House Hotel (PA2013-217) Former city Hall Amend. PA2012-</b>		
PROJECT APPLICANT NAME	<b>R.D. Olson Development</b>	PHONE NUMBER	<b>(949) 644-3210</b>
PROJECT APPLICANT ADDRESS	<b>2955 Main St #300</b>	CITY	<b>Irvine</b>
		STATE	<b>Ca</b>
		ZIP CODE	<b>92614</b>
PROJECT APPLICANT (Check appropriate box):			
<input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,029.75	\$ <b>3,029.75</b>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,181.25	\$
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board only)	\$850.00	\$
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,030.25	\$
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ <b>50.00</b>
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Other		\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ **3,079.75**

SIGNATURE	TITLE
<b>x Priscilla Diaz</b>	<b>Deputy</b>
WHITE - PROJECT APPLICANT	GOLDEN ROD - COUNTY CLERK

YELLOW - CDFW/ASB

PINK - LEAD AGENCY

HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

SEP 25 2014

SEP 25 2014

FILED



Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

630N Broadway Bldg. 12 Suite  
101  
Santa Ana, CA. 92701

County

Finalization: 20140000291891  
9/10/14 11:34 am  
281 304

Item	Title	Count
1	Z02	1
Fish & Game: Env Impact Report		
Document ID		Amount
DOC# 201485000824		3079.75
Time Recorded 11:34 am		

Total	3079.75
Payment Type	Amount
Check tendered	3079.75
# 0002468639	

Amount Due 0.00

POSTED

SEP 25 2014

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPL

FILED

SEP 25 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

THANK YOU  
PLEASE RETAIN THIS RECEIPT  
FOR YOUR RECORDS

# Notice of Determination

FILED

To: X Office of Planning and Research  
1400 Tenth Street, Room 113  
Sacramento, CA 95814

Lead Agency: City of Newport Beach  
100 Civic Center Drive  
Newport Beach, CA 92660

SEP 10 2014

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

X County Clerk  
County of Orange

Applicant: R.D. Olson Development  
2955 Main Street, Suite 300  
Irvine, CA 92614

BY: [Signature] DEPUTY

POSTED

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Lido House Hotel (PA2013-217) and Former City Hall Complex Amendments (PA2012-031)

SEP 10 2014

State Clearinghouse Number: 2013111022

HUGH NGUYEN, CLERK-RECORDER

Lead Agency Contact: Mr. James Campbell, Principal Planner, (949) 644-3210

BY: [Signature] DEPUTY

Project Location: The 4.25 acre site (3300 Newport Boulevard and 475 32<sup>nd</sup> Street) is located at the northeast corner of the intersection of Newport Boulevard and 32<sup>nd</sup> Street on the Balboa Peninsula in the Lido Village area of Newport Beach.

Project Description: The City is leasing the majority of the project site for the development of a 130-room Lido House Hotel. The proposed hotel would also include meeting rooms, accessory retail spaces, a restaurant, lobby bar, rooftop bar, guest pool and recreational areas, and all required appurtenant facilities including, but not limited to on-site parking, landscaping, utilities, and adjoining public improvements. The hotel would be no larger than 98,725 gross square feet. The project would also provide 148 surface parking spaces and would accommodate additional parking through active parking management including valet parking service. The proposed structures would be approximately four-stories with architectural features up to 58.5-feet in height. The project would also include public open spaces consisting of pedestrian plazas, landscape areas, and other amenities proposed to be located along Newport Boulevard and 32<sup>nd</sup> Street. The project also includes the following discretionary actions: General Plan Amendment, Coastal Land Use Plan Amendment, Zoning Code Amendment, Site Development Review, Conditional Use Permit, Traffic Study, and a Ground lease. The project also includes relocating a portion of the existing, angled, metered parking on the north side of 32<sup>nd</sup> Street (just south of the old City Council Chambers) further to the east in front of St. James Church, which is located just west of Lafayette Road. Currently, there is excess street capacity along 32<sup>nd</sup> Street (just west of Lafayette Road) that would be modified in order to accommodate angled parking along the north side of 32<sup>nd</sup> Street in front of the church and travel lanes. This would also pull the curb line along the project site south and 32<sup>nd</sup> Street would be restriped with the intent to modestly "straighten" out the westbound traffic lane to improve vehicle maneuvering. The project site is not listed on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

This is to advise that the City of Newport Beach ☒ Lead Agency ☐ Responsible Agency has approved the above described project on September 9, 2014 and has made the following determinations regarding the above described project:

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA.  
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation monitoring or reporting plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the EIR with record of project approval is available to the General Public at the location listed below during regular business hours:

1. City of Newport Beach Planning Division, 100 Civic Center Drive, Newport Beach, CA 92660;

Signature

Date Received for Filing: \_\_\_\_\_

James Campbell

Mr. James Campbell  
Principal Planner  
City of Newport Beach

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



3079.75

\* \$ R 0 0 0 6 9 5 6 6 9 0 \$ \*

201485000824 11:34 am 09/10/14

281 304 Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00





State of California - Department of Fish and Wildlife  
**2014 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
DFW 753.5a (Rev. 09/13)

RECEIPT # **450567**

STATE CLEARING HOUSE # (if applicable)  
**2013111022**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY <b>City of Newport Beach</b>		DATE <b>9-10-14</b>
COUNTY/STATE AGENCY OF FILING <b>OC Clerk Recorder</b>		DOCUMENT NUMBER <b>20148500082</b>
PROJECT TITLE <b>Lido House Hotel (PA2013-217) &amp; Former city Hall Amend. PA2012</b>		
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PROJECT APPLICANT ADDRESS <b>2955 Main St #300</b>	CITY <b>Irvine</b>	STATE <b>Ca</b> ZIP CODE <b>92614</b>
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<input type="checkbox"/> Other		\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ **3079.75**

SIGNATURE <b>x Priscilla Diaz</b>	TITLE <b>Deputy</b>
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WHITE - PROJECT APPLICANT      YELLOW - CDFW/ASB      PINK - LEAD AGENCY      GOLDEN ROD - COUNTY CLERK

Orange County  
Clerk-Recorder's Office  
Hugh Nguyen

630N Broadway Bldg. 12 Suite  
101  
Santa Ana, CA, 92701

County

Finalization: 20140000291891  
7/10/14 11:34 am  
281 304

Item	Title	Count
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Fish & Game: Env Impact Report		
Document ID		Amount
DCC# 201485000824		3079.75
Time Recorded 11:34 am		

Total	3079.75
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Payment Type	Amount
--------------	--------

Check tendered	3079.75
# 0002468639	

Amount Due	0.00
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THANK YOU  
PLEASE RETAIN THIS RECEIPT  
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