



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

May 25, 2021

Sean Matsler
3121 Michelson Drive
Suite 200
Irvine, CA 92612

Application: **LOT LINE ADJUSTMENT LL-21-01**
1750 NEWPORT BOULEVARD, COSTA MESA

Dear Mr. Matsler:

The Lot Line Adjustment for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on findings and subject to the conditions of approval (attached). The decision will become final seven days from the date of this letter unless appealed by an affected party (including filing for the necessary application and payment of the appropriate fee) or is called up for review by a member of the City Council.

If you have any questions regarding this letter or the project, please feel free to contact the project planner at 714.754.5667 or justin.arios@costamesaca.gov.

Sincerely,

Jennifer Le
Director of Economic and Development Services

Attachments: Project description, Findings, Conditions of Approval, and Lot Line Adjustment

cc: Engineering
Fire Marshal
Building Division

DESCRIPTION:

Applicant proposes to align the lot lines for the two parcels (including four separate lots) on the subject properties as shown on the attached exhibits. The new lot will be 23,906 square feet in size and the resulting lot size will comply with the zoning designation and General Plan Land Use designation of the site.

FINDINGS:

1. The information presented substantially complies with Section 13-29-(g)(4) of the Costa Mesa Municipal Code in that:
 - a. The resulting parcels will conform with the General Plan and zoning designations of the property.
 - b. The resulting parcels will conform with the State Subdivision Map Act.
 - c. The resulting parcels will conform with all applicable ordinances and regulations of the City of Costa Mesa.
2. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt under Section 15305, Minor Alterations in Land Use Limitations.
3. The project is exempt from Chapter 9, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL:

- P1ng 1. A conformed copy of the recorded Lot Line Adjustment shall be submitted to the Development Services Department, Planning Division once the recordation has been filed.

CODE REQUIREMENTS:

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "city" pertains to the City of Costa Mesa.

- P1ng. 1. The approval shall become final on June 1, 2021 if Lot Line Adjustment LL-21-01 is not appealed or called up for review by a member of the City Council.
- Eng. 2. Submit two copies of the recorded Lot Line Adjustment to the Engineering Division.

EXHIBIT A
CITY OF COSTA MESA
LOT LINE ADJUSTMENT NO. 21-01

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED ADJUSTED PARCEL REFERENCE
1750 NEWPORT BLVD CM LLC	A.P.N.: 425-442-13	PARCEL A
1750 NEWPORT BLVD CM LLC	A.P.N.: 425-442-12	PARCEL A

Lot Line Adjustment
Development Review No. 21-01
Approval in Concept
 SUBJECT TO CONDITIONS
 CITY OF COSTA MESA
 PLANNING DEPT.
 BY *JA / JL* DATE *5/25/21*

PARCEL A

LOTS 14 THROUGH LOT 17 OF TRACT NO. 279, MAP OF ROCHESTER BLOCK, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA FILED IN BOOK 14, PAGE 4 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THAT PORTION OF LOT 14 DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED JUNE 2, 1952 IN BOOK 2337, PAGE 46 OF OFFICIAL RECORDS, AND

EXCEPT THAT PORTION OF LOT 15 DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED APRIL 16, 1952 IN BOOK 2316, PAGE 592 OF OFFICIAL RECORDS, AND

EXCEPT THAT PORTION OF LOT 16 DESCRIBED IN THE DEED TO THE STATE OF CALIFORNIA RECORDED MARCH 26, 1952 IN BOOK 2306, PAGE 460 OF OFFICIAL RECORDS.

AREA OF PARCEL (MORE OR LESS): 23,906 S.F.

THIS REAL PROPERTY DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROVISIONS OF THE PROFESSIONAL LAND SURVEYORS' ACT OF THE STATE OF CALIFORNIA.



 LARRY L. MAR, PLS 7652



 5/10/2021

DATE

EXHIBIT B
CITY OF COSTA MESA
LOT LINE ADJUSTMENT NO. 21-01

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED ADJUSTED PARCEL REFERENCE
1750 NEWPORT BLVD CM LLC	A.P.N.: 425-442-13	PARCEL A
1750 NEWPORT BLVD CM LLC	A.P.N.: 425-442-12	PARCEL A

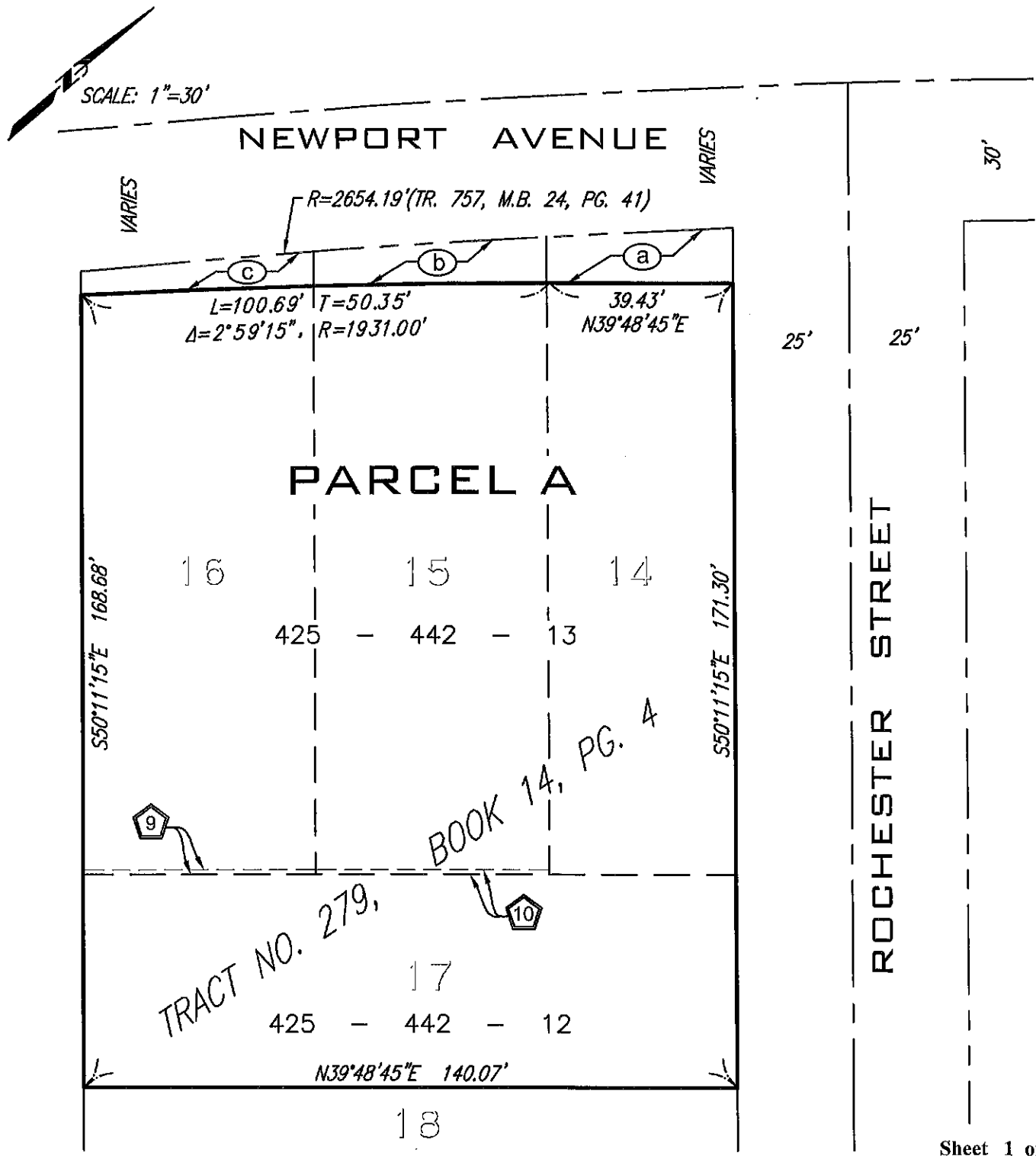


EXHIBIT B
CITY OF COSTA MESA
LOT LINE ADJUSTMENT NO. 21-01

OWNERS	EXISTING PARCELS AP NUMBER	PROPOSED ADJUSTED PARCEL REFERENCE
1750 NEWPORT BLVD CM LLC	A.P.N.: 425-442-13	PARCEL A
1750 NEWPORT BLVD CM LLC	A.P.N.: 425-442-12	PARCEL A

LEGEND

—————	LOT LINE ADJUSTMENT BOUNDARY EXISTING
- - - - -	PARCEL LINE TO BE ADJUSTED
—————	ADJUSTED PARCEL LINE
- - - - -	CENTER LINE
- - - - -	RIGHT-OF-WAY LINE

DEEDS

- (a) BOOK 2337, PG. 46 O.R. (6/2/52)
- (b) BOOK 2316, PG. 592 O.R. (4/16/52)
- (c) BOOK 2306, PG. 460 O.R. (3/26/52)

EXISTING EASEMENTS

EASEMENTS PER FIRST AMERICAN
TITLE INSURANCE COMPANY FILE
NO: NCS-1018964-LA2



1' UTILITY EASEMENT TO
SOUTHERN CALIFORNIA EDISON
PER BOOK 1450, PAGE 561



1' UTILITY EASEMENT TO
SOUTHERN CALIFORNIA EDISON
PER BOOK 1505, PAGE 540