

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

**W8a****ADDENDUM**

Date: January 10, 2011

To: Commissioners & Interested Persons

From: **Sherilyn Sarb, Deputy Director, Orange/San Diego County**
Teresa Henry, District Manager, South Coast District
Karl Schwing, Supervisor, Regulation & Planning, Orange County Area
John Del Arroz, Coastal Program Analyst

Subject: Commission Hearing of January 12, 2011, **item W8a** of agenda, Local Coastal Program Amendment LGB-MAJ-4-10, Laguna Beach, Orange County

Revisions to Staff Report

Commission staff recommends the following clarifications to the staff report. New language is in **bold, underlined italic**. Deletions are shown in **~~bold, strike-through~~**

1. Paragraph 1 of the Amendment Description Section of Part IV, Findings.

The Commission's suggested modifications to Policy 12-F limited the size of structures, on public beaches and in public parks, that were deemed necessary to provide public benefit uses to a 2,000 square ~~feet~~ **foot footprint**, provided that they were the least size and height necessary and were designed to limit impacts to visual resources.

2. Paragraph 3 of the Amendment Description Section of Part IV, Findings

The City's resubmittal incorporates the Commission's suggested modifications, and adds additional language to allow for a project **with a footprint** of up to 3,000 square feet at Main Beach which ~~would~~ **is a** result ~~in~~ **of** consolidation of public restrooms, a marine safety facility, and sewage facility, and **will** result in restoration of the sandy beach and bluff, among other criteria.

3. Last Paragraph of the Amendment Description Section of Part IV, Findings, located on pages 4 and 5 of the report

Approval of the proposed amendment would allow the City to continue processing the permit for the demolition and reconstruction of the Lifeguard Headquarters and restrooms located on Main Beach. The Lifeguard Headquarters project would remove the existing **500 sq.ft.** restroom facility located adjacent to the sandy beach approximately 35 feet

seaward of the existing 1,350 sq.ft. lifeguard headquarters, and remove the existing sewage pump station located underneath the current lifeguard headquarters, and co-locate the public restroom and sewage pump station with a reconstructed lifeguard headquarters facility, that would be located landward of the existing restrooms that would be removed.

The City requested revisions to Policy 12-F to address issues other than the lifeguard headquarters at Main Beach, as well. The City has stated that all of the existing structures located in the "Public Recreations and Parks" land use category exceed the 500 square foot threshold which exists in the policy. These include restrooms in Heisler park (568 square feet) and a lawn bowling clubhouse (1,600 square feet), the South Main Beach Restrooms (750 square feet), a boys and girls club at Bluebird Park (1,700 square feet), among others. An amendment is proposed to Policy 12-F so that the City can continue to provide and upgrade existing and new public facilities.

LCP Amendment LGB-MAJ-4-10 only addresses footprint limitations in the View Preservation section of the City's LCP, for development located within the Public Recreation and Parks district. Other policies within the City's certified LCP require review of other important factors not affected by this amendment, such as wave uprush, sea level rise, impacts to biological resources, and water quality, when processing the Coastal Development Permit for the Lifeguard headquarters.

4. Second Paragraph of the Views Section of Part IV, Findings, located on last paragraph of page 5, beginning at the second sentence.

The amendment specifies that the project would be required to remove consolidate the existing public restroom, (removed from its current location directly adjacent to a coastal bluff and the sandy beach), and replace it within the lifeguard headquarters building. The proposed location would be on the site of the existing lifeguard headquarters station, which is further landward. Removal of the public restroom facility would result in a significant landward regression of structures on Main Beach. This would reduce the amount of development visible along the sandy beach, and would expose more of the adjacent coastal bluff to public views. The amendment specifies that development of a consolidated marine safety facility would also be required to restore to a natural condition the beach and bluff at the site of the existing restroom. The existing sewer lift station would be removed from its current site on the lower floor of the existing Lifeguard HQ building, and replaced with a new sewer lift station located partially on the site of the proposed Lifeguard Headquarters and partially in an underground vault located adjacent to the proposed facility.

5. Last sentence of the first full paragraph of page 6, within the Views Section of Part IV, Findings

Any development on Main Beach ~~which does not meet these criteria~~ would be located within the appealable area of the Coastal Zone and could be appealed to the Commission.

Public Comment Letters

The Commission has received one letter of opposition and one letter of support for the proposed amendment. Mr. Robert McCormick's letter of opposition and Mr. Charlie Ware's letter of support for the proposed amendment are attached.



McCORMICK & SON

www.mccormickandson.com

1795 LAGUNA CANYON ROAD
LAGUNA BEACH, CALIFORNIA 92651

949-494-9415

December 28, 2010

John Del Arroz
Coastal Program Analyst
California Coastal Commission
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302

**Subject: Laguna Beach Local Coastal Program Amendment Item No. W8a
(LGB-MAJ-4-10)**

We strongly object to the exception. The land use should remain intact.

Sincerely,

Robert McCormick
McCORMICK & SON

California Coastal Commission
Commissioner Richard Bloom
200 Ocean Gate, 10th Floor
Long Beach Ca. 90802

Jan. 6th, 2011

RECEIVED
South Coast Region

JAN 10 2010

CALIFORNIA
COASTAL COMMISSION

Dear Commissioner Bloom,

I'm writing you today to encourage you to support the certification of the request by the City of Laguna Beach for the new Laguna Beach Lifeguard Headquarters. The establishment of the new building will enhance the safety and enjoyment for the many thousands of visitors who enjoy Laguna Beach each year.

This new facility will enable the Lifeguards an opportunity to better serve and protect the public by providing enhanced operational functions as well as increased beach surveillance at all times of the year. I firmly believe there is no greater public service than to protect the lives of all who visit Laguna Beach, from all over the world. And I know this new facility will allow the LBLG to better perform that service.

Please certify the re-submittal of portion amendment 3-08 to amend Land Use Plan Policy 12-F by allowing the maximum square footage allowable for structures located within Public Recreation and parks land use designation (JDA-LB).

Charlie Ware
29101 Paseo Lomita
Laguna Niguel, Ca. 92677

cc Copies to Staff

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Long Beach, CA 90802-4302
(562) 590-5071

**W8a**

December 22, 2010

TO: Commissioners and Interested Persons

FROM: Sherilyn Sarb, Deputy Director, Orange/San Diego County
Teresa Henry, District Manager, South Coast District
Karl Schwing, Supervisor, Regulation & Planning, Orange County Area
John Del Arroz, Coastal Program Analyst

SUBJECT: Major Amendment Request No. LGB-MAJ-4-10 (Resubmittal of a portion of Major Amendment Request No. 3-08) to the City of Laguna Beach Certified Local Coastal Program (For Public Hearing and Commission Action at the January 12-14, 2011 meeting in Long Beach).

SUMMARY AND BACKGROUND OF LCP AMENDMENT REQUEST NO. 4-10

This is a request by the City of Laguna Beach to amend the Land Use Plan (LUP) portion of the Local Coastal Program (LCP) by incorporating the changes contained in City of Laguna Beach Resolution No. 10.072 (see **Exhibit 5**). The changes proposed under LCPA 4-10 involve changes to Policy 12-F, located in the View Preservation section of the City's certified Land Use Plan. Policy 12-F regulates the size of structures that can be constructed in City parks and at City beaches.

The proposed change would allow an exception to the existing 500 square foot size limit for structures located in Public Recreation and Parks land use designation deemed by the City as necessary to provide public benefit uses. Staff is recommending approval of resubmitted LCPA 4-10 as submitted. The Local Coastal Program Amendment 4-10 affects only the Land Use Plan portion of the certified LCP.

As noted above, this is a portion of the resubmittal of LCPA 3-08. The Commission previously acted on this LCP amendment on March 10, 2010 when it approved it with modifications. Those modifications allowed for exceptions to the 500 square foot size limit, as requested by the City, but established a new 2,000 sq.ft. footprint limit for projects that qualified for an exception to the 500 sq.ft. limitation. After Commission approval, the City took action to adopt the modifications suggested by the Commission, however, it also chose to adopt alternative language for Policy 12F that was different from the Commission's action. Thus, the City resubmitted the matter pursuant to the requirements of Coastal Act Section 30512(b) and Section 13541 of the Commission's regulations. The proposed alternative language for Policy 12F allows for a structure that is has a maximum 3,000 sq.ft. footprint, but only for one that consolidates public restrooms, sewage facilities and marine safety facilities into a single one-story structure with a basement at Main Beach.

SUMMARY OF STAFF RECOMMENDATION

Commission staff believes the proposed language will protect and enhance public views to and along the coastline. Thus, Staff is recommending that the Commission, after public hearing:

Approve the resubmitted amendment request, LGB-MAJ-4-10, to the Land Use Plan **as submitted.**

The proposed amendment, 4-10, meets the requirements of and is in conformity with the Chapter 3 policies of the Coastal Act. **The motions to accomplish this are found on page 3.**

STANDARD OF REVIEW

The standard of review for the proposed Land Use Plan amendment is conformance with and satisfaction of the requirements of the Chapter 3 policies of the Coastal Act..

SUMMARY OF PUBLIC PARTICIPATION

Section 30503 of the Coastal Act requires public input in Local Coastal Program development. It states:

During the preparation, approval, certification, and amendment of any local coastal program, the public, as well as all affected governmental agencies, including special districts, shall be provided maximum opportunities to participate. Prior to submission of a local coastal program for approval, local governments shall hold a public hearing or hearings on that portion of the program which has not been subjected to public hearings within four years of such submission.

The proposed changes to policy 12-F were heard at the following public hearings: Planning Commission meetings of 6/25/08 and 5/14/08; and City Council meeting of 7/22/08. There was no public testimony at the 5/14/08 Planning Commission meeting, however two letters of comment were received for that hearing. Concerns raised were directed at a future City project to redevelop the lifeguard headquarters at Main Beach and include public and private view issues, questions as to whether training and office type uses qualify as public benefit uses, impacts to biological resources, impacts to shoreline characteristics if development were to be allowed onto beach areas, water quality, impacts to public recreation, and noise impacts. The resubmittal was considered at a City Council hearing on October 5, 2010. City Council Resolution No. 10.072 requests Commission action on this resubmitted amendment request.

EXHIBITS

1. Summary of changes to LUP Policy 12-F
2. Summary of the sizes of other marine safety headquarters elsewhere in Orange County
3. Vicinity Map of Main Beach
4. Existing Buildings on Main Beach
5. Resolution No. 10.072
6. Rendering for change resulting from the Lifeguard HQ project.

ADDITIONAL INFORMATION

Copies of the staff report are available on the Commission's website at www.coastal.ca.gov and at the South Coast District office located in the ARCO Center Towers, 200 Oceangate, Suite 1000, Long Beach, 90802. To obtain copies of the staff report by mail, or for additional information, contact John Del Arroz in the Long Beach office at (562) 590-5071. The City of Laguna Beach contact for this LCP amendment is John Pietig, City Manager, who can be reached at (949) 497-0704.

I. STAFF RECOMMENDATION

Following a public hearing, staff recommends the Commission adopt the following resolutions and findings.

- A. MOTION:** *I move that the Commission certify Land Use Plan Amendment No. LGB-MAJ-4-10 as resubmitted by the City of Laguna Beach*

STAFF RECOMMENDATION OF CERTIFICATION AS SUBMITTED:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Land Use Plan Amendment as resubmitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

RESOLUTION TO CERTIFY LAND USE PLAN AMENDMENT AS RESUBMITTED:

The Commission hereby certifies the Land Use Plan Amendment No. LGB-MAJ-4-10 as resubmitted by the City of Laguna Beach and adopts the findings set forth below on the grounds that the amendment conforms with the policies of Chapter 3 of the Coastal Act. Certification of the land use plan amendment as resubmitted complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the

environment that will result from certification of the land use plan amendment as resubmitted.

III. FINDINGS

The following findings support the Commission's approval of the proposed LCP Land Use Plan amendment as resubmitted. The Commission hereby finds and declares as follows:

A. Amendment Description

Amendment number LGB-MAJ-3-08 proposed one change to policy 12-F of the City's Land Use Plan, and two changes to the Implementation Plan. LGB-MAJ-3-08 was approved by the Commission with suggested modifications on March 10, 2010. The Commission's suggested modifications to Policy 12-F limited the size of structures, on public beaches and in public parks, that were deemed necessary to provide public benefit uses to 2,000 square feet, provided that they were the least size and height necessary and were designed to limit impacts to visual resources.

The subject amendment request applies to those portions of the City of Laguna Beach that are contained within the coastal zone and are in the certified local coastal program. After Commission approval, the City took action to adopt certain modifications suggested by the Commission (which will become effective upon ED Certification Review to be processed separately), however, it also chose to adopt alternative language relative to Policy 12-F that was different from the Commissions' action. Thus, the City resubmitted the matter pursuant to the requirements of Coastal Act Section 30512(b) and Section 13541 of the Commission's regulations.

Proposed Amendment request No. 4-10 (Resolution No. 10.072) (**Exhibit 5**) is a resubmittal of a portion of Major Amendment request 3-08, and would modify Land Use Plan Policy 12-F. The City's resubmittal incorporates the Commission's suggested modifications, and adds additional language to allow for a project of up to 3,000 square feet at Main Beach which would result in consolidation of public restrooms, a marine safety facility, and sewage facility, and result in restoration of the sandy beach and bluff, among other criteria. A summary of the Commission's previously suggested modifications, and the additions included by the City in their resubmittal can be found in **Exhibit 1**.

Approval of the proposed amendment would allow the City to continue processing the permit for the demolition and reconstruction of the Lifeguard Headquarters and restrooms located on Main Beach. The Lifeguard Headquarters project would remove the existing restroom facility located adjacent to the sandy beach approximately 35 feet seaward of the existing lifeguard headquarters and the existing sewage pump station, and co-locate the public restroom and sewage pump station with a reconstructed lifeguard headquarters facility, that would be located landward of the existing restrooms that would be removed. LCP Amendment LGB-MAJ-4-10 only addresses footprint limitations within the Public

Recreation and Parks district. The City's certified LCP requires review of other important factors not affected by this amendment, such as wave uprush, sea level rise, and water quality, when processing the Coastal Development Permit for the Lifeguard headquarters.

B. Findings for Approval of Land Use Plan Amendment 4-10 as Resubmitted

1. Views

Coastal Act Section 30251 states:

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The City's resubmittal includes the language adopted by the Commission in its approval of major amendment 3-08 (with a 2,000 square foot footprint limitation) but with additional language to allow for an additional exception to allow for the construction of a narrowly defined marine safety facility project with a footprint of up to 3,000 square feet; 1,000 sq. ft. in excess of the Commission's recommended 2,000 square foot footprint limitation. The Commission had previously found in Laguna Beach LCP Amendment 3-08 that exceptions to existing 500 square footage/one-story limitations can be found to be consistent with Coastal Act Section 30251 so long as the protection of scenic views is ensured, and so long as the footprint does not exceed 2,000 square feet. The guidance language to preserve public scenic views included within the Commission's suggested modifications to LCP Amendment 3-08 have been incorporated into the City's resubmittal. The proposed amendment would limit development to the minimum size and height necessary to accomplish the public benefit, and would be required to be sited and designed to minimize adverse impacts to scenic views.

The proposed resubmitted amendment would allow for a marine safety facility with a footprint of up to 3,000 square feet; however any development would have to meet specific criteria to qualify for this exception, and would have the net effect of enhancing the visual quality of Main Beach. The amendment specifies that the project would be required to remove the existing public restroom from its current location directly adjacent to a coastal bluff and the sandy beach, and replace it on the site of the existing lifeguard headquarters station, which is further landward. Removal of the public restroom facility would result in a significant landward regression of structures on Main Beach. This would reduce the amount of development visible along the sandy beach, and would expose more of the adjacent coastal bluff to public views. The amendment specifies that development of a marine safety facility would also be required to restore to a natural condition the beach and bluff at the site of the existing restroom. Restoration of the bluff and beach will result in

improvements to the quality of habitat on the coastal bluff and beach., Furthermore, removal of the restrooms and restoration of the sandy beach and bluff would result in improved visual quality.

The additional exception in Amendment 4-10 would result in a larger single building that would be allowed at Main Beach than would otherwise be allowable under LCP Amendment 3-08; however documents submitted by the City show that by consolidating the buildings, and placing a portion of it underground, a 3,000 square foot footprint building appears smaller than or comparable to marine safety facilities in surrounding cities (**Exhibit 6**). The City's resubmittal specifies that a marine safety facility would be limited to a single story with basement, would be required to minimize adverse visual impacts, and be required to limit its size and height to the minimum necessary to achieve the required public benefit. The resultant marine safety facility located on the site would be a low-profile, minimized, visually unobtrusive structure. Any development on Main Beach which does not meet these criteria would be located within the appealable area of the Coastal Zone and could be appealed to the Commission.

The LCP amendment is solely for the change to the policy 12-F of the LUP. Development on Main Beach would also have to comply with LUP policies regarding visual preservation which are not affected by the proposed amendment. Land Use Element Policy 12-B requires "*building design which is compatible to and integrated with natural topography.*" Open Space and Conservation Element Policy 7A requires preservation "*to the maximum extent feasible the quality of public views from the hillsides and along the City's shoreline.*" Open Space and Conservation Element Policy 7K requires preservation of "*the-natural character of the landscape (including coastal bluffs, hillsides and ridgelines).*" Development which did not comply with any of these policies would be appealable to the Commission. Therefore, the requirements included within the City's resubmittal, as well as those in the City's certified LCP, ensure preservation and protection of scenic views at Main Beach. Thus, the language provided in the City's resubmittal can be found consistent with Coastal Act Section 30251.

2. Public Access

Coastal Act Section 30210 states:

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Coastal Act Section 30211 states:

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

The proposed amendment would allow for expanded and upgraded public amenities at the site, including a new marine safety facility and upgraded public restrooms. The proposed amendment will not result in impacts to the public's ability to access the sandy beach; rather, removal of the restrooms and relocation further landward will result in an enhancement to public access by increasing the amount of sandy beach available for public use.

IV. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 21080.9 of the California Public Resources Code – within the California Environmental Quality Act (CEQA) - exempts local governments from the requirement of preparing an environmental impact report (EIR) in connection with its activities and approvals necessary for the preparation and adoption of a local coastal program (LCP). The Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under Section 21080.5 of CEQA, the Commission is relieved of the responsibility to prepare an EIR for each LCP. Nevertheless, the Commission is required in approving an LCP submittal to find that the LCP does conform with the provisions of CEQA, including the requirement in CEQA section 21080.5(d)(2)(A) that the amended IP will not be approved or adopted as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment. 14 C.C.R. Sections 13542(a), 13540(f), and 13555(b). The City of Laguna Beach LCP amendment 4-10 consists of an amendment to the Land Use Plan (LUP) only.

As outlined in this staff report, the proposed LUP amendment is in conformity with and satisfies the requirements of the Chapter 3 policies of the Coastal Act, as submitted. Therefore, the Commission finds that approval of the LCP amendment as submitted will not result in significant adverse environmental impacts under the meaning of CEQA. Therefore, the Commission certifies LCP amendment request 4-10 as submitted.

Exhibit # 1
City of Laguna Beach
Local Coastal Program Amendment No. 4-10

Breakdown of Changes to Policy 12-F of the City's certified Land Use Plan

Language originally proposed by the City in amendment 3-08 is shown in **bold text**.

The modifications suggested by the Commission in its action on amendment 3-08 are shown in **bold, underlined text**.

Language proposed to be added to Policy 12-F in conjunction with this resubmittal are shown in **bold, italic, double underlined text**.

City of Laguna Beach, Land Use Policy 12-F:

In areas designated on the Land Use Plan Map as “Central Business District,” “Commercial/Tourist Corridor,” “Local Business-Professional” and “Public Institutional,” the maximum intensity of use shall be limited to the building height standards of the Laguna Beach Municipal Code. In the “Industrial” designation, maximum height of structures shall be as specified in the Municipal code.

In the “Public Recreation and Parks” designation, structures shall not be more than 500 square feet in size and one story in height, **except for those structures deemed by the City as necessary to provide public benefit uses, and all development shall be subject to the design review process. Those structures deemed by the City as necessary to provide public benefit uses shall be limited in size to a footprint not to exceed 2,000 square feet, except at Main Beach when necessary to consolidate public restrooms, sewage facilities and marine safety facilities into a single one-story structure with a basement; remove existing restrooms from the sandy beach and adjacent bluff; and restore the same sandy beach and bluff to a natural condition to enhance public access and coastal visual resources, in which case the footprint shall not exceed 3,000 square feet. Any structure in the “Public Recreation and Parks” designation shall be the least size and height necessary to accomplish the public benefit it is intended to provide and shall be sited and designed to minimize adverse impacts to public visual resources.**

Exhibit 2:
Footprint of Existing Marine Safety Facilities in Orange County

<u>City</u>	<u>Co-located Restrooms</u>	<u>Square Footage</u>
Huntington Beach	No	8,000 sq. ft.
Bolsa Chica	No	8,000 sq. ft.
Huntington Beach	No	5,000 sq. ft.
San Clemente	No	5,000 sq. ft.
Newport Beach	No	5,000 sq. ft.
Doheny State Beach	No	2,400 sq. ft.
Crystal Cove State Beach	Yes – 325 Sq Ft	2,800 sq. ft.

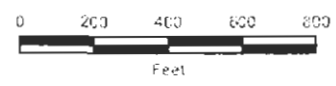
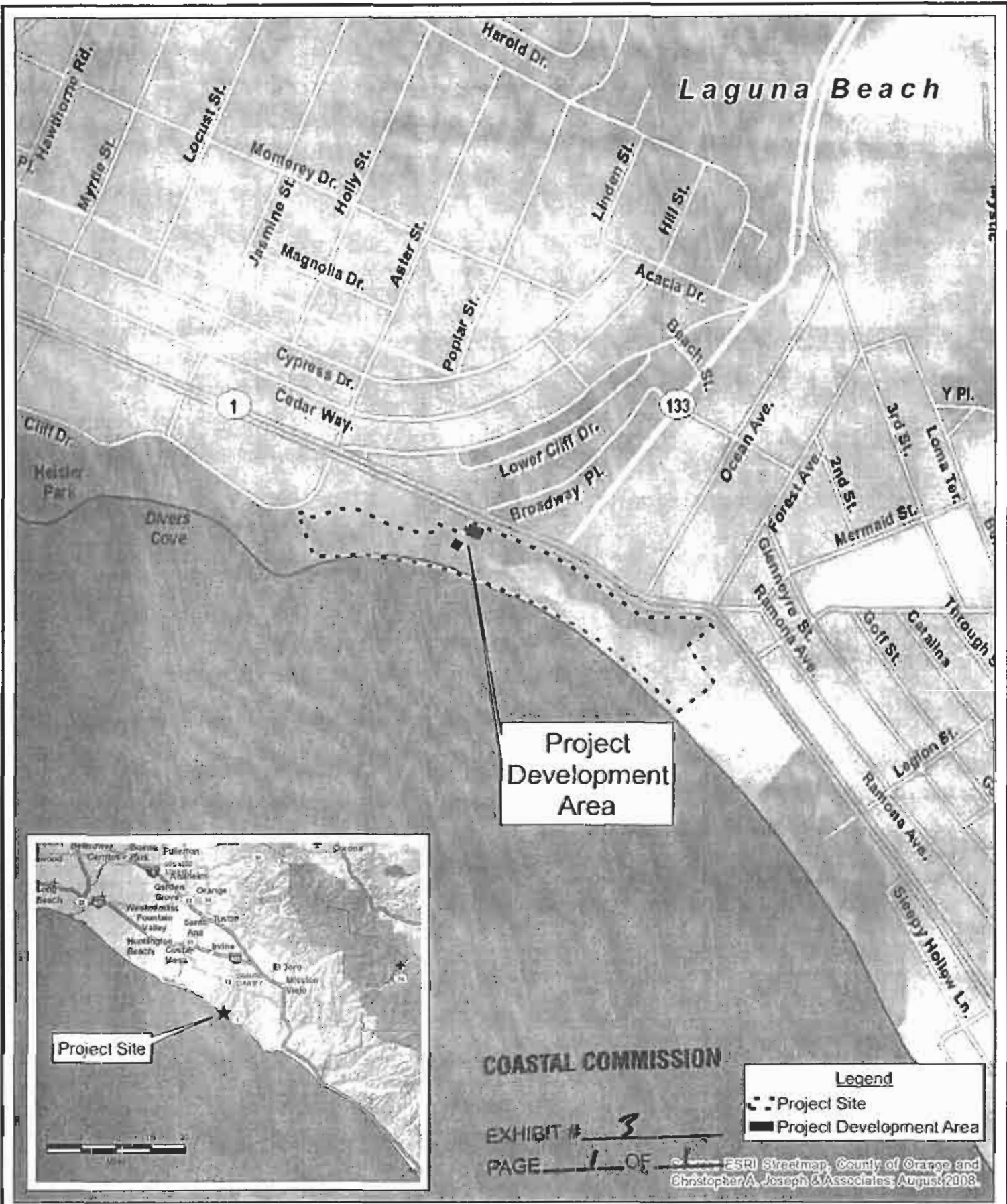


Figure II-1
Regional & Vicinity Map

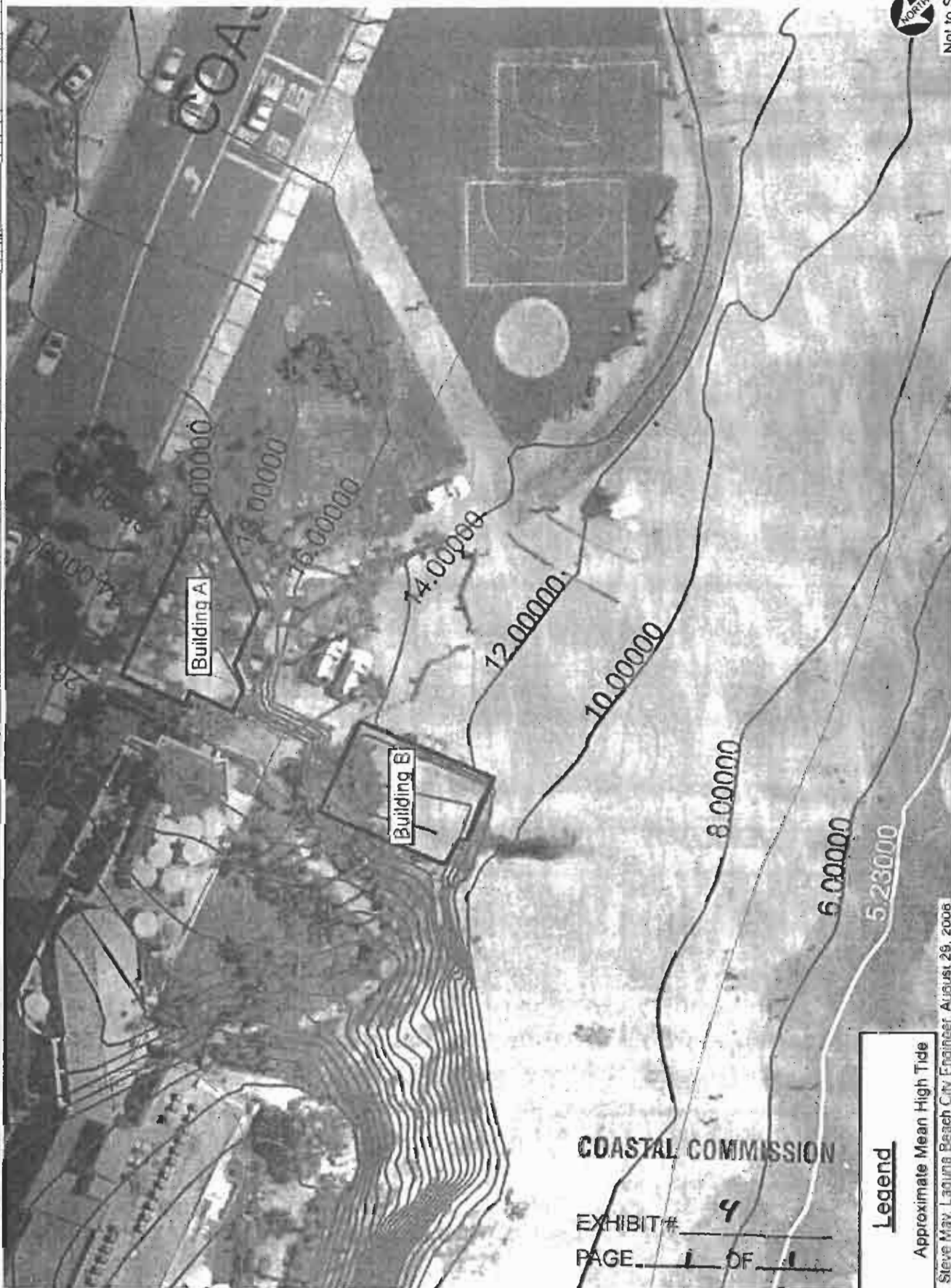


Figure II-3
Location of Mean High Tide Line

CHRISTOPHER A. JOSEPH & ASSOCIATES
Environmental Planning and Research

RESOLUTION NO. 10.072

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH, CALIFORNIA, ADOPTING LOCAL COASTAL PROGRAM AMENDMENT 3-08 AND REQUESTING CERTIFICATION BY THE CALIFORNIA COASTAL COMMISSION

WHEREAS, the City filed an application with the Coastal Commission for a Local Coastal Program Amendment to Policy 12-F of the City's Land Use Element relating to structural restrictions in the "Public Recreation and Parks" land use category; and

WHEREAS, on March 10, 2010, the California Coastal Commission approved Local Coastal Program Major Amendment No. 3-08 with modifications; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) this proposed Laguna Beach Local Coastal Program Amendment 3-08 is exempt pursuant to Section 15061(b)(3) of the State CEQA Guidelines; and

WHEREAS, the City Council after conducting a legally noticed public hearing, reviewed and considered all documents, testimony and other evidence presented on the Coastal Commission proposed modifications to Local Coastal Program Amendment 3-08; and

WHEREAS, the City Council of the City of Laguna Beach intends to implement the Local Coastal Program in a manner fully consistent and in conformance with the California Coastal Act;

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Laguna Beach hereby approves and takes the following actions:

1. General Plan Amendment 3-08. The City Council hereby certifies on page 6-21 of the Laguna Beach General Plan Land Use Element to read in its entirety as follows:

COASTAL COMMISSION
 EXHIBIT # 5
 PAGE 1 OF 3

1 In areas designated on the Land Use Plan Map as "Central Business District,"
2 "Commercial/Tourist Corridor," "Local Business-Professional" and Public-
3 Institutional," the maximum intensity of use shall be limited to the building height
4 standards of the Laguna Beach Municipal Code. In the "Industrial" designation,
5 maximum height of structures shall be as specified in the Municipal Code. In the
6 "Public Recreation and Parks" designation, structures shall not be more than 500
7 square feet in size and one story in height, except for those structures deemed by the
8 City as necessary to provide public benefit uses, and all development shall be
9 subject to the design review process. Those structures deemed by the City as
10 necessary to provide public benefit uses shall be limited in size to a footprint not to
11 exceed 2,000 square feet, except at Main Beach when necessary to consolidate
12 public restrooms, sewage facilities and marine safety facilities into a single one-
13 story structure with a basement; remove existing restrooms from the sandy beach
14 and adjacent bluff; and restore the same sandy beach and bluff to a natural condition
15 to enhance public access and coastal visual resources, in which case the footprint
16 shall not exceed 3,000 square feet. Any structure in the "Public Recreation and
17 Parks" designation shall be the least size and height necessary to accomplish the
18 public benefit it is intended to provide and shall be sited and designed to minimize
19 adverse impacts to public visual resources.
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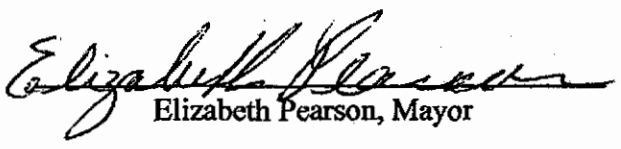
23 2. Local Coastal Program Amendment 3-08. Staff is hereby directed to forward the
24 approved modifications to the California Coastal Commission and that the Executive
25 Director/Coastal Commission either makes a determination that the modifications are
26 consistent with the Coastal Commission's action on March 10, 2010 regarding LCP
27 Amendment No. 3-08 or amend the previous action.
28

COASTAL COMMISSION

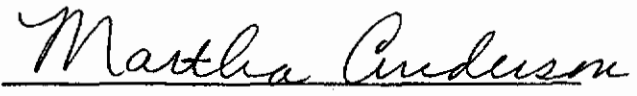
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3. That pursuant to Section 13551(b) of the Coastal Commission Regulations, Laguna Beach Local Coastal Program Amendment 3-08 will take effect automatically upon Executive Director/Coastal Commission certification that the City has complied with the Commission's March 10, 2010 action, as provided in Public Resources Code Sections 30512, 30513 and 30519.

ADOPTED this 15th day of June, 2010.

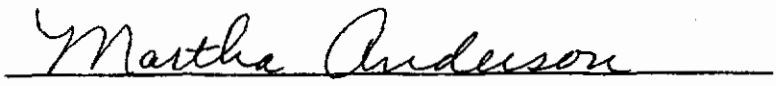

Elizabeth Pearson, Mayor

ATTEST:

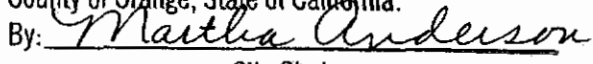

City Clerk

I, MARTHA ANDERSON, City Clerk of the City of Laguna Beach, California, do hereby certify that the foregoing Resolution No. 10.072 was duly adopted at a Regular Meeting of the City Council of said City held on June 15, 2010, by the following vote:

AYES: COUNCILMEMBER(S): Egly, Boyd, Rollinger, Iseman, Pearson
NOES COUNCILMEMBER(S): None
ABSENT COUNCILMEMBER(S): None


City Clerk of the City of Laguna Beach, CA

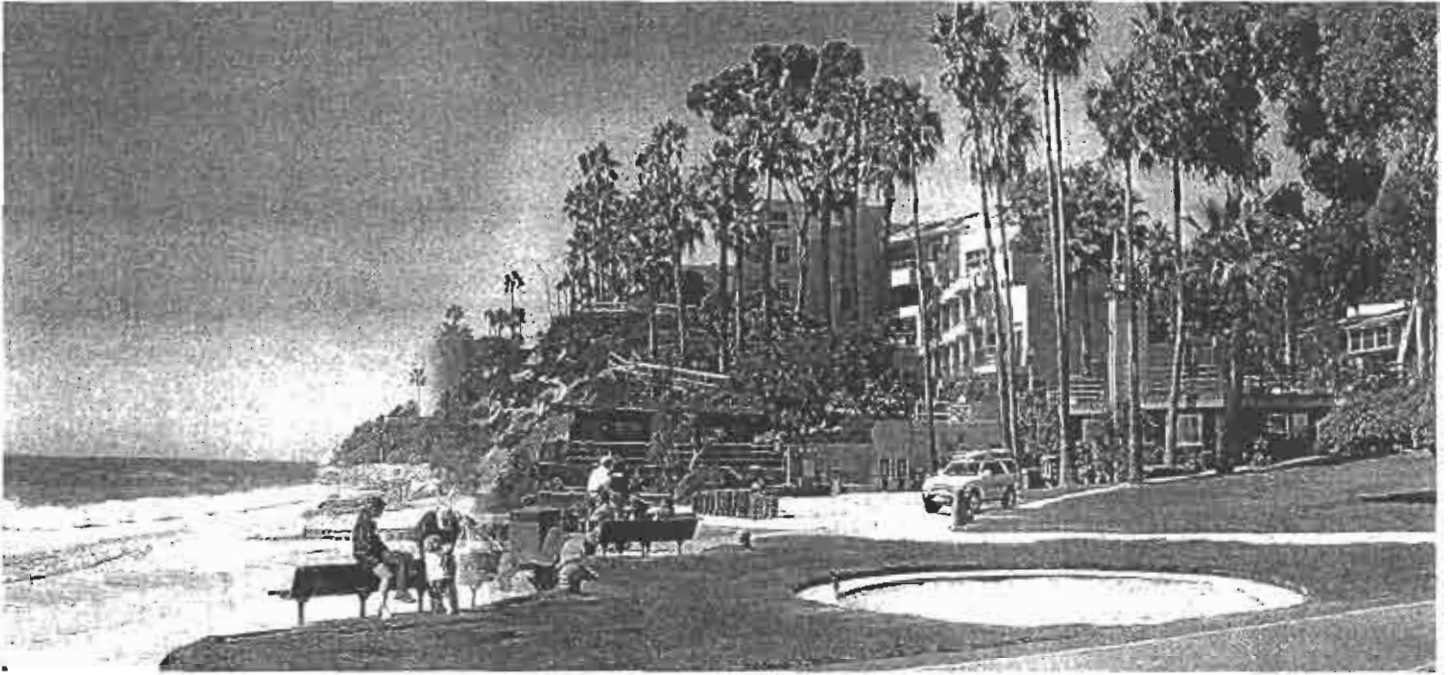
The foregoing instrument is a correct copy of the original on file in this office.
Attest October 8, 2010

City Clerk of the City of Laguna Beach,
County of Orange, State of California.
By: 
City Clerk

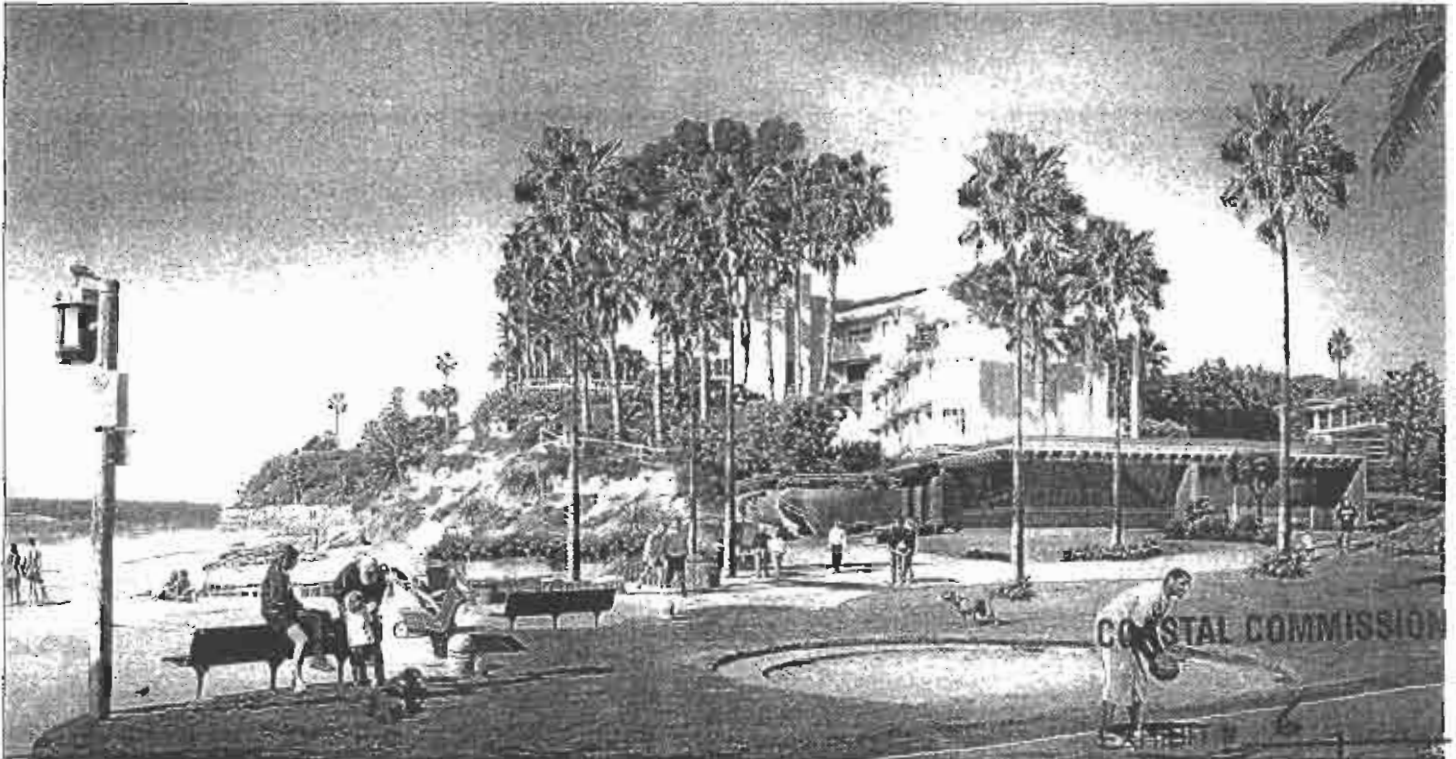
COASTAL COMMISSION

EXHIBIT # 5
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City of Laguna Beach Lifeguard Headquarters and Public Restrooms



Existing Facilities



Proposed Facilities (Rendering Not Final)