

CALIFORNIA COASTAL COMMISSION

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

**W11a****ADDENDUM**

Date: June 13, 2011

TO: COMMISSIONERS AND INTERESTED PERSONS

FROM: SOUTH COAST DISTRICT STAFF

SUBJECT: Commission Hearing of June 15, 2011, **item 11a** of agenda, Coastal Development Permit Amendment 5-10-212-A1 (Laguna Broadway LLC), Laguna Beach, Orange County

Add the letter by Mr. Kenneth Frank, (former) City Manager of Laguna Beach, dated October 27, 2010, as Exhibit 4 to the staff report.

Revise Special Condition 2 to read as follows. Additions are noted in **bold, underlined text**. Deletions are noted in *italic, strikethrough text*.

2. Mitigation Fee

A. The applicant or any successor(s) in interest to the subject property shall pay a fee to the City of Laguna Beach (herein "City"), in accordance with the agreement required in subsection B below, in an amount ~~not less than~~ **of \$20,000.00**, ~~which shall be increased and/or supplemented, as necessary, to ensure that there are sufficient funds for the City to design, permit, and~~ **as a contribution to the City of Laguna Beach to design, permit, and** construct a public accessway, between the Laguna College of Art and Design and the Act V public parking lot as outlined in Paragraph 3 of the October 27, 2010 letter from Mr. Kenneth Frank, (fmr.) City Manager of the City of Laguna Beach, Laguna Beach, California. If the construction of the accessway becomes infeasible (for example, if the available funds are insufficient to complete the project), the applicant shall submit an application to amend the Coastal Development Permit. The Executive Director shall determine if the project is infeasible and if so, will make a determination identifying a different feasible project appropriate for the use of this fee.

B. **PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT AMENDMENT**, the applicant shall provide to the City of Laguna Beach, through a financial instrument subject to the review and approval of the Executive Director, a fee in an amount **of not less than \$20,000.00** as described in subsection A, payable to the City of Laguna Beach but only after the following is completed: (1) the Executive Director of the Coastal Commission has

communicated to the applicant, in writing, that the Commission has entered into an agreement with the City (the "Agreement"); (2) the Commission provides the applicant with an acknowledgement and acceptance form and a copy of the Agreement which will contain, at a minimum, the terms noted below; and (3) after receipt of the copy of the Agreement and after reviewing the terms therein, the applicant signs and dates the acknowledgment and acceptance form, delivering it to the Executive Director of the Coastal Commission, which shall serve as acknowledgment and acceptance of the terms of the Agreement between the City and the Commission. This fee shall be used for the purposes described in subsection A of this condition in accordance with the terms and conditions of the Agreement which, at a minimum, shall include the following provisions: 1) the City of Laguna Beach shall submit a final plan for use of the funds to the Executive Director for review and approval within 24 months of the date on which the funds are transferred to the City; 2) the final plan shall provide for construction and opening of the accessway within 36 months of approval of the final plan by the Executive Director; 3) the City of Laguna Beach must obtain all necessary regulatory permits and approvals, including but not limited to a coastal development permit, for the accessway prior to commencement of the project; 4) the funds must be deposited in a separate and independent interest bearing account created solely to manage the funds as well as provisions to limit the use of funds for administrative costs (which shall not exceed 5% of the total funds transferred to the City of Laguna Beach); 5) ~~the City must justify the need for any funding in excess of the initial \$20,000.00 necessary to complete the project identified in the final plan and for the Executive Director to demand additional/supplementary funding from the applicant or its successor(s) in interest, as well as a methodology to resolve disputes;~~ **in the event the project can not be completed because of the lack of available funds, the applicant shall contribute up to an additional \$10,000 to the City of Laguna Beach for the purposes of enabling the project to be completed.** 6) the accessway constructed pursuant to the Agreement shall continue to be operated as a public access in accordance with the terms of the Agreement, whether the City of Laguna Beach or another entity owns or operates the access; 7) a deadline not to exceed 5 years from the date of transfer of the funds to the City by which the funds shall be used by the City to complete the project identified in the final plan, along with provisions to address any failure to complete the project, including but not limited to, transfer of the funds to an alternate entity able to implement the final plan, or, if approved by an amendment to this coastal development permit, to apply the funds to an alternative project that provides public access opportunities in the City of Laguna Beach.



RECEIVED
South Coast Region

NOV 4 - 2010

CALIFORNIA
COASTAL COMMISSION

October 27, 2010

Joe Hanauer
1200 South Coast Highway, Suite 204
Laguna Beach, CA 92651

Dear Mr. Hanauer:

I am responding to your request for options as to how the City of Laguna Beach could utilize funds to enhance public access to the beach and to other coastal amenities.

First, the City has several projects to renovate and improve old beach access ways, such as the stairway at Circle Way. These projects involve a complete removal of the existing stairway and the installation of a new stairway which meets all code requirements and hand rail requirements. The City would like to accelerate some of these projects if we had additional funding. The City would be in a position to pay for a portion of the cost. If we need to pay the entire cost, the projects will be some years in the future.

Second, the construction of new sidewalks to improve pedestrian access throughout the town is a priority of the City Council. One area at which we would like to construct a new walkway is on Laguna Canyon Road between the public parking lot known as the Act V lot and the Laguna College of Art and Design. This will enable the Art College to utilize the City's parking lot during the school year in exchange for which the City would utilize the art school parking lot in the peak summer period. There are other locations where sidewalks are proposed, such as along Coast Highway to improve access to Treasure Island.

Recently the Coastal Commission approved a project under which the Three Arch Bay Association contributed funding to help replace the stairs to the beach at Brooks Street. It was an extremely popular project and we had sufficient funds to put in a view deck and seating for surf contests and art work as well as totally rebuild the stairway to the beach in a manner which is much safer than previously. We would be happy to work with you on a similar project at another location if the Coastal Commission reserved funding for such a project.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenneth Frank".

Kenneth Frank
City Manager

CALIFORNIA COASTAL COMMISSION

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



Filed: January 18, 2011
49th Day: March 8, 2011
180th Day: July 17, 2011
Staff: John Del Arroz-LB
Staff Report: May 26, 2011
Hearing Date: June 15-17, 2011
Commission Action:

W11a

STAFF REPORT: PERMIT AMENDMENT

AMENDMENT

APPLICATION No.: 5-10-212-A1

APPLICANT: Laguna Broadway, LLC

PROJECT LOCATION: 580 Broadway, Laguna Beach, Orange County

DESCRIPTION OF PROJECT PREVIOUSLY APPROVED: Modification of the existing 18,344 sq. ft. commercial property consisting of demolition of 6,000 square feet and addition of 2,656 sq. ft., resulting in 15,000 sq. ft. of rentable area.

DESCRIPTION OF AMENDMENT: Amendment of permit P-10-12-73-1924 to remove the requirement for a public pedestrian stairway from High Drive to the subject property.

SUBSTANTIVE FILE DOCUMENTS: City of Laguna Beach certified Local Coastal Program; File for Coastal Development Permit No. P-10-12-73-1924.

EXHIBITS:

1. Vicinity Map
2. Site Plan
3. Permit P-10-12-73-1924

SUMMARY OF STAFF RECOMMENDATION:

Staff is recommending approval of the proposed coastal development permit amendment with two (2) special conditions. The special conditions would: **1)** clarify that all conditions imposed under the original permit remain in effect unless modified by this amendment; **2)** Require the applicant to submit a fee sufficient to allow the City to construct an accessway between Laguna College of Art and Design and the Act V public parking lot.

Staff note:

The proposed amendment is amending permit no. P-10-12-73-1924 issued by the South Coast Regional Commission in 1974. The amendment to this permit has been renumbered as 5-10-212-A1 in order to accommodate the Commission's current database and filing system requirements.

PROCEDURAL NOTE

The Commission's regulations provide for referral of permit amendment requests to the Commission if:

- 1) *The Executive Director determines that the proposed amendment is a material change,*
- 2) *Objection is made to the Executive Director's determination of immateriality, or*
- 3) *The proposed amendment affects conditions required for the purpose of protecting a coastal resource or coastal access.*

If the applicant or objector so requests, the Commission shall make an independent determination as to whether the proposed amendment is material. 14 Cal. Admin. Code 13166. The Executive Director has determined that the proposed amendment is a material change to the development previously approved, therefore, pursuant to Section 13166 of the Commission's regulations, the Executive Director is referring this application to the Commission.

I. STAFF RECOMMENDATION:

Staff recommends that the Commission adopt the following resolution:

MOTION: *I move that the Commission approve the proposed amendment to Coastal Development Permit No. P-10-12-73-1924 pursuant to the staff recommendation.*

STAFF RECOMMENDATION OF APPROVAL:

Staff recommends a **YES** vote. Passage of this motion will result in approval of the amendment as conditioned and adoption of the following resolution and findings. The motion passes only by affirmative vote of a majority of the Commissioners present.

RESOLUTION TO APPROVE A PERMIT AMENDMENT:

The Commission hereby approves the coastal development permit amendment on the ground that the development as amended and subject to conditions, will be in conformity with the policies of the certified Local Coastal Program conforming to the provisions of Chapter 3 of the Coastal Act. Approval of the permit amendment 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 amended development on the environment, or 2) there are no feasible mitigation measures or alternatives that would substantially lessen any significant adverse impacts of the amended development on the environment.

II. STANDARD CONDITIONS

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit amendment will expire two years from the date this permit is voted on by the Commission. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
4. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
5. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

III. SPECIAL CONDITIONS

1. Conditions Imposed Under Original

Unless specifically altered by this amendment, all regular and special conditions attached to Coastal Development Permit No. P-10-12-73-1924 remain in effect. If the specifications of any plans approved to comply with permit P-10-12-73-1924 are inconsistent with either the project description submitted with this amendment or the conditions imposed by this amendment, the applicant shall submit new plans to the Commission, for the review and approval of the Executive Director, that are consistent with the terms and conditions of this permit as modified by this amendment 5-10-212-A1.

2. Mitigation Fee

- A. The applicant or any successor(s) in interest to the subject property shall pay a fee to the City of Laguna Beach (herein "City"), in accordance with the agreement required in subsection B below, in an amount not less than \$20,000.00, which shall be increased and/or supplemented, as necessary, to ensure that there are sufficient funds for the City to design, permit, and construct a public accessway, between the Laguna College of Art and Design and the Act V public parking lot as outlined in Paragraph 3 of the October 27, 2010 letter from Mr. Kenneth Frank, (fmr.) City Manager of the City of Laguna Beach, Laguna Beach, California. If the construction of the accessway becomes infeasible (for example, if the available funds are insufficient to complete the project), the applicant shall submit an application to amend the Coastal Development Permit. The Executive Director shall determine if

the project is infeasible and if so, will make a determination identifying a different feasible project appropriate for the use of this fee.

- B. PRIOR TO THE ISSUANCE OF THIS COASTAL DEVELOPMENT PERMIT AMENDMENT**, the applicant shall provide to the City of Laguna Beach, through a financial instrument subject to the review and approval of the Executive Director, a fee in an amount not less than \$20,000.00 as described in subsection A, payable to the City of Laguna Beach but only after the following is completed: (1) the Executive Director of the Coastal Commission has communicated to the applicant, in writing, that the Commission has entered into an agreement with the City (the “Agreement”); (2) the Commission provides the applicant with an acknowledgement and acceptance form and a copy of the Agreement which will contain, at a minimum, the terms noted below; and (3) after receipt of the copy of the Agreement and after reviewing the terms therein, the applicant signs and dates the acknowledgement and acceptance form, delivering it to the Executive Director of the Coastal Commission, which shall serve as acknowledgment and acceptance of the terms of the Agreement between the City and the Commission. This fee shall be used for the purposes described in subsection A of this condition in accordance with the terms and conditions of the Agreement which, at a minimum, shall include the following provisions: 1) the City of Laguna Beach shall submit a final plan for use of the funds to the Executive Director for review and approval within 24 months of the date on which the funds are transferred to the City; 2) the final plan shall provide for construction and opening of the accessway within 36 months of approval of the final plan by the Executive Director; 3) the City of Laguna Beach must obtain all necessary regulatory permits and approvals, including but not limited to a coastal development permit, for the accessway prior to commencement of the project; 4) the funds must be deposited in a separate and independent interest bearing account created solely to manage the funds as well as provisions to limit the use of funds for administrative costs (which shall not exceed 5% of the total funds transferred to the City of Laguna Beach); 5) the City must justify the need for any funding in excess of the initial \$20,000.00 necessary to complete the project identified in the final plan and for the Executive Director to demand additional/supplementary funding from the applicant or its successor(s) in interest, as well as a methodology to resolve disputes; 6) the accessway constructed pursuant to the Agreement shall continue to be operated as a public access in accordance with the terms of the Agreement, whether the City of Laguna Beach or another entity owns or operates the access; 7) a deadline not to exceed 5 years from the date of transfer of the funds to the City by which the funds shall be used by the City to complete the project identified in the final plan, along with provisions to address any failure to complete the project, including but not limited to, transfer of the funds to an alternate entity able to implement the final plan, or, if approved by an amendment to this coastal development permit, to apply the funds to an alternative project that provides public access opportunities in the City of Laguna Beach.

IV. FINDINGS AND DECLARATIONS

The Commission hereby finds and declares:

A. Previously Approved Project and Description of Proposed Amendment

The subject site is an inland lot, located at 580 Broadway, Laguna Beach, Orange County. The site is approximately 0.3 miles inland of Main Beach, and is located within the city's Central Business District. The Central Business district is the City's commercial core, and primarily consists of restaurant and retail shops used by visitors and residents, and also contains some commercial offices. The Central Business District is the focus of the Downtown Specific Plan, a certified part of the City's Local Coastal Program which focuses on land use and implementation policies for the area.

Permit P-10-12-73-1924 allowed for reorganization of an existing 18,344 sq. ft. commercial warehouse consisting of demolition of 3 wood frame buildings with a total square footage of 6000 sq. ft., and construction of a new, 2,656 square foot addition, resulting in a commercial complex with 15,000 square feet of rentable area and 30 retail shops.

At the time the permit was issued, the City was in the process of creating a Transportation and Circulation Plan for the Central Business District to alleviate traffic problems in the area by altering traffic flows, increasing public parking supplies, and improving pedestrian accessibility in the area. The Commission found that the project site was strategically located within the proposed circulation system. In order to ensure that the project increased pedestrian accessibility to the Central Business District and reduced traffic requirements for the development, the applicant agreed to install a pedestrian stairway leading from High Drive to the parking lot of the subject site. The stairway allowed residents from the residential neighborhood to the west to access the retail shops at the subject site and the rest of the Central Business District along Broadway.

The permittee constructed the stairway down the rear slope of the subject site. However, the applicant states that the retail uses proposed for the subject site did not develop as originally intended, and that the site has been primarily used as a commercial office building. The applicant for this Amendment to the Coastal Development Permit (Laguna Broadway, LLC) and the City state that the stairway saw little use, fell into disrepair, became a safety hazard, and was removed during Fall of 1999. Commission staff first learned of the removal when the applicant applied for the subject Coastal Development Permit Amendment.

The applicant requests that the requirement for a stairway at the subject site be removed from Coastal Development Permit P-10-12-73-1924. The applicant has proposed to mitigate for the loss of the stairway by contributing a donation of \$20,000 to the City to complete an access improvement adjacent to the Laguna College of Art & Design in Laguna Canyon at 2222 Laguna Canyon Road. The proposed mitigation measure is the construction of a sidewalk between the Act V public parking lot (at 1900 Laguna Canyon Road) and the school, which would allow the City to use the College's parking lot as a peripheral parking lot and shuttle stop during peak demand in the Summer. The proposed mitigation measure would increase the total supply of parking during the peak summer period, therefore increasing the ability of the public to access the City and the coast during high traffic periods, and reducing pressure for parking areas closer to downtown Laguna Beach.

B. 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 30252 states:

The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

The Laguna Beach Land Use Element portion of the certified Local Coastal Program Policy 11-C states:

Encourage pedestrian access and orientation in the Central Business District.

The Downtown Specific Plan portion of the City's certified Local Coastal Program Policy 1-10 states:

Improve pedestrian circulation in the downtown, including the pedestrian linkages with Main Beach and the art festival area

The Downtown Specific Plan portion of the City's certified Local Coastal Program Policy 5-4 states:

Encourage the establishment of a convenient shuttle service for beach-goers and downtown visitors to encourage use of outlying parking areas. This shuttle service may be combined with the employee shuttle service

The Downtown Specific Plan portion of the City's certified Local Coastal Program 10-2 states:

Encourage the extension of pedestrian activity further north along Forest Avenue, Ocean Avenue and Broadway connecting with the Village Entrance site and Civic Art District and providing an important link between festival areas and the central downtown.

Coastal Act Section 30210 requires that maximum access and recreational opportunities shall be provided. Coastal Act Section 30213 requires protection and provision of public recreational opportunities. Coastal Act Section 30252 requires maintenance and enhancement of public access. Land Use Element Policy 11-C, and Downtown specific plan policies 1-10 and 10-2 encourage development to enhance pedestrian access to the subject site.

The staff report for Permit P-10-12-73-1924 states that the slope to the rear of the property serves as “a natural barrier that separates the residential area on top from the C.B.D. below.” Installation of the stairway from High Drive eliminated this barrier, and provided a more efficient way for residents of the adjacent residential neighborhood to walk to the Central Business District. In general, providing additional access to an area will lead to additional utilization of that access. The stairway leading from High Drive to the subject site would therefore be expected to reduce parking requirements for the adjacent residents, and increase the availability of parking for visitors.

The proposed amendment would eliminate the requirement for a stairway in Coastal Development Permit P-10-12-73-1924. Although the site is currently occupied by commercial space without retail or pedestrian services, the stairway was not intended to serve solely the approved development, but rather intended to improve pedestrian access to the whole of the CBD. Removal of the stairway would result in a reduction in pedestrian accessibility to the Central Business District. Without mitigation, removal of the stairway would conflict with Policy 11-C of the Land Use Element portion of the City’s Land Use Plan and Downtown Specific Plan policies 5-4 and 10-2 requiring increased pedestrian access to the Central Business District, and Coastal Act policy 30210 requiring the provision of maximum access.

The applicant has proposed to mitigate for removal of the stairway by making a contribution to the City of Laguna Beach to allow the City to complete additional access improvements in the area. The proposed mitigation measure is the construction of a sidewalk from the Act V parking lot in Laguna Canyon to the Laguna College of Art and Design. The City has estimated that the cost of the proposed mitigation project is \$20,000. The proposed accessway would be used by students of the college during the school year, and used by the City as a peripheral parking lot and shuttle stop during peak parking demand in the summer. The proposed mitigation measure would result in a comparable public access improvement to offset the impacts to public access and pedestrian accessibility associated with the removal of the pedestrian stairway from High Drive. The stairway had the effect of increasing pedestrian accessibility, and increasing availability of parking as nearby residents could walk to the area and would open up parking spaces to visitors. The proposed mitigation measure would increase the supply of parking which is available during the high traffic summer period for both residents and visitors. The proposed mitigation measure would also result in a higher number of pedestrians in the Central Business District as visitors and residents are shuttled into the area. To ensure that the applicant carries out the proposed mitigation measure, the Commission imposes Special Condition 2, which requires the applicant to submit a fee sufficient to allow the City to construct the proposed mitigation measure.

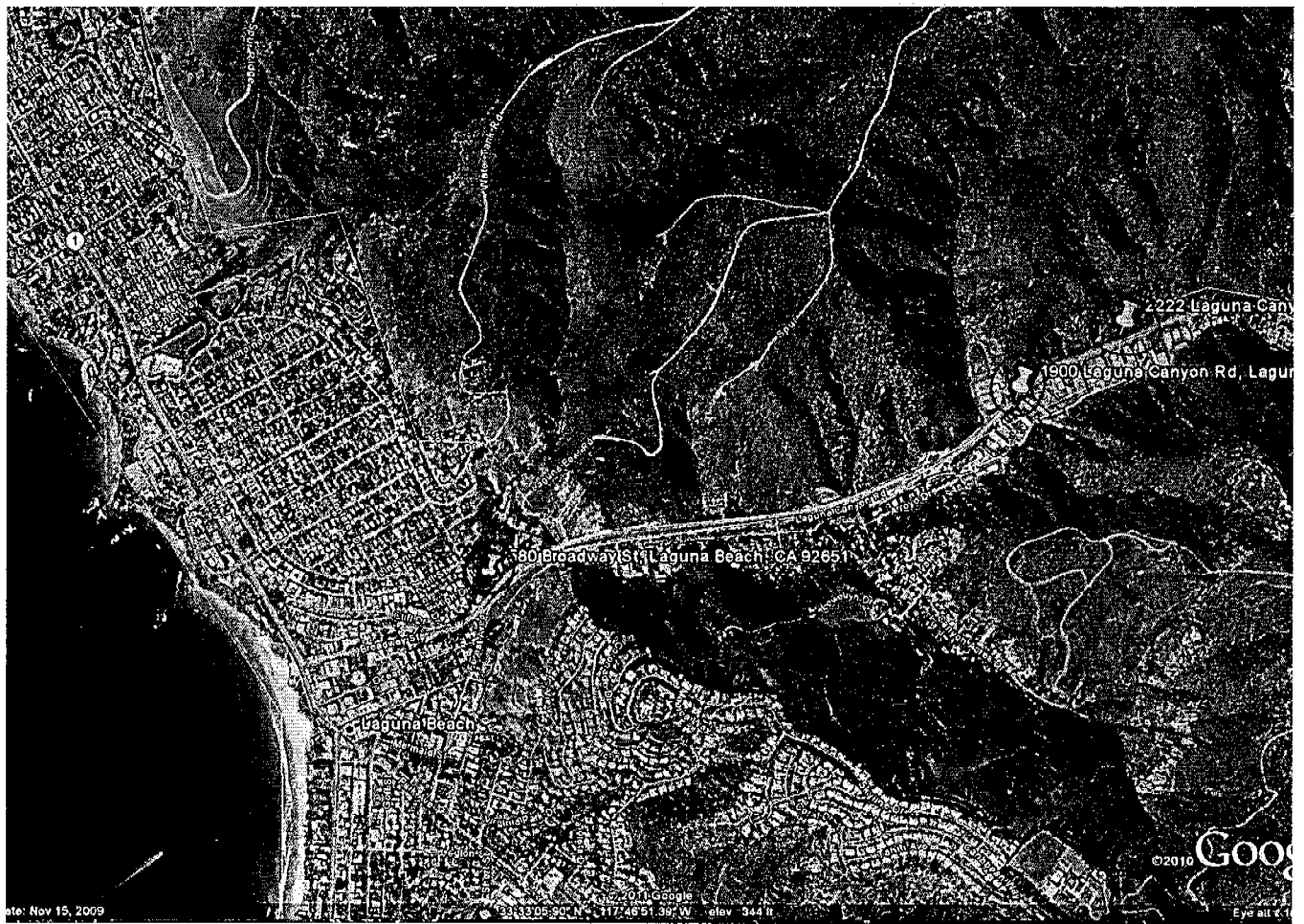
Only as conditioned can the proposed removal of the requirement for a public stairway be considered consistent with the pedestrian accessibility policies of the City’s Local Coastal Program, and the public access policies of the Coastal Act. Development of the proposed mitigation measure would increase the supply of peripheral parking lots with pedestrian connectivity and would improve the City’s ability to utilize a shuttle system during peak traffic periods, consistent with Downtown Specific Plan policy 5-4, and increase the availability of transit, consistent with Coastal Act Section 30252 . The proposed mitigation measure would increase the total parking capacity available during the peak summer period and during special events, and increase the

ability of the public to access the Coast, consistent with Coastal Act Section 30210. The proposed mitigation measure would bring more pedestrians to the Central Business District as visitors utilizing the peripheral parking lots are shuttled in, compatible with Downtown Specific Plan policies 1-10 and 10-2. As conditioned, the proposed amendment will not have any new adverse impact on public access to the coast or to nearby recreational facilities. Thus, as conditioned, the proposed amendment conforms with Sections 30210 through 30214, Sections 30220 through 30224, and 30252 of the Coastal Act.

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 13096 of the California Code of Regulations requires Commission approval of a coastal development permit application to be supported by a finding showing the application, as conditioned by any conditions of approval, to be consistent with any applicable requirements of the California Environmental Quality Act (CEQA). Section 21080.5(d)(2)(A) of CEQA prohibits a proposed development from being approved if there are feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse effect which the activity may have on the environment.

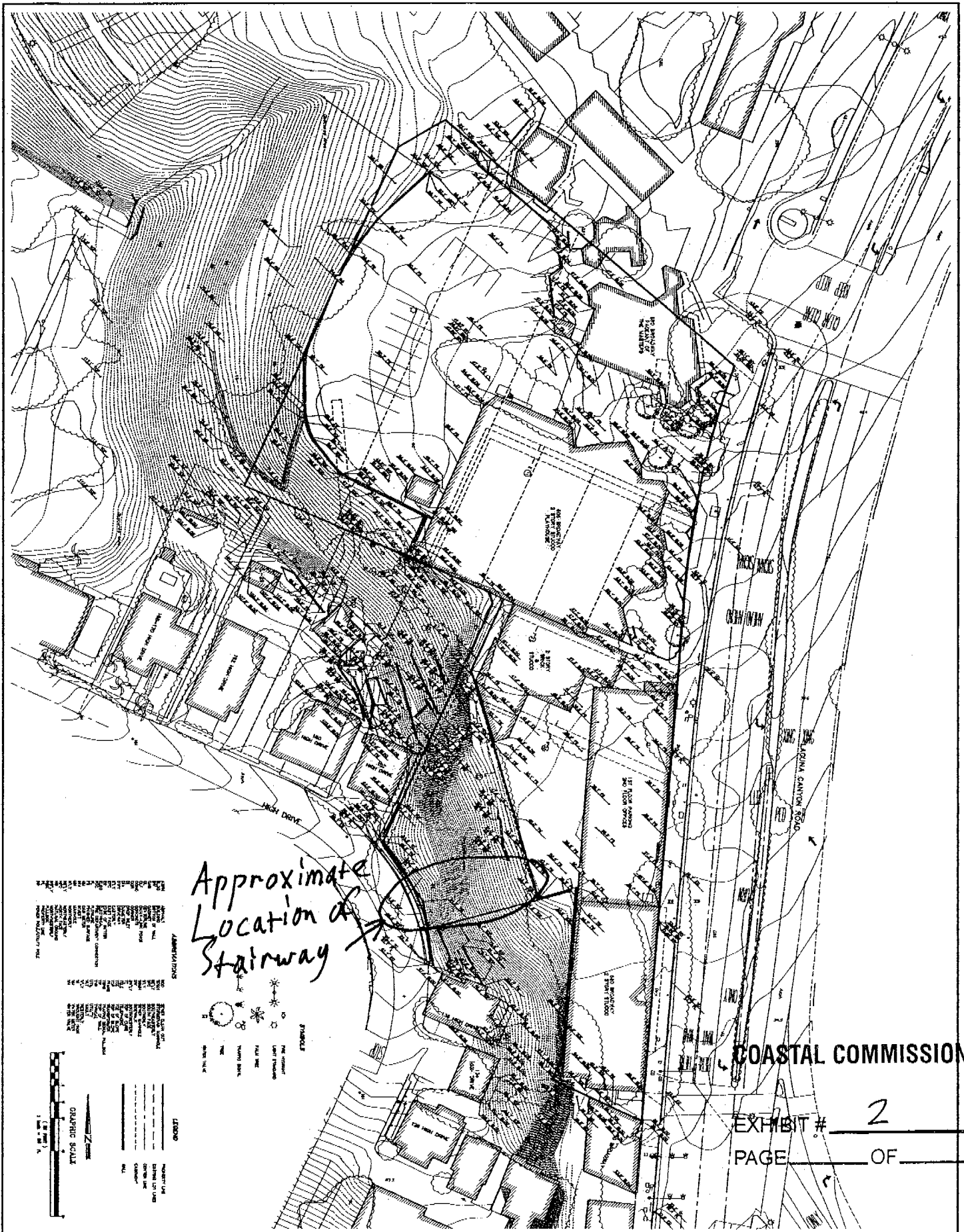
In this case, the City of Laguna Beach is the lead agency and the Commission is the responsible agency for the purposes of CEQA. As conditioned, there are no feasible alternatives or additional feasible mitigation measures available that would substantially lessen any significant adverse effect that the activity may have on the environment. Therefore, the Commission finds that the proposed project, as conditioned to mitigate the identified impacts, is the least environmentally damaging feasible alternative and can be found consistent with the requirements of the Coastal Act to conform to CEQA.



COASTAL COMMISSION

EXHIBIT # 1

PAGE OF



DATE	1/15/2008
BY	J. W. HARRIS
CHECKED BY	J. W. HARRIS
SCALE	AS SHOWN
PROJECT	ALTA/ACSM LAND TITLE SURVEY
CLIENT	LAGUNA BEACH, CALIFORNIA
NO. OF SHEETS	2
SHEET NO.	2
DATE OF SURVEY	1/15/2008
DATE OF PLOTTING	1/15/2008
DATE OF REVISION	
REVISION	

ALTA/ACSM LAND TITLE SURVEY
606 BROADWAY
LAGUNA BEACH, CALIFORNIA
TOPOGRAPHIC INFORMATION

DRC Development Resource Consultants
 Civil Engineering • Land Surveying • Land Planning
 8775 E. WAGNER ROAD, SUITE 200
 LAGUNA BEACH, CA 92653 (714) 835-8800

CALIFORNIA COASTAL ZONE CONSERVATION COMMISSION
SOUTH COAST REGIONAL COMMISSION



1 OCEAN BOULEVARD, SUITE 3107
P.O. BOX 1450
LONG BEACH, CALIFORNIA 90801
(213) 436-4201 (714) 846-0648

RESOLUTION OF APPROVAL AND PERMIT

Application Number: P-10-12-73-1924

Name of Applicant: David Doherty

1337 Gavitoa, Laguna Beach CA 92651

- Permit Type:
- Standard
 - Administrative
 - Emergency

Development Location: 580 Broadway Laguna Beach

Development Description: Improvements and addition to an
existing commercial building (15,00 sq. ft.).

Commission Resolution:

I. The South Coast Conservation Commission finds that the proposed development:

A. ~~will~~ will not have a substantial adverse environmental or ecological effect in that:

The project will be enhanced with the construction of
pedestrian stairway and will be consistent with the City's
long range planning goals.

COASTAL COMMISSION

EXHIBIT # 3

PAGE 1 OF 3

B. Is/~~is not~~ consistent with the findings and declarations set forth in Public Resources Code Sections 27001 and 27302 in that:

It will not hinder the preservation of coastal zone resources for future maintenance planning

C. Is subject to the following other resultant statutory provisions and policies:

City of Laguna Beach ordinances, regulations and permits.

D. Is/~~is not~~ consistent with the aforesaid other statutory provisions and policies in that:

City of Laguna Beach has issued "Approval of Concept"

E. The following language and/or drawings clarify and/or facilitate carrying out the intent of the South Coast Regional Zone Conservation Commission:

Site map, plot plan, concept approval & application

II. Whereas, at a public hearing held on January 14, 1974 (date)

at Long Beach CA (location)

by a 9 to 1 vote hereby approves/~~disapproves~~ the application for Permit Number P-10-12-73-1924 pursuant to the California Coastal Zone Conservation Act of 1972, subject to the following conditions imposed pursuant to the Public Resources Code Section 27403:

None

COASTAL COMMISSIO

- III. Said terms and conditions shall be perpetual and bind all future owners and possessors of the property or any part thereof unless otherwise specified herein.

- IV. Section 560 of the Regulations of the California Coastal Zone Conservation Commission specifies that no structure or area of land or water shall be used or occupied in the manner authorized by the permit or in any other manner until the Executive Director has issued a Certificate of Compliance with the terms and conditions of the permit.

- V. The grant of this permit is further made subject to the following:
 - A. That this permit shall not become effective until the verification has been returned to the South Coast Regional Conservation Commission upon which copy all permittees have acknowledged that they have received a copy of the permit and understood its contents. Said acknowledgement should be returned within ten working days following issuance of this permit.
 - B. That upon completion of the activity authorized by this permit the permittee(s) shall promptly complete the "Notice of Completion" and file it with the Executive Director of this Regional Commission.
 - C. That said development to be commenced on or before 180 days from effective date of approval.

- VI. Therefore, said Permit (Standard, ~~Administrative~~, ~~Emergency~~) Number P-10-12-73-1924 is hereby granted/~~denied~~ for the above described development only, subject to the above conditions and subject to all terms and provisions of the Resolution of Approval by the South Coast Regional Conservation Commission.

- VII. Executed at Long Beach, California on behalf of the South Coast Regional Conservation Commission on January 28, 1974.



 M.J. Carpenter
 Executive Director

gm

COASTAL COMMISSION