

CALIFORNIA COASTAL COMMISSION
South Coast Area Office
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W13a

April 19, 2012

TO: Commissioners and Interested Persons

Click here to go to
The City of Laguna Beach Land Use
Element as Modified.

FROM: Charles Lester, Executive Director
Sherilyn Sarb, Deputy Director
Karl Schwing, Supervisor, Regulation & Planning, Orange County Area
Liliana Roman, Staff Analyst

SUBJECT: Concurrence with the Executive Director's determination that the action of the City of Laguna Beach accepting certification with suggested modifications of Major LCP Amendment No. 1-10 (Land Use Element Update) is legally adequate. For Commission review at its May 9-11, 2012 meeting in San Rafael.

STAFF RECOMMENDATION

Staff recommends that the Commission concur with the Executive Director's determination that the City's action is legally adequate.

BACKGROUND

The City of Laguna Beach submitted Major Local Coastal Program (LCP) Amendment Request No. 1-10 for Commission certification pursuant to City Council Resolution No. 12.015. The Local Coastal Program (LCP) amendment involves a complete replacement of the existing Land Use Element (LUE) with a revised/updated version. The new LUE:

- Provides a new set of guiding principles to provide the basis for detailed policies included in the General Plan elements;
- Re-organizes the LUE from nine existing sections into the following seven new sections: Section 1: Introduction, Section 2: Physical Setting, Section 3: Population Characteristics, Section 4: Economic Characteristics, Section 5: Existing Land Use; Section 6: Land Use Categories; and Section 7: Goals, Policies, Actions and Implementation Program;
- Minor revisions updating figures and new minor changes to the content of the first six sections which describe the current and projected characteristics of the City and land use categories;
- Major revisions to structure of Section 7: Goals, Policies, Actions and Implementation Program which contains land use goals and policies and outlines the implementation/action of these goals and policies through actions;
- New Glossary Appendix defining terms used in the new LUE;

The Local Coastal Program (LCP) amendment also makes specific changes to the General Plan land use map, changing the land use designation of 25 areas which the City found in a citywide evaluation to currently have inconsistent land use designations and zoning designations to ensure consistency between land use and zoning designations.

No issues were raised by the City's proposed changes to the Land Use Map/Land Use designations and the Zoning Map/Zoning designations correcting Land Use and Zoning inconsistencies or by the re-organization of the LUE and updated information in the first six sections of the LUE. However, issues were raised by the amendment were to Section 7: Goals, Policies, Actions and Implementation Program of the LUE to which the Commission adopted suggested modifications that: 1) reinforce policies to maintain and enhance public access to coastal resources; 2) enhance policies to protect and provide for lower cost overnight visitor accommodations; 3) include policies that address transit issues and smart growth; and 4) include implementing actions to encourage public access/trail connectivity to the California Coastal Trail system; 5) enhance policies to minimize natural landform alteration; 6) enhances policies regarding shoreline protection; 7) ensures that the proposed Resource Protection Program is included in the LCP through an LCP amendment and 8) augments existing fuel modification policies and inclusion of fuel modification and fuel break policies into the Land Use Element. The complete Commission suggested modifications are included as Exhibit #3

On February 7, 2012, the Laguna Beach City Council approved Ordinance No. 1559 which incorporated the Commission's suggested modifications to LCPA 1-10. Also on February 7, 2012 the Laguna Beach City Council adopted Resolution 12.015 acknowledging receipt of the Coastal Commission action and accepting and agreeing to the suggested modifications (Exhibit #1). The City has submitted the modifications to the Executive Director for a determination that they are consistent with the Commission's action on December 7, 2011.

As provided in Section 13544 of the California Code of Regulations, the Executive Director must determine whether the City's action is legally adequate and report that determination to the Commission. In this case, the Executive Director has determined that the City's action is legally adequate. Unless the Commission objects to the Executive Director's determination, the certification of Laguna Beach LCP Amendment No. 1-10 shall become effective upon the filing of the required Notice of Certification with the Secretary of Resources as provided in Public Resources Code Section 21080.5(d)(2)(E).

RECOMMENDATION

Staff recommends that the Commission **CONCUR** with the Executive Director's determination as set forth in the attached letter (Exhibit 2-to be sent after Commission endorsement).

APR 3 2012

RESOLUTION NO. 12.015

CALIFORNIA
COASTAL COMMISSION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH, CALIFORNIA, ADOPTING COASTAL COMMISSION APPROVED MODIFICATIONS TO GENERAL PLAN AMENDMENT 08-03, LOCAL COASTAL PLAN AMENDMENT 08-03 AND REZONE 09-01 UPDATING THE LAND USE ELEMENT, LAND USE MAP AND ZONING MAP AND REQUESTING CERTIFICATION BY THE CALIFORNIA COASTAL COMMISSION

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WHEREAS, after notice duly given pursuant to Government Code Section 65090 and Public Resources Code Sections 30503 and 30510, the Planning Commission of the City of Laguna Beach held at least one public hearing to consider the adoption of Coastal Commission approved modifications to General Plan Amendment 08-03, Local Coastal Program Amendment 08-03 and Rezone 09-01 updating the Land Use Element, Land Use Map and Zoning Map; and

WHEREAS, the City Council, after giving notice as prescribed by law, held at least two public meetings regarding the proposed modification to General Plan Amendment 08-03, Local Coastal Plan Amendment 08-03 and Rezone 09-01, updating the Land Use Element, Land Use Map and Zoning Map, and the City Council finds that the proposed amendment is consistent with Chapter 6 of the California Coastal Act; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) pursuant to Section 21080.0 of the Public Resources Code and Section 15265 and CEQA Guidelines Section 15265, the City has determined that this amendment to the City's General Plan/Local Coastal Program is exempt; 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;

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I, MARTHA ANDERSON, City Clerk of the City of Laguna Beach, California, do hereby certify that the foregoing Resolution No. 12.015 was duly adopted at a Regular Meeting of the City Council of said City held on February 7, 2012, by the following vote:

AYES: COUNCILMEMBER(S): Boyd, Iseman, Rollinger, Pearson, Egly

NOES: COUNCILMEMBER(S): None

ABSENT: COUNCILMEMBER(S): None

Martha Anderson
City Clerk of the City of Laguna Beach, CA

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ORDINANCE NO. 1559

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH APPROVING GENERAL PLAN AMENDMENT (GPA) 08-03, LOCAL COASTAL PLAN (LCP) AMENDMENT 08-03 AND REZONE 09-01 UPDATING THE LAND USE ELEMENT, LAND USE MAP AND ZONING MAP AS MODIFIED BY THE CALIFORNIA COASTAL COMMISSION.

WHEREAS, on November 5, 2008, December 3, 2008, January 28, 2009, February 25, 2009, March 4, 2009, March 11, 2009, April 8, 2009, and November 14, 2009, the Planning Commission conducted legally noticed public hearings and, after reviewing and considering all documents, testimony and other evidence presented, voted to recommend that the City Council approve General Plan Amendment 08-03, Local Coastal Plan Amendment 08-03 and Rezone 09-01 updating the Land Use Element, Land Use Map and Zoning Map; and

WHEREAS, on July 7, 2009, December 1, 2009 and December 15, 2009, the City Council conducted legally noticed public hearings and has reviewed and considered all documents, testimony and other evidence presented;

WHEREAS, on December 15, 2009, the City Council Ordinance No. 1519, which includes General Plan Amendment 08-03, Local Coastal Plan Amendment 08-03 and Rezone 09-01 updating the Land Use Element, Land Use Map and Zoning Map;

WHEREAS, on December 15, 2009, the City Council also adopted Resolution No. 09.094 requesting certification by the California Coastal Commission;

WHEREAS, Resolution No. 09.094 and Ordinance No. 1519 (General Plan Amendment 08-03, Local Coastal Plan Amendment 08-03 and Rezone 09-01) updating the Land Use Element, Land Use Map and Zoning Map was submitted to the California Coastal Commission; and

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WHEREAS, on September 17, 2010, the application was deemed complete pursuant to the requirements of Section 30510 of the Coastal Act; and

WHEREAS, on December 7, 2011, the California Coastal Commission approved the City of Laguna Beach's LCP Amendment No. 1-10 with suggested modifications; and

WHEREAS, on January 24, 2012 and February 7, 2012, the City Council conducted legally noticed public hearings and has reviewed and considered all documents, testimony and other evidenced presented.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH DOES ORDAIN, as follows:

SECTION 1. This Ordinance is exempt from compliance with the California Environmental Quality Act (CEQA) pursuant to Section 21080.0 of the Public Resources Code and CEQA Guidelines Section 15265.

SECTION 2. The Land Use Element is hereby amended to read in its entirety as specified in Attachment A.

SECTION 3. The Land Use Element Map is hereby amended by this Ordinance as follows:

Planning /Map Area 1 (as delineated in Attachment B):

Location:	Southwesterly corner of Glenneyre St. and Calliope St.
Site Address:	APN:
N/A	644-213-14
235 Calliope St	644-213-19 units 1-15
259 Calliope St	644-213-19 units 1-15
261 Calliope St	644-213-19 units 1-15
Preexisting Land Use Designation:	Village Medium Density (VMD)
Change:	Change Land Use Designation from Village Medium Density (VMD) to Local Business Professional (LBP)

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Planning/Map Area 3 (as delineated in Attachment B):

Location:	Westerly block of Catalina St between Park Ave. and Legion St.
Site Address:	APN:
379 Park Av	644-011-01
397 Park Av	644-011-02
511 Catalina St	644-011-03
510 Goff St	644-011-04
525 Catalina St	644-011-05
529 Catalina St	644-011-06
539 Catalina St	644-011-07
567 Catalina St	644-011-10
577 Catalina St	644-011-11
384 Legion St	644-011-12
547 Catalina	644-011-13
Preexisting Land Use Designation:	Village Medium Density (VMD)
Change:	Change Land Use Designation to Village High Density (VHD)

Planning/Map Area 4 (as delineated in Attachment B):

Location:	1322 Catalina St.
APN:	644-202-01
Preexisting Land Use Designation:	Village Low Density (VLD)
Change:	Change Land Use Designation to Village Medium Density (VMD)

Planning/Map Area 5 (as delineated in Attachment B):

Location:	Properties located north of Pearl St. and south of Bluebird Canyon Dr. between Glenneyre St. and Catalina St.
Site Address:	APN:
1641 Catalina St	644-265-01
1651 Catalina St	644-265-02
1661 Catalina St	644-265-03
394 Agate St	644-265-04
380 Agate St	644-265-05
366 Agate St	644-265-06
354 Agate St	644-265-07
346 Agate St	644-265-08
330 Agate St	644-265-09
1670 Glenneyre St	644-265-10
301 Bluebird Canyon Dr	644-265-11
325 Bluebird Canyon Dr	644-265-12
337 Bluebird Canyon Dr	644-265-13
361 Bluebird Canyon Dr	644-265-14
379 Bluebird Canyon Dr	644-265-15
381 Agate St	644-266-01
369 Agate St	644-266-02

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339 Agate St	644-266-03
319 Agate St	644-266-04
309 Agate St	644-266-05
1742 Glenneyre St	644-266-06
1762 Glenneyre St	644-266-07
320 Flora St	644-266-08
342 Flora St	644-266-09
358 Flora St	644-266-10
364 Flora St	644-266-11
370 Flora St	644-266-12
1745 Catalina St	644-266-13
385 Flora St	644-266-14
375 Flora St	644-266-15
365 Flora St	644-266-16
345 Flora St	644-266-17
1796 Glenneyre St & 331 Flora St	644-266-18
Preexisting Land Use Designation:	Village Low Density (VLD)
Change:	Change Land Use Designation to Village Medium Density

Planning/Map Area 6 (as delineated in Attachment B):

Location:	Properties located north of Highland Ave. and south of Ashton Dr. between Coast Highway and Rounsevel Terrace (w/ exception of the commercial properties located on Coast Highway)
Site Address:	APN:
2995 Terry Rd	656-163-06
2955 Terry Rd	656-163-08
2937 Terry Rd	656-163-09
2927 Terry Rd	656-163-10
2917 Terry Rd	656-163-11
2900 Terry Rd	656-163-12
2965 Terry Rd	656-163-13
2979 Terry Rd	656-163-14
217 Nyes Pl	656-164-01
211 Nyes Pl	656-164-02
203 Nyes Pl	656-164-03
280 Hinkle Pl	656-164-08
2887 Terry Rd	656-164-09
2875 Terry Rd	656-164-10
2867 Terry Rd	656-164-11
2859 Terry Rd	656-164-12
2851 Terry Rd	656-164-13
2841 Terry Rd	656-164-14
2835 Terry Rd	656-164-15
2808 Terry Rd	656-164-16
241 Nyes Pl	656-164-17

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255 Nyes Pl	656-164-18
201 Nyes Pl	656-164-19
2856 South Coast Hy	656-164-20
2810 Terry Rd	656-165-01
2828 Terry Rd	656-165-02
2834 Terry Rd	656-165-03
2842 Terry Rd	656-165-04
2856 Terry Rd	656-165-05
2860 Terry Rd	656-165-06
2868 Terry Rd	656-165-07
2800 Terry Rd	656-165-08
2890 Terry Rd	656-165-09
2896 Terry Rd	656-165-10
2899 Rounsevel Te	656-165-11
2885 Rounsevel Te	656-165-12
2875 Rounsevel Te	656-165-13
2873 Rounsevel Te	656-165-14
2865 Rounsevel Te	656-165-15
2855 Rounsevel Te	656-165-16
2845 Rounsevel Te	656-165-17
2817 Rounsevel Te	656-165-18
2811 Rounsevel Te	656-165-19
2904 Terry Rd	656-166-01
2906 Terry Rd	656-166-02
2930 Terry Rd	656-166-03
2942 Terry Rd	656-166-04
2966 Terry Rd	656-166-05
2996 Terry Rd	656-166-07
2985 Rounsevel Te	656-166-08
2977 Rounsevel Te	656-166-09
2961 Rounsevel Te	656-166-10
2943 Rounsevel Te	656-166-11
2937 Rounsevel Te	656-166-12
2925 Rounsevel Te	656-166-13
2915 Rounsevel Te	656-166-14
2907 Rounsevel Te	656-166-15
2968 Terry Rd	656-166-16
2978 Terry Rd	656-166-17
2988 Terry Rd	656-166-18
Preexisting Land Use Designation:	Village Low Density (VLD)
Change:	Change Land Use Designation to Village Medium Density (VMD)

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Planning/Map Area 7 (as delineated in Attachment B):

Location:	Properties located west of Nyes Pl. and Ease of Dumond Dr. and properties located west of Dumond Dr. to the east side of Ocean Front
Site Address:	APN:
2845 Marion Wy	656-151-60
2855 Marion Wy	656-151-61
2865 Marion Wy	656-151-62
2880 Marion Wy	656-151-63
150 Dumond Dr	656-151-64
2894 Wards Te	656-151-65
2880 Wards Te	656-151-66
2870 Wards Te	656-151-67
2868 Wards Te	656-151-68
2838 Wards Te	656-151-69
2836 Wards Te	656-151-70
2828 Wards Te	656-151-71
2831 Wards Te	656-151-73
2845 Wards Te	656-151-74
2859-2861 Wards Te	656-151-75
2881 Wards Te	656-151-76
2883 Wards Te	656-151-77
116 Dumond Dr	656-151-78
2890 Ocean Front	656-151-79
2846 Ocean Front	656-151-80
178 Dumond Dr	656-151-83
2793 Victoria Dr	656-151-86
2823 Wards Te	656-151-87
174 Dumond Dr	656-151-89
170 Dumond Dr	656-151-90
193 Dumond Dr	656-161-01
183 Dumond Dr	656-161-02
175 Dumond Dr	656-161-03
N/A	656-161-04
165 Dumond Dr	656-161-05
155 Dumond Dr	656-161-07
151 Dumond Dr	656-161-08
100 Nyes Pl	656-161-09
156 Nyes Pl	656-161-10
166 Nyes Pl	656-161-11
174 Nyes Pl	656-161-12
182 Nyes Pl	656-161-13
192 Nyes Pl	656-161-16
194 Nyes Pl	656-161-17
196 Nyes Pl	656-161-18
159 Dumond Dr	656-161-19
163 Dumond Dr	656-161-20
184 Nyes Pl	656-161-21

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Preexisting Land Use Designation: Village Low Density (VLD)
Change: Change Land Use Designation to Village
Medium Density

Planning/Map Area 8 (as delineated in Attachment B):

Location:	Pinecrest Dr.
Site Address:	APN:
395 Pinecrest Dr	496-071-02
401 Pinecrest Dr	496-071-03
407 Pinecrest Dr	496-071-04
413 Pinecrest Dr	496-071-05
Preexisting Land Use Designation:	Village High Density (VHD)
Change:	Change Land Use Designation to Village Low Density (VLD)

Planning/Map Area 10 (as delineated in Attachment B):

Location:	Properties located north of Cedar Way and South of Cypress Dr between Rosa Bonheur Dr. and Acacia Dr. together with 208, 216, 220 Cypress Dr. and 215 Monterey Dr.
Site Address:	APN:
220 Cypress Dr	496-092-12
216 Cypress Dr	496-092-13
208 Cypress Dr	496-092-14
215 Monterey Dr	496-092-15
103 Cypress Dr	496-093-01
164 Acacia Dr	496-093-02
109 Cypress Dr	496-093-03
125 Cypress Dr	496-093-04
135 Cypress Dr	496-093-05
143 Cypress Dr	496-093-06
155 Cypress Dr	496-093-07
167 Cypress Dr	496-093-08
177 Cypress Dr	496-093-09
195 Cypress Dr	496-093-10
155 Rosa Bonheur Dr	496-093-11
Preexisting Land Use Designation:	Village High Density (VHD)
Change:	Change Land Use Designation to Village Medium Density (VMD)

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Planning/Map Area 11(as delineated in Attachment B):

Location: 257 Bluebird Canyon Dr.
APN: 644-215-06
Preexisting Land Use Designation: Village High Density (VHD)
Change: Change Land Use Designation to Village Medium Density (VMD)

Planning/Map Area 12 (as delineated in Attachment B):

Location: 1765 Laguna Canyon Road
APN: 641-181-46
Preexisting Land Use Designation: Industrial (I) and Village Low Density
Change: Change the Land Use Designation on the triangular portion of the lot that fronts on Laguna Canyon Road to Industrial (I)

Planning/Map Area 13 (as delineated in Attachment B):

Location:	Sycamore Hills (residential area)
Site Address:	APN:
N/A	622-011-03
2 La Costa Ct	622-081-01
4 La Costa Ct	622-081-02
6 La Costa Ct	622-081-03
6 Encinitas Ct	622-081-51
8 Encinitas Ct	622-081-52
10 Encinitas Ct	622-081-53
12 Encinitas Ct	622-081-54
14 Encinitas Ct	622-081-55
16 Encinitas Ct	622-081-56
18 Encinitas Ct	622-081-57
20 Encinitas Ct	622-081-58
22 Encinitas Ct	622-081-59
24 Encinitas Ct	622-081-60
26 Encinitas Ct	622-081-61
28 Encinitas Ct	622-081-62
30 Encinitas Ct	622-081-63
N/A	622-081-65
N/A	622-082-01
29 Encinitas Ct	622-082-02
27 Encinitas Ct	622-082-03
25 Encinitas Ct	622-082-04
23 Encinitas Ct	622-082-05
21 Encinitas Ct	622-082-06
19 Encinitas Ct	622-082-07
17 Encinitas Ct	622-082-08
15 Encinitas Ct	622-082-09
13 Encinitas Ct	622-082-10
11 Encinitas Ct	622-082-11

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9 Encinitas Ct	622-082-12
7 Encinitas Ct	622-082-13
5 Encinitas Ct	622-082-14
3 Encinitas Ct	622-082-15
1 Encinitas Ct	622-082-16
N/A	622-082-17
2 Carmel Ct	622-082-18
4 Carmel Ct	622-082-19
6 Carmel Ct	622-082-20
8 Carmel Ct	622-082-21
20 Carmel Ct	622-082-22
22 Carmel Ct	622-082-23
24 Carmel Ct	622-082-24
26 Carmel Ct	622-082-25
28 Carmel Ct	622-082-26
30 Carmel Ct	622-082-27
32 Carmel Ct	622-082-28
34 Carmel Ct	622-082-29
36 Carmel Ct	622-082-30
35 Carmel Ct	622-082-31
33 Carmel Ct	622-082-32
31 Carmel Ct	622-082-33
29 Carmel Ct	622-082-34
27 Carmel Ct	622-082-35
25 Carmel Ct	622-082-36
23 Carmel Ct	622-082-37
21 Carmel Ct	622-082-38
19 Carmel Ct	622-082-39
17 Carmel Ct	622-082-40
15 Carmel Ct	622-082-41
13 Carmel Ct	622-082-42
11 Carmel Ct	622-082-43
9 Carmel Ct	622-082-44
7 Carmel Ct	622-082-45
5 Carmel Ct	622-082-46
3 Carmel Ct	622-082-47
1 Carmel Ct	622-082-48
N/A	622-082-50
N/A	622-091-15
N/A	622-091-16
N/A	622-091-17
620 San Nicholas Ct	622-091-18
N/A	622-091-19
N/A	622-091-20
N/A	622-091-20
350 Club Dr	622-121-05
350 Club Dr	622-121-06
100 Santa Rosa Ct	934-50-074

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101 Santa Rosa Ct	934-50-075
102 Santa Rosa Ct	934-50-076
103 Santa Rosa Ct	934-50-077
104 Santa Rosa Ct	934-50-078
105 Santa Rosa Ct	934-50-079
106 Santa Rosa Ct	934-50-080
107 Santa Rosa Ct	934-50-081
108 Santa Rosa Ct	934-50-082
109 Santa Rosa Ct	934-50-083
110 Santa Rosa Ct	934-50-084
111 Santa Rosa Ct	934-50-085
112 Santa Rosa Ct	934-50-086
113 Santa Rosa Ct	934-50-087
114 Santa Rosa Ct	934-50-088
115 Santa Rosa Ct	934-50-089
116 Santa Rosa Ct	934-50-090
117 Santa Rosa Ct	934-50-091
118 Santa Rosa Ct	934-50-092
119 Santa Rosa Ct	934-50-093
120 Santa Rosa Ct	934-50-094
121 Santa Rosa Ct	934-50-095
122 Santa Rosa Ct	934-50-096
123 Santa Rosa Ct	934-50-097
223 Santa Rosa Ct	934-50-098
224 Santa Rosa Ct	934-50-099
225 Santa Rosa Ct	934-50-100
226 Santa Rosa Ct	934-50-101
227 Santa Rosa Ct	934-50-102
228 Santa Rosa Ct	934-50-103
200 Santa Rosa Ct	934-50-104
201 Santa Rosa Ct	934-50-105
202 Santa Rosa Ct	934-50-106
203 Santa Rosa Ct	934-50-107
204 Santa Rosa Ct	934-50-108
205 Santa Rosa Ct	934-50-109
206 Santa Rosa Ct	934-50-110
207 Santa Rosa Ct	934-50-111
208 Santa Rosa Ct	934-50-112
209 Santa Rosa Ct	934-50-113
210 Santa Rosa Ct	934-50-114
211 Santa Rosa Ct	934-50-115
212 Santa Rosa Ct	934-50-116
213 Santa Rosa Ct	934-50-117
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216 Santa Rosa Ct	934-50-120
217 Santa Rosa Ct	934-50-121
218 Santa Rosa Ct	934-50-122

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220 Santa Rosa Ct	934-50-124
221 Santa Rosa Ct	934-50-125
222 Santa Rosa Ct	934-50-126
300 San Nicholas Ct	934-50-127
301 San Nicholas Ct	934-50-128
302 San Nicholas Ct	934-50-129
303 San Nicholas Ct	934-50-130
304 San Nicholas Ct	934-50-131
305 San Nicholas Ct	934-50-132
306 San Nicholas Ct	934-50-133
307 San Nicholas Ct	934-50-134
308 San Nicholas Ct	934-50-135
309 San Nicholas Ct	934-50-136
310 San Nicholas Ct	934-50-137
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313 San Nicholas Ct	934-50-140
314 San Nicholas Ct	934-50-141
315 San Nicholas Ct	934-50-142
316 San Nicholas Ct	934-50-143
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318 San Nicholas Ct	934-50-145
319 San Nicholas Ct	934-50-146
320 San Nicholas Ct	934-50-147
321 San Nicholas Ct	934-50-148
322 San Nicholas Ct	934-50-149
400 San Nicholas Ct	934-50-150
401 San Nicholas Ct	934-50-151
402 San Nicholas Ct	934-50-152
403 San Nicholas Ct	934-50-153
404 San Nicholas Ct	934-50-154
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406 San Nicholas Ct	934-50-156
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418 San Nicholas Ct	934-50-168
419 San Nicholas Ct	934-50-169
420 San Nicholas Ct	934-50-170

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422 San Nicholas Ct	934-50-172
423 San Nicholas Ct	934-50-173
500 San Nicholas Ct	934-50-174
501 San Nicholas Ct	934-50-175
502 San Nicholas Ct	934-50-176
503 San Nicholas Ct	934-50-177
504 San Nicholas Ct	934-50-178
505 San Nicholas Ct	934-50-179
506 San Nicholas Ct	934-50-180
507 San Nicholas Ct	934-50-181
508 San Nicholas Ct	934-50-182
509 San Nicholas Ct	934-50-183
510 San Nicholas Ct	934-50-184
511 San Nicholas Ct	934-50-185
512 San Nicholas Ct	934-50-186
513 San Nicholas Ct	934-50-187
514 San Nicholas Ct	934-50-188
515 San Nicholas Ct	934-50-189
516 San Nicholas Ct	934-50-190
517 San Nicholas Ct	934-50-191
518 San Nicholas Ct	934-50-192
519 San Nicholas Ct	934-50-193
520 San Nicholas Ct	934-50-194
521 San Nicholas Ct	934-50-195
600 San Nicholas Ct	934-50-200
601 San Nicholas Ct	934-50-201
602 San Nicholas Ct	934-50-202
603 San Nicholas Ct	934-50-203
604 San Nicholas Ct	934-50-204
605 San Nicholas Ct	934-50-205
606 San Nicholas Ct	934-50-206
607 San Nicholas Ct	934-50-207
608 San Nicholas Ct	934-50-208
609 San Nicholas Ct	934-50-209
610 San Nicholas Ct	934-50-210
611 San Nicholas Ct	934-50-211
612 San Nicholas Ct	934-50-212
613 San Nicholas Ct	934-50-213
614 San Nicholas Ct	934-50-214
615 San Nicholas Ct	934-50-215
616 San Nicholas Ct	934-50-216
617 San Nicholas Ct	934-50-217
618 San Nicholas Ct	934-50-218
619 San Nicholas Ct	934-50-219
620 San Nicholas Ct	934-50-220
621 San Nicholas Ct	934-50-221
622 San Nicholas Ct	934-50-222

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623 San Nicholas Ct	934-50-223
624 San Nicholas Ct	934-50-224
625 San Nicholas Ct	934-50-225
626 San Nicholas Ct	934-50-226
627 San Nicholas Ct	934-50-227
628 San Nicholas Ct	934-50-228
629 San Nicholas Ct	934-50-229

Preexisting Land Use Designation: Moderate Density (MD)
Change: Change the Land Use Designation to Village High Density (VHD)

Planning/Map Area 14 (as delineated in Attachment B):

Location:	Temple Terrace
Site Address:	APN:
1440 Temple Te	644-208-01
1450 Temple Te	644-208-02
1460 Temple Te	644-208-03
Preexisting Land Use Designation:	Public Recreation and Parks (PRP)
Change:	Change the Land Use Designation to Village Low Density (VLD)

Planning/Map Area 15 (as delineated in Attachment B):

Location:	Riddle Field
Site Address:	APN:
555 Hillcrest	496-071-29
Preexisting Land Use Designation:	Residential Hillside Protection (RHP), Public Land (PL) and Village Low Density (VLD)

Proposed Change: Change the Land Use Designation to Public Recreation and Parks (PRP)

Planning/Map Area 16A (as delineated in Attachment B):

Location:	Public Owned Lands (Arch Beach Heights)
Site Address:	APN:
982 Fernando Av	644-385-09
1300 Baja St	644-386-08
N/A	644-387-04
N/A	644-387-05
N/A	644-401-03
1200 Miramar St	644-403-18
1200 Miramar St	644-403-19
1245 Miramar St	644-404-03
1274 Noria St	644-404-14
1000 Ensenada Av	644-415-02
1000 Descanso Av	644-416-05
1000 Ensenada Av	644-416-16
819 Del Mar Av	644-422-02

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902 Capistrano Av	644-423-07
905 Bonnie Brae Av	644-425-01
951 Bonnie Brae Av	644-425-04
832 Inez St	644-427-06
824 Katella St	644-433-15
806 Baja St	644-438-11
959 Oro St	644-442-06
919 Oro St	644-442-09
919 Oro St	644-442-10
903 Oro St	644-442-12
1047 Quivera St	644-452-08
1025 Quivera St	644-452-12
946 Palo Alto St	644-453-23
968 Palo Alto St	644-453-26
968 Palo Alto St	644-453-27
978 Palo Alto St	644-453-28
816 Palo Alto St	644-454-13
844 Palo Alto St	644-454-16
844 Palo Alto St	644-454-17
864 Palo Alto St	644-454-18
882 Palo Alto St	644-454-19
890 Palo Alto St	644-454-20
896 Palo Alto St	644-454-21
895 Palo Alto St	644-455-01
883 Palo Alto St	644-455-03
835 Palo Alto St	644-455-05
835 Palo Alto St	644-455-06
835 Palo Alto St	644-455-07
815 Palo Alto St	644-455-08
805 Palo Alto St	644-455-09
878 Oro St	644-455-17
878 Oro St	644-455-18
890 Oro St	644-455-19
859 Palo Alto St	644-455-20
917 Palo Alto St	644-456-14
946 Oro St	644-456-24
954 Oro St	644-456-25
1003 Palo Alto St	644-457-15
1866 Del Mar Av	644-461-03
1020 Quivera St	644-467-16
1054 Quivera St	644-467-21

Preexisting Land Use Designation: Village Low Density

Proposed Change: Change the Land Use Designation to Permanent Open Space

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Planning/Map Area 16B (as delineated in Attachment B):

Location: Rimrock Canyon
Site Address: N/A APN: 644-151-16

Preexisting Land Use Designation: Residential Hillside Protection
Proposed Change: Change the Land Use Designation to Permanent Open Space

Planning/Map Area 16C (as delineated in Attachment B):

Location: Canyon Acres
Site Address: APN:
605 Canyon Acres Dr 641-411-12
605 Canyon Acres Dr 641-411-13

Preexisting Land Use Designation: Residential Hillside Protection
Proposed Change: Change the Land Use Designation to Permanent Open Space

Planning/Map Area 18 (as delineated in Attachment B):

Location: Strip lots east of Laguna Canyon Road
Site Address: APN:
N/A 495-011-03
N/A 495-011-28
N/A 495-011-29
N/A 495-021-02
N/A 495-021-08

Preexisting Land Use Designation: Residential Hillside Protection (RHP)
Change: Change the Land Use Designation to Open Space

Planning/Map Area 19 (as delineated in Attachment B):

Location: Southwest and Northwest corner of Glenneyre St. and Cleo St.
Site Address: APN:
700 South Coast Hwy 644-035-01
696 South Coast Hwy 644-036-15
Preexisting Land Use Designation: Local Business Professional (LBP)
Change: Change Land Use Designation to Commercial Tourist Corridor

Planning/Map Area 21 (as delineated in Attachment B):

Location: Properties located north of Anita St. and South of Cleo St. and westerly of Gaviota Dr with the exception of Laguna Rivera
Site Address: APN:
160 St Anns Dr 644-023-08
793 Gaviota Dr 644-023-09
775 Gaviota Dr 644-023-10
765 Gaviota Dr 644-023-11

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729 Gaviota Dr	644-023-12
745 Ocean Front	644-023-13
741 Ocean Front	644-023-14
715 Ocean Front	644-023-15
137 Cleo St	644-023-16
709 Gaviota Dr	644-023-17
155 Cleo St	644-023-18
863, 865, 867, 877 South Coast Hy	644-024-03
881 South Coast Hy	644-024-04
845 South Coast Hy	644-024-07
154 Thalia St	644-024-10
990 Ocean Front	644-071-08
990 Ocean Front	644-071-09
967 Gaviota Dr	644-071-10
955 Gaviota Dr	644-071-11
935, 937, 939, 941 Gaviota Dr	644-071-13
155 Thalia St	644-071-15
125 Thalia St	644-071-16
900 Ocean Front	644-071-19
967 Gaviota Dr	644-071-20
990 Ocean Front	644-071-23
990 Ocean Front	644-071-24
948 Gaviota Dr	644-071-25
915, 921, 925 Gaviota Dr	644-071-27
Preexisting Land Use Designation:	Village Medium Density (VMD)
Change:	Change the Land Use Designation to Village High Density (VHD)

Planning/Map Area 22 (as delineated in Attachment B):

Location:	Southwesterly corner of St. Anns Dr and the Pacific Ocean
Site Address:	125 St. Anns Dr
APN:	644-024-08
Preexisting Land Use Designation:	Commercial/Tourist Corridor (CTC)
Proposed Change:	Change the Land Use Designation to Village High Density

Planning/Map Area 23 (as delineated in Attachment B):

Location:	570 Boat Canyon
APN:	496-071-33
Preexisting Land Use Designation:	Village High Density (VHD) & Residential Hillside Protection (RHP)
Change:	Change Land Use Designation to Residential Hillside Protection (RHP)

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Planning/Map Area 24 (as delineated in Attachment B):

Location: 770 Hillcrest Drive
APN: 496-071-01
Preexisting Land Use Designation: Village High Density (VHD)
Change: Change Zoning Designation to R-3 Residential High Density

SECTION 4. The Zoning Map is hereby amended by this Ordinance as follows:

Planning/Map Area 2 (as delineated in Attachment B):

Location: 420 St. Anns Dr.
APN: 644-063-11
Preexisting Zoning Designation: R-1 Residential Low Density & R-2 Residential Medium Density (split zoned)
Change: Change Zoning Designation to R-2 Residential Medium Density

Planning/Map Area 9 (as delineated in Attachment B):

Location: 800 Cliff Dr.
APN: 053-162-12
Preexisting Zoning Designation: R-2 Village Medium Density
Change: Change Zoning Designation to R-3 Residential High Density

Planning/Map Area 12 (as delineated in Attachment B):

Location: 1765 Laguna Canyon Road
APN: 641-181-46
Preexisting Zoning Designation: M1-A Light Industrial and R-1 Residential Low Density
Change: Change the Zoning Designation for the triangular portion of the lot that fronts on Laguna Canyon Road from R-1 Residential Low Density to M1-A Light

Planning/Map Area 15 (as delineated in Attachment B):

Location: Riddle Field
Site Address: 555 Hillcrest
APN: 496-071-29
Preexisting Zoning Designation: R-1 Village Low Density
Change: Change the Zoning Designation to Recreation (REC)

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Planning/Map Area 16A (as delineated in Attachment B):

Location:	Public Owned Lands (Arch Beach Heights)
Site Address:	APN:
982 Fernando Av	644-385-09
1300 Baja St	644-386-08
N/A	644-387-04
N/A	644-387-05
N/A	644-401-03
1200 Miramar St	644-403-18
1200 Miramar St	644-403-19
1245 Miramar St	644-404-03
1274 Noria St	644-404-14
1000 Ensenada Av	644-415-02
1000 Descanso Av	644-416-05
1000 Ensenada Av	644-416-16
819 Del Mar Av	644-422-02
902 Capistrano Av	644-423-07
905 Bonnie Brae Av	644-425-01
951 Bonnie Brae Av	644-425-04
832 Inez St	644-427-06
824 Katella St	644-433-15
806 Baja St	644-438-11
959 Oro St	644-442-06
919 Oro St	644-442-09
919 Oro St	644-442-10
903 Oro St	644-442-12
1047 Quivera St	644-452-08
1025 Quivera St	644-452-12
946 Palo Alto St	644-453-23
968 Palo Alto St	644-453-26
968 Palo Alto St	644-453-27
978 Palo Alto St	644-453-28
816 Palo Alto St	644-454-13
844 Palo Alto St	644-454-16
844 Palo Alto St	644-454-17
864 Palo Alto St	644-454-18
882 Palo Alto St	644-454-19
890 Palo Alto St	644-454-20
896 Palo Alto St	644-454-21
895 Palo Alto St	644-455-01
883 Palo Alto St	644-455-03
835 Palo Alto St	644-455-05
835 Palo Alto St	644-455-06
835 Palo Alto St	644-455-07
815 Palo Alto St	644-455-08
805 Palo Alto St	644-455-09
878 Oro St	644-455-17
878 Oro St	644-455-18

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890 Oro St	644-455-19
859 Palo Alto St	644-455-20
917 Palo Alto St	644-456-14
946 Oro St	644-456-24
954 Oro St	644-456-25
1003 Palo Alto St	644-457-15
1866 Del Mar Av	644-461-03
1020 Quivera St	644-467-16
1054 Quivera St	644-467-21
Preexisting Zoning Designation:	Arch Beach Heights
Change:	Open Space Preservation

Planning/Map Area 16B (as delineated in Attachment B):

Location:	Rimrock Canyon
Site Address: N/A	APN: 644-151-16
Preexisting Zoning Designation:	Residential Hillside Protection
Change:	Open Space/Conservation

Planning/Map Area 16C (as delineated in Attachment B):

Location:	Canyon Acres
Site Address:	APN:
605 Canyon Acres Dr	641-411-12
605 Canyon Acres Dr	641-411-13
Preexisting Zoning Designation:	Residential Hillside Protection
Change:	Open Space/Conservation

Planning/Map Area 17 (as delineated in Attachment B):

Location:	Heisler Park
Site Address:	APN:
N/A	496-184-09
400 Cliff Dr	496-084-01
N/A	496-083-01
Preexisting Zoning Designation:	R-1 Village Low Density
Change:	Change the Zoning Designation to Recreation (REC)

Planning/Map Area 18 (as delineated in Attachment B):

Location:	Strip lots east of Laguna Canyon Road
Site Address:	APN:
N/A	495-011-03
N/A	495-011-28
N/A	495-011-29
N/A	495-021-02
N/A	495-021-08
Preexisting Zoning Designation:	R-1 Village Low Density
Change:	Change the Zoning Designation to Recreation (REC)
	Space/Passive

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Planning/Map Area 19 (as delineated in Attachment B):

Location:	Southwest and Northwest corner of Glenneyre St. and Cleo St.
Site Address:	APN:
700 South Coast Hwy	644-035-01
696 South Coast Hwy	644-036-15
Preexisting Zoning Designation:	C-1 Local Business District/Local Business Professional (LBP) Split Zoned (Southwesterly corner) & C-1 Local Business District/R-2 Residential Medium Density Split Zoned (northwesterly corner)
Change:	Change Zoning Designation to C-1 Local Business

Planning/Map Area 20 (as delineated in Attachment B):

Location:	Properties located north of Cleo St and south of Legion St. between Ramona Ave and Goff St. with exception of the four properties at the corner of Glenneyre St. and Cleo St.
Site Address:	APN:
622 Glenneyre St	644-031-05
620 Glenneyre St	644-031-06
614 Glenneyre St	644-031-07
607 Goff St	644-031-08
325 Legion St	644-031-09
303 Legion St	644-031-10
340 Los Olivos	644-032-05
644 Glenneyre St	644-032-07
365 El Camino Del Mar	644-032-08
634 Glenneyre St	644-032-09
648 & 650 Glenneyre St	644-032-10
678 Glenneyre St	644-033-09
676 Glenneyre St	644-033-10
666 Glenneyre St	644-033-11
682 Glenneyre St	644-033-12
682 Glenneyre St	644-033-13
285 Legion St	644-036-01
615 Glenneyre St	644-036-02
621 Glenneyre St	644-036-03
626 Ramona Av	644-036-04
635 Glenneyre St	644-036-05
640 Ramona Av	644-036-06
645 Glenneyre St	644-036-07
649 Glenneyre St	644-036-08
655 Glenneyre St	644-036-09
658 Ramona Av	644-036-10
661 Glenneyre St	644-036-11
667 Glenneyre St	644-036-12
668 Ramona Av	644-036-13

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671 Glenneyre St 644-036-14
Preexisting Zoning Designation: R-2 Residential Medium Density
Change: Change Zoning Designation to Local Business Professional (LBP)

Planning/Map Area 23 (as delineated in Attachment B):

Location: 570 Boat Canyon
APN: 496-071-33
Preexisting Zoning Designation: R-1 Village Low Density
Change: Change Zoning Designation to Residential Hillside Protection (RHP)

Planning/Map Area 24 (as delineated in Attachment B):

Location: 770 Hillcrest Drive
APN: 496-071-01
Preexisting Zoning Designation: R-1 Village Low Density
Change: Change Zoning Designation to R-3 Residential High Density

Planning/Map Area 25 (as delineated in Attachment B):

Location: 2130 South Coast Highway
APN: 053-134-06
Preexisting Land Use Designation: Village Medium Density (VMD)/Village High Density (VHD)
Preexisting Zoning Designation: R-2 Residential Medium Density/R-3 Residential High Density
Change: Change Land Use Designation from Village Medium Density to Village High Density and change Zoning Designation from R-2 Residential Medium Density to R-3 Residential High

SECTION 5. Pursuant to Section 13551(b) of the California Coastal Commission regulations, General Plan Amendment 08-03, Local Coastal Plan Amendment 08-03 and Rezone 09-01 will take effect automatically upon Coastal Commission certification as provided in Public Resources Code Section 30512, 30513, and 30519.

SECTION 6. If any portion of this Ordinance, or the application of any such provision to any person or circumstance, shall be held invalid, the remainder of this Ordinance to the extent it can be given effect, of the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby, and to

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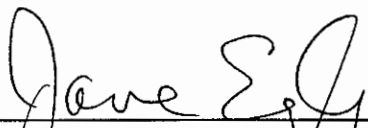
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this extent the provisions of this Ordinance are severable.

SECTION 7. This Ordinance is intended to be of Citywide effect and application. All ordinances and provisions of the Laguna Beach Municipal Code and Sections thereof inconsistent shall be and the same are hereby repealed to the extent of such inconsistency and no further.

SECTION 8. The City Clerk of the City of Laguna Beach shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published in the manner required by law in the City of Laguna Beach.

ADOPTED this 7th day of February, 2012.



Jane Egly, Mayor

ATTEST:



City Clerk


I, Martha Anderson, City Clerk of the City of Laguna Beach, do hereby certify that the foregoing Ordinance was introduced at a regular meeting of the City Council on January 24, 2012, and was finally adopted at a regular meeting of the City Council of said City held on February 7, 2012, by the following vote:

AYES: COUNCILMEMBER(S): Boyd, Iseman, Rollinger, Pearson, Egly

NOES: COUNCILMEMBER(S): None

ABSENT: COUNCILMEMBER(S): None

COASTAL COMMISSION



City Clerk of the City of Laguna Beach, CA

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



May xx, 2012

John Montgomery
Director of Planning
505 Forrest Avenue
Laguna Beach, CA 92651

Re: Effective Certification
City of Laguna Beach Local Coastal Program Amendment No. 1-10
(Land Use Element Update)

Dear Mr. Montgomery:

We are pleased to notify you that on May xx, 2012, the Commission concurred with the Executive Director's determination that the action of the City of Laguna Beach accepting certification of Local Coastal Program (LCP) Amendment No. 1-10 with suggested modifications was legally adequate. Therefore, the LCP amendment will be fully effective upon filing of the notice of the Commission's certification with the Secretary of the Resources Agency as provided by Public Resources Code Section 21080.5(d)(2)(E).

City of Laguna Beach LCP Amendment 1-10 was submitted for Commission certification pursuant to City Council Resolution 12.015. The changes made updating the Land Use Element, Land Use Map and Zoning Map are reflected in Ordinance No. 1559.

On December 7, 2012, the Commission approved LCP Amendment No. 1-10 with suggested modifications. On February 12, 2012, the Laguna Beach City Council adopted Resolution No. 12.015 acknowledging receipt of the Coastal Commission action and accepting and agreeing to the suggested modifications. Also on February 12, 2012, the Laguna Beach City Council adopted Ordinance No. 1559 amending the Local Coastal Plan by incorporating the Commission's suggested modifications to the updated Land Use Element. On May xx, 2012, the Commission concurred with the Executive Director's determination that the City Council's acceptance of the Commission's suggested modification was legally adequate.

On behalf of the Coastal Commission, I would like to congratulate the City on the completion of LCP Amendment 1-10. If you have any questions, please contact Liliana Roman at our Long Beach office (562) 590-5071.

Sincerely,

Teresa Henry
District Manager

cc: Ann Larson, Planning Manager

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I. SUGGESTED MODIFICATIONS

Staff recommends adoption of the following suggested modifications to the proposed LCP amendment. The Commission's suggested additions are shown in underlined text. The Commission's suggested deletions are shown in ~~strike-out text~~.

The base text is as the City is proposing it in this amendment. Only the Commission's suggested modifications are shown. The addition of new policies may affect the numbering of subsequent LCP policies when the City of Laguna Beach publishes the final LCP incorporating the Commission's suggested modifications. The City will make modifications to the numbering system when it prepares the final LCP for submission to the Commission for certification pursuant to Sections 13544 and 13544.5 of the California Code of Regulations.

Land Use Element Appendix A: Glossary

Suggested Modification No. 1 – Add new definition entries, delete one entry and modify some entries as follows:

Affordable Overnight Accommodations: Overnight visitor facilities—including, but not limited to hotels, motels, campgrounds, recreational vehicle parks and hostels—that offer low to moderate cost accommodation rates.

~~Blueline Stream— A watercourse shown as a blue line on a U.S. Geological Service topographic quadrangle map. Blueline streams are also shown on the City's map of natural watercourses.~~

California Coastal Trail: The California Coastal Conservancy's vision for a California Coastal Trail (CCT) is a continuous interconnected public trail system along the California coastline. While primarily for pedestrians, the Trail also accommodates a variety of additional user groups, such as bicyclists, wheelchair users, equestrians, and others as opportunities allow.

Complete Streets: Street and roadway network that accommodates all users including pedestrians, bicyclists, public transit users, motorists, children, the elderly and the disabled.

Environmentally Sensitive Habitat Area (ESHA): The Coastal Act defines environmentally sensitive area as any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

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Local Coastal Program (LCP): A local government's (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) defined sensitive coastal resource areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of the Coastal Act at the local level.

Limited Use Overnight Visitor Accommodations: Any hotel, motel, or other similar facility that provides overnight visitor accommodations wherein some or all of the units, rooms, lots or parcels or other segment of the facility may be sold to a subsequent purchaser who receives the right in perpetuity, for life, or a term of years, to the recurrent, exclusive use or occupancy of a lot, parcel, unit, room(s), or segment of the facility, annually or on some other seasonal or periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the facility has been divided and shall include, but not be limited to timeshare, condominium-hotel, fractional ownership hotel, or uses of a similar nature, as those terms shall be defined in the implementing regulations for this land use plan (when such regulations are certified).

Major Remodel: Alteration of or an addition to an existing building or structure that increases the square footage of the existing building or structure by 50% or more; or demolition, removal, replacement and/or reconstruction of 50% or more of the existing structure; greater specificity shall be provided in the Laguna Beach Municipal Code.

Oceanfront Bluff Edge or Coastal Bluff Edge: The California Coastal Act and Regulations define the oceanfront bluff edge as the upper termination of a bluff, cliff, or seacliff. In cases where the top edge of the bluff is rounded away from the face of the bluff, the bluff edge shall be defined as that point nearest the bluff face beyond which a downward gradient is maintained continuously to the base of the bluff. In a case where there is a step like feature at the top of the bluff, the landward edge of the topmost riser shall be considered the bluff edge. Bluff edges typically retreat over time as a result of erosional processes, landslides, development of gullies, or by grading (cut). In areas where fill has been placed near or over the bluff edge, the original bluff edge, even if buried beneath fill, shall be taken to be the bluff edge.

Oceanfront Bluff/Coastal Bluff: A bluff overlooking a beach or shoreline or that is subject to marine erosion. Many oceanfront bluffs consist of a gently sloping upper bluff and a steeper lower bluff or sea cliff. The term "oceanfront bluff" or "coastal bluff" refers to the entire slope between a marine terrace or upland area and the sea. The term "sea cliff" refers to the lower, near vertical portion of an oceanfront bluff.

Goal 1: Create a Community that is sustainable, resilient and regenerative

Policy 1.1: Reduce greenhouse gas (GHG) emissions 80% below 1990 levels by 2050

Suggested Modification No. 2 – Action 1.1.2: Revise and update the Transportation, Circulation, and Growth Management Element and continue to encourage and promote the use of mass transit and other high-occupancy vehicles, bicycling (~~only if the state enacts a statute affording immunity from liability~~), walking, and telecommuting as a means to reduce the City's greatest local contributor to global warming. *(Short-term implementation.)*

Policy 1.2: Support design strategies and construction standards that maximize use of alternative energy sources and passive solar architecture in buildings

Suggested Modification No. 3 – Action 1.2.2: Revise or eliminate zoning and development standards that act as a barrier to use of renewable energy systems except for standards required to assure protection of coastal resources. *(Short-term implementation.)*

Suggested Modification No. 4 – Action 1.2.7: Ensure that all development projects and major remodels implement sustainable landscaping strategies such as use of low or ultra-low water use plants and non-invasive plants. *(Short-term implementation.)*

Section 7: Goals, Policies, Actions and Implementation Program

Goal 4: Recognizing that Laguna Beach is a worldwide visitor destination, enhance the visitor experience while maximizing protection of the community's coastal and other natural resources

Policy 4.1: Develop and adopt a program to protect sensitive coastal resources

Suggested Modification No. 5 – Add new Action as follows:

Action 4.1.4: Update the Open Space Conservation Element to address the proposed Coastal Resources Protection Program and update the City's resource maps. *(Medium to long term implementation)*

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Policy 4.2: Promote policies to accommodate visitors, reduce conflicts between visitor-serving uses/infrastructure and residents, and reduce impacts on the City's natural resources

Suggested Modification No. 6 – Action 4.2.2: Enforce State's Marine Life Management Act and identified Marine Life Protected areas within the City and local regulations for the protection of marine life and intertidal resources and to conduct educational and outreach programs. (*Medium-to-long-term implementation.*)

Suggested Modification No. 7 – Action 4.2.5: Plan and develop a peripheral parking program to increase mass transit access to Laguna Beach's visitor-serving beaches and other amenities. The peripheral parking program shall include an investigation of the concept of shared parking, such as the use of public parking lots and underutilized private parking lots that could serve as peripheral parking locations. The implementation of such a program would require a coastal development permit. (*Medium-term implementation*) (*Same as Action 8.4.7*)

Policy 4.3: Maintain and enhance access to coastal resource areas, particularly the designated public beaches, by ensuring that access points are safe, attractive and pedestrian-friendly

Suggested Modification No. 8 – Action 4.3.1: Continue to pursue dedication and acceptance of beach access and other offers-to-dedicate throughout the City. The City shall maintain an inventory of public access and open space dedications or offers-to-dedicate to ensure such areas are known to the public and are protected through the coastal development permit process. (*Ongoing implementation – short-to-long-term.*) (*Same as Action 6.9.1*)

Suggested Modification No. 9 – Action 4.3.2: Maintain and improve public pedestrian access to and along beaches and ~~sea cliffs~~ oceanfront bluff using public rights-of-way and prescriptive public easements. Protect, and where feasible, formalize, continued public use over areas used historically by the public (i.e. public prescriptive rights) to gain access to and along beaches, oceanfront bluffs, and other recreational areas. (*Ongoing implementation – short-to-long-term.*)

Suggested Modification No. 10 – Add new Actions as follows:

Action 4.3.4: All beach amenities available to the general public on the City's public beaches (including those owned and operated by the City and County) shall be available to all members of the general public on an equal basis. A reservation system for public beach amenities may not be established by COASTAL COMMISSION entities. (*Ongoing implementation – short-to-long-term.*)

Action 4.3.5: Maintain a range of parking fees at public beaches and parks, in order to maximize public access and recreation opportunities. Changes to existing time limits or hours of operation and substantial changes to parking fees above \$2.00 per hour shall require a Coastal Development Permit. (Ongoing implementation – short-to-long-term.)

Action 4.3.6: A public beach closure/curfew cannot apply to the area of Coastal Commission original jurisdiction (State tidelands, submerged lands and public trust lands) including but not necessarily limited to the area seaward of the mean high tide line. Public access to the water's edge and at least 20 feet inland of the wet sand of all beaches shall be permitted at all times. Closure to public use of any portion of the beach inland of the mean high tide line is not encouraged and requires a coastal development permit which must maintain the public's right to gain access to State tidelands. Measures that limit public use of the beach shall be limited to those necessary to address documented public safety events that cause a risk or hazard to the general public and shall be the minimum necessary to address the potential risk or hazard to the general public. The need for continuation of safety measures that limit public access shall be reassessed on a periodic basis to assure maximum public access is provided. (Ongoing implementation – short-to-long-term.)

*Section 7: Goals, Policies, Actions and Implementation Program;
Goal 5: Promote compatibility among land uses in the community*

Suggested Modification No. 11 – Policy 5.4: Preserve and maintain the residential character and livability of neighborhoods adjacent to commercial districts and/or individual businesses by regulating and minimizing impacts from commercial activities, including but not necessarily limited to deliveries, amplified music, light trespass, alcohol-related impacts, and employee or valet parking. Establishment of any new preferential parking districts in the coastal zone shall be prohibited.

Suggested Modification No. 12 – Delete Action 5.4.1 as follows: Evaluate and, where appropriate, prepare a parking program for residential neighborhoods, including potential parking alternatives. (*Short to medium term implementation.*)

*Section 7: Goals, Policies, Actions and Implementation Program
Goal 6: Provide a diversity of land uses that enhance the community*

Suggested Modification No. 13 – Policy 6.2: Preserve and encourage an increase of the City's stock of affordable motel and hotel rooms available for

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short-term visitors. Protect, encourage, and where feasible provide, affordable overnight accommodations.

Action 6.2.2: Investigate and, if appropriate, amend the Municipal Code to ensure that affordable hotels and motels are maintained for short-term visitor occupancy. A method to define whether a facility providing overnight accommodation is low, moderate, or high cost shall be evaluated as part of the investigation. Establish standards that would require new high-cost visitor accommodations provide affordable overnight accommodations or pay an "in-lieu" fee. (Ongoing implementation – short-to-long-term.)

Suggested Modification No. 14 – Add new Actions as follows:

Action 6.2.3: Maintain an inventory of the number of existing motel and hotel rooms and room rates.

Action 6.2.4: Any hotel/motel rooms for which a certificate of occupancy has been issued on or before the effective date of adoption of this Land Use Element shall not be permitted to convert to a Limited Use Overnight Visitor Accommodation.

Section 7: Goals, Policies, Actions and Implementation Program

Goal 6: Provide a diversity of land uses that enhance the community

Suggested Modification No. 15 – ~~Policy 6.3: Prohibit all timeshare uses, condominium hotels, and fractional ownership concepts, until such time as the Coastal Commission adopts recommendations or standards that address after a regional analysis has been completed that evaluates the demand and supply of coastal overnight accommodations that includes 1) a breakdown of demand and supply by type and cost of accommodations; 2) an evaluation of whether the region has an adequate supply of overnight accommodation to meet its current and projected demand; and 3) a specific evaluation of supply and demand for lower-cost visitor accommodations.~~ Prohibit Limited Use Overnight Visitor Accommodations such as timeshare, condo-hotel, and fractional ownership projects.

Suggested Modification No. 16 - Action 6.3.1: Monitor the actions and policies of the California Coastal Commission concerning condominium-hotel (condo-hotel) projects and other ~~interval-restricted hotel development~~ Limited Use Overnight Visitor Accommodations. (Ongoing implementation.)

Section 7: Goals, Policies, Actions and Implementation Program

Goal 6: Provide a diversity of land uses that enhance the community

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Policy 6.5: Create neighborhood pocket parks and community gardens

Suggested Modification No. 17 – Action 6.5.4: Use non-invasive, drought-tolerant plant materials and low-water irrigation whenever possible. *(Medium-term implementation.)*

Policy 6.9: Provide public access to designated public areas wherever safe and legally and environmentally appropriate

Suggested Modification No. 18 - Action 6.9.1: Continue to pursue dedication and acceptance of beach access and other offers-to-dedicate throughout the City. *(Ongoing implementation – short-to-long-term.) (Same as Action 4.3.1.)*

Suggested Modification No. 19 - Add the following new Actions to Policy 6.9:

Action 6.9.2: Maintain an inventory of open space dedications or offers-to-dedicate to ensure such areas are known to the public and are protected through the coastal development permit process. *(Ongoing implementation – short-to-long-term.)*

Action 6.9.3: Where feasible, identify possible segments for inclusion in the California Coastal Trail (CCT) system and provide signage incorporating the State adopted CCT logo. *(Long-term implementation.)*

Action 6.9.4: Work with private landowners and acquire public access rights necessary to provide a trail connection to the coast from Aliso Creek Regional Park for connectivity to the CCT.

Action 6.9.5: Encourage municipal land acquisitions, trail design, and development to provide a public access connection to the coast from Laguna Coast Wilderness Park for connectivity to the CCT.

Action 6.9.6: Pursue improvements of CCT “missing links” to provide safe pedestrian and bicycle access adjacent to State Highway 1 between the cities of Laguna Beach and Dana Point.

Suggested Modification No. 20 - Policy 6.12: Promote mixed-use development in commercial zones, where appropriate, to encourage the provision of lower-cost housing and to reduce traffic trips. Encourage ground floor uses to be commercial and where appropriate, visitor serving.

Section 7: Goals, Policies, Actions and Implementation Program

Goal 7: Protect, preserve, and enhance the community's natural resources

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Suggested Modification No. 21 – Policy 7.3: Design and site new development to protect natural and environmentally sensitive resources, such as areas of unique scenic quality, public views, and visual compatibility with surrounding uses and to minimize natural landform alterations. (*Same as Policy 10.2.*)

Add the following new Actions to Policy 7.3:

Action 7.3.2: Review all applications for new development to determine potential threats from coastal and other hazards. (Ongoing implementation.)

Action 7.3.3: Design and site new development to avoid hazardous areas and minimize risks to life and property from coastal and other hazards. (Ongoing implementation.)

Action 7.3.4: Require new development to assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. (Ongoing implementation.)

Action 7.3.5: Prohibit development on oceanfront bluff faces, except public improvements providing public access, protecting coastal resources, or providing for public safety. Permit such improvements only when no feasible alternative exists and when designed and constructed to minimize landform alteration of the oceanfront bluff face, to not contribute to further erosion of the oceanfront bluff face, and to be visually compatible with the surrounding area to the maximum extent feasible. (Ongoing implementation.)

Action 7.3.6: Require new development on oceanfront blufftop lots to incorporate drainage improvements, removal of and/or revisions to irrigation systems, and/or use of native or drought-tolerant vegetation into the design to minimize threats to oceanfront bluff recession. (Ongoing implementation.)

Action 7.3.7: Require swimming pools located on oceanfront bluff properties to incorporate leak prevention and detection measures. (Ongoing implementation.)

Action 7.3.8: On oceanfront bluff sites, require applications where applicable, to identify and remove all unpermitted and/or obsolete structures, including but not limited to protective devices, fences, walkways and stairways, which encroach into oceanfront bluffs. (Ongoing implementation.)

Action 7.3.9: Ensure that new development, major remodels and additions to existing structures on oceanfront and oceanfront bluff sites do not rely on existing or future bluff/shoreline protection devices to establish geologic stability or

protection from coastal hazards. A condition of the permit for all such new development on bluff property shall expressly require waiver of any such rights to a new bluff/shoreline protection device in the future and recording of said waiver on the title of the property as a deed restriction.

Action 7.3.10: Allow oceanfront and oceanfront bluff homes, commercial structures, or other principal structures, that are legally nonconforming as to the oceanfront and/or oceanfront bluff edge setback, to be maintained and repaired; however, improvements that increase the size or degree of nonconformity, including but not limited to development that is classified as a major remodel pursuant to the definition in the Land Use Element Glossary, shall constitute new development and cause the pre-existing nonconforming oceanfront or oceanfront bluff structure to be brought into conformity with the LCP.

Action 7.3.11: Require all coastal development permit applications for new development on an oceanfront or on an oceanfront bluff property subject to wave action to assess the potential for flooding or damage from waves, storm surge, or seiches, through a wave uprush and impact report prepared by a licensed civil engineer with expertise in coastal processes. The conditions that shall be considered in a wave uprush study are: a seasonally eroded beach combined with long-term (75 years) erosion; high tide conditions, combined with long-term (75 year) projections for sea level rise; storm waves from a 100-year event or a storm that compares to the 1982/83 El Niño event. (Ongoing implementation.)

Action 7.3.12: Site and design new structures to avoid the need for shoreline and/or oceanfront bluff protective devices during the economic life of the structure (75 years). (Ongoing implementation.)

Action 7.3.13: Limit the use of shoreline/bluff protective devices to the minimum required to protect existing development in danger from erosion. Site and design any such protective devices as far landward as possible. "Existing development" for purposes of this policy shall consist only of a principle structure, e.g. residential dwelling, required garage, or second residential unit, and shall not include accessory or ancillary structures such as decks, patios, pools, tennis courts, cabanas, stairs, landscaping etc. No shoreline/bluff protective device shall be allowed for the sole purpose of protecting an accessory structure. (Ongoing implementation.)

Action 7.3.14: Develop and implement shoreline management plans for shoreline areas subject to wave hazards and erosion. Shoreline management plans should provide for the protection of existing development, public improvements, coastal access, public opportunities for coastal recreation, and coastal resources. Plans must evaluate the feasibility of coastal hazard avoidance, restoration of the sand supply, beach nourishment and planned retreat. (Long-term implementation.)

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Action 7.3.15: Prepare and periodically update comprehensive studies of seasonal and long-term shoreline change, episodic and chronic bluff retreat, flooding, and local changes in sea levels, and other coastal hazard conditions. (Long-term implementation.)

Action 7.3.16: Continue to monitor beach width and elevations and analyze monitoring data to establish approximate thresholds for when beach erosion or deflation will reach a point that it could expose the backshore development to flooding or damage from storm waves or other coastal hazards. (Ongoing implementation.)

Action 7.3.17: Discourage shoreline protective devices on public land to protect private property/development. (Ongoing implementation.)

Action 7.3.18: Site and design new oceanfront and oceanfront bluff development and bluff/shoreline protective devices where that siting/design takes into account predicted future changes in sea level. In particular, an acceleration of the historic rate of sea level rise shall be considered and based upon up-to-date scientific papers and studies, agency guidance (such as the 2010 Sea Level Guidance from the California Ocean Protection Council), and reports by national and international groups such as the National Research Council and the Intergovernmental Panel on Climate Change. Consistent with all provisions of the LCP, new structures shall be set back a sufficient distance landward to eliminate or minimize, to the maximum extent feasible, hazards associated with anticipated sea level rise over the expected economic life of the structure.

Suggested Modification No. 22 - Policy 7.4: Ensure that development, including subdivisions, new building sites and remodels with building additions, is evaluated to ascertain potential negative impacts on natural resources. Any required mitigation Proposed development shall emphasize impact avoidance over impact mitigation. Any mitigation required due to an unavoidable negative impact should be located on-site, where feasible. Any off-site mitigation should be located within the City's boundaries close to the project, where feasible. (Similar to Policies 5.2 and 10.3.)

Suggested Modification No. 23 - Action 7.4.1: Prepare and adopt California Environmental Quality Act (CEQA) thresholds of significance tailored to address the City's natural resources, such as marine resources, blue-line streams, drainage courses, ESHA and high- and very-high-value habitat. (Medium-term implementation.)

Suggested Modification No. 24 - Action 7.4.3: Review development to minimize adverse impacts to abutting dedicated open-space areas; taking into

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consideration both the appropriate habitat buffer zones and the required fuel modification zones. (Short-term implementation.)

Policy 7.6: Implement individualized fuel modification programs for existing legal building sites whenever environmentally sensitive resources are present

Suggested Modification No. 25 – Action 7.6.2: Allow fuel modification alternative means and methods for existing legal building sites in areas where high- and very-high-value habitat may otherwise be impacted and in areas where an Environmentally Sensitive Habitat Area (ESHA) (“ESHA” as defined in LCP Glossary), may otherwise be impacted.

Section 7; Goals, Policies, Actions and Implementation Program

Goal 8: Minimize the impact of the automobile on the character of Laguna Beach and emphasize a pedestrian-oriented environment, safe sidewalks, landscaped buffer zones, and alternate means of transportation

Suggested Modification No. 26 - Policy 8.1: Encourage a pedestrian-oriented, nonmotorized community by developing a system of bikeways (~~only if the state enacts a statute affording immunity from liability~~) and pedestrian paths and discouraging high-speed traffic along City streets. *(Medium-term implementation.)*

Action 8.1.3: Maintain and improve public pedestrian access to and along beaches and sea cliffs using all public rights-of-way and ~~prescriptive~~ public easements. *(Ongoing implementation – short-to-long-term.)*

Suggested Modification No. 27 - Policy 8.3: Provide walking and biking opportunities (~~only if the state enacts a statute affording immunity from liability~~) to link residential and commercial neighborhoods through improvements such as sidewalks, bicycle lanes and multi-use trails.

Suggested Modification No. 28 – Add the following new Actions to Policy 8.3:

Action 8.3.5 Require new non-residential developments with floor areas of 10,000 square feet or more to provide bicycle racks for use by customers. Encourage smaller non-residential developments to provide such facilities, when feasible.

Action 8.3.6 Require new non-residential developments with a total of 100 or more employees to provide bicycle racks, lockers, and showers for use by employees and tenants who commute by bicycle. Encourage smaller

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residential developments to provide such facilities for their employees, when feasible.

Policy 8.4: Maximize transit use

Suggested Modification No. 29 - Action 8.4.7: Plan and develop a peripheral parking program to increase mass transit access to Laguna Beach's visitor-serving beaches and other amenities. The peripheral parking program shall investigate the concept of shared parking, such as the use of public parking lots and underutilized private parking lots that could serve as peripheral parking locations. Implementation of such a program would require a coastal development permit. (Medium-term implementation.) (Same as Action 4.2.5.)

Suggested Modification No. 30 – Add the following new Actions to Policy 8.4:

Action 8.4.8 Encourage all employers to provide incentives for transit ridership (e.g. subsidies for transit use, shuttles to transit stations), ridesharing, vanpools, and other transportation demand policies designed to reduce vehicle miles traveled. Such measures shall be required in association with non-residential projects approved with a reduction in the standard parking requirements and/or resulting in a loss of on-site parking regardless of the size of the development or number of employees. (Medium-term implementation.)

Action 8.4.9 Encourage the design of new development projects to facilitate transit ridership and ridesharing through such means as locating and designing building entries that are convenient to pedestrians and transit riders.

Action 8.4.10 Encourage the design and siting of larger commercial and residential developments so that they may be served by existing transit routes and to provide non-automobile circulation to the greatest extent possible.

Policy 8.8: Evaluate and, if necessary, amend the parking standards to ensure that new development and intensifications of use provide the quantity of parking for the uses proposed

Suggested Modification No. 31 - Action 8.8.2: Develop a comprehensive traffic management/parking program that will include all commercial areas in the City. Such a strategy shall encourage peripheral and shared parking. Implementation of a plan shall be in conformance with the Downtown Specific Plan. (Medium-to-long-term implementation.)

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Section 7; Goals, Policies, Actions and Implementation Program

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Goal 9: Provide comprehensive public services and infrastructure

Suggested Modification No. 32 - Policy 9.7: Implement sewer and drainage improvements necessary to protect and enhance water quality; take into consideration location of drainage improvements and account for rising sea levels and other coastal hazards. Promote the future achievement of tertiary sewage treatment.

Suggested Modification No. 33 - Policy 9.8: Avoid the extension of community facilities, roads, and other infrastructure into environmentally sensitive areas when surplus capacities could facilitate or discourage extension of new development detrimental to those areas. Avoid the extension of roads and other infrastructure for the support of cellular/radio communication towers into environmentally sensitive areas and to protect public coastal views whenever feasible.

Suggested Modification No. 34 - Policy 9.11: Ensure adequate evaluation of environmental impacts, coastal hazards, rates of erosion, sea level rise, tsunami hazard and safety hazards associated with public facilities and infrastructure improvements.

Section 7; Goals, Policies, Actions and Implementation Program

Goal 10: Ensure that proposals for new development, subdivisions, and major remodels are sufficiently evaluated to protect public health and safety and natural resources

Policy 10.2: Design and site new development to protect natural and environmentally sensitive resources such as areas of unique scenic quality, public views, and visual compatibility with surrounding uses and to minimize landform alterations.

Suggested Modification No. 35 – Add the following new Actions to Policy 10.2:

Action 10.2.5 On bluff sites, require applications where applicable, to include a geologic/soils/geotechnical study that identifies any geologic hazards affecting the proposed project site, any necessary mitigation measures, and contains statements that the project site is suitable for the proposed development and that the development will be safe from geologic hazard for its economic life. For development on oceanfront bluffs, such reports shall include slope stability analyses and estimates of the long-term average bluff retreat/erosion rate over the expected life of the development. Reports are to be prepared/signed by a licensed professional Engineering Geologist or Geotechnical Engineer. (Medium-term implementation.)

Action 10.2.6: Require all new development located on an oceanfront bluff top to be setback from the oceanfront bluff edge a sufficient distance to ensure stability ensure that it will not be endangered by erosion, and to avoid the need for

protective devices during the economic life of the structure (75 years). Such setbacks must take into consideration expected long-term bluff retreat over the next 75 years, as well as slope stability. The predicted bluff retreat shall be evaluated considering not only historical bluff retreat data, but also acceleration of bluff retreat made possible by continued and accelerated sea level rise, future increase in storm or El Niño events, and any known site-specific conditions. To assure stability, the development must maintain a minimum factor of safety against landsliding of 1.5 (static) or 1.2 (pseudostatic, $k=0.15$ or determined through analysis by the geotechnical engineer) for the economic life of the structure.

Action 10.2.7: Require all new development located on oceanfront bluffs to be sited in accordance with the stringline but not less than 25 feet from the bluff edge. This requirement shall apply to the principal structure and major accessory structures such as guesthouses and pools that require a structural foundation. The setback shall be increased where necessary to ensure geologic safety and stability of the development.

Action 10.2.8: On oceanfront bluffs, require new minor accessory structures such as decks, patios and walkways that do not require structural foundations to be sited in accordance with stringline but not less than 10 feet from the bluff edge. Require accessory structures to be removed or relocated landward when threatened by erosion, geologic instability or other coastal hazards.

Suggested Modification No. 36 - Policy 10.3: Ensure that all new development, including subdivisions, the creation of new building sites and remodels that involve building additions, is evaluated to ascertain potential negative impacts on natural resources, ESHA and existing adjacent development and emphasize. Proposed development shall emphasize ESHA impact avoidance over impact mitigation. Any required mitigation Any mitigation required due to an unavoidable negative impact should be located on-site rather than off-site, where feasible. Any off-site mitigation should be located within the City's boundaries and in close proximity to the project. (Similar to Policies 7.4 and 5.2.)

Suggested Modification No. 37 - Policy 10.4: Implement and define "lot area" as the total area of the lot minus the area/property located westerly of the building setback lines as described in Section 25.50.004(B)(1)(2)(3) or the oceanfront bluff ("oceanfront bluff edge" as defined in LCP Glossary), whichever is more restrictive.

Suggested Modification No. 38 - Policy 10.6: Require all fuel modification to be located within the site being developed. Exceptions may be granted for existing legal building sites when findings can be made by the approval authority that other alternatives are not available and a strict application of this policy would endanger environmentally sensitive resources or deny a property owner

reasonable use of an already existing legal building site. Fuel modification performed by private property owners cannot go beyond property lines without agreement by the adjacent property owners. Fuel modification on public land to protect existing development should be avoided whenever feasible; if avoidance isn't feasible, measures must be employed to minimize the amount of fuel modification necessary on public land. (Similar to Policy 7.6.)

Suggested Modification No. 39 - Add the following new Actions to Policy 10.6:

Action 10.6.1: The development proposal should address the required fuel modification as part of the initial application and should integrate fuel modification provisions into the site plan in such a way as to minimize impact on existing native vegetation and areas of visual prominence. Any required thinning of flammable vegetation shall be conducted outside of the bird nesting season if feasible. Alternative means to thinning and/or removal of native vegetation for fire hazard management such as minimizing the building envelope, and/or siting of the structure(s) away from hazard areas, and/or use of fire retardant design and materials are preferred where feasible.

Action 10.6.2: Equivalent methods of fire risk reduction shall be determined on a case by-case basis by the City and may include the following, or a combination of the following, but are not limited to: compliance with Building Code and Fire Code requirements for projects; tile roof treatments; irrigated buffer zones; installation of masonry or other non-combustible fire resistant wall; boxed eaves; reduced landscaping; other alternative construction to avoid the need for vegetation thinning, pruning or vegetation removal.

Action 10.6.3: No new division of land shall be allowed which would require new fuel modification (e.g. vegetation removal) or new fuel breaks in environmentally sensitive habitat areas or on public open space or park lands to protect new development within the resultant lots.

Action 10.6.4: Update the Safety Element to incorporate current fuel modification and fuel break practices and requirements.

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