PLEASE NOTE
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Call (562) 590-5071

CURRENT AS OF 24 JAN 2020 (12pm)

NOTICE: Effective 1 Jan 2020
Appeals sent via e-mail will only be accepted if e-mailed to:

southcoast@coastal.ca.gov
January 16, 2020

Amber Dobson, District Manager
California Coastal Commission
301 Ocean Avenue, Suite 300
Long Beach, CA 90802-4302

Re: 31561 Table Rock Drive
AC Master Plan
CDP exemption

Dear Ms. Dobson:

As requested, please find enclosed plans used for consideration of the Coastal Development Permit exemption and prior DRB minutes and Staff report for reference. Please contact me if you have any questions (949) 497-0332 or ncsira@lagunabeachcity.net.

- CDP Exemption request
- Minutes & Staff Report (9/12/19)
- Reduced Plans

Sincerely,

Nancy Csira
Zoning Administrator
COASTAL DEVELOPMENT PERMIT EXEMPTION
NO PERMIT REQUIRED

January 16, 2020

Amber Dobson, District Manager
California Coastal Commission
301 Ocean Avenue, Suite 300
Long Beach, CA 90802-4302

Applicant Name: Cynthia Enriquez – Talent Air.
Project Location: 31561 Table Rock Drive, Laguna Beach, CA 92651

Project Description: Master Plan for the installation of air conditioning units for the Table Rock Condominiums (45 Residential Units). Owners will have the option of installing air conditioning equipment within the crawlspace below the existing building. Ventilation will be installed to allow for sufficient airflow in the crawlspace area. Any removed materials will be hauled by hand to the street and disposed by the contractor at an appropriate disposal site. All mechanical systems will be confined within the building, in the crawl space and piping up through the floors. The air conditioning and vent materials will be delivered and hauled by hand to the crawl space area. No pulleys, conveyor belt or other machinery is involved for this purpose. There is no construction staging area. Materials will be located in the crawlspace. Materials would consist of 6” diameter conduit and copper pipe, vents, and air conditioning units. The building has several access doors which allow for materials to be stored in the crawl space. No change in footprint, use, or floor area is proposed. The proposed installation of new HVAC systems in the crawl space below the existing building does not involve the placement of any solid materials within 50 feet of the bluff edge and will not require the presence, whether temporary or permanent, of mechanized construction equipment or construction materials within 50 feet of the bluff edge. Such solid materials will be restricted to the inside the building, including in the crawlspace. A bluff edge determination is not required, as the project does not include the placement of any solid material, or presence of mechanized equipment or construction equipment, within 50 feet of the bluff edge, and all construction work is confined to the interior of the structure.

This is to certify that this location and/or proposed project has been reviewed by the staff of the Community Development Department. A Coastal Development Permit is NOT necessary for the reasons checked below:

☐ The site is not located within the Coastal Zone as established by the California Coastal Act of 1976, as amended.

☐ The proposed development is included in categorical Exclusion Number ____ adopted by the California Coastal Commission.
The proposed development is judged to be repair or maintenance activity not resulting in an addition to or enlargement or expansion of the object of such activities and not involving any risk of substantial adverse environmental impact (Coastal Act Section 30610(d)).

1. No structural changes or alterations, which cumulatively, in addition to past structural alterations (whether or not they were permitted), result in replacement of 50% or more of the structure (See Tit. 14, Div. 5.5, Cal. Code of Regs. § 13252(b)); and

2. There is no presence of mechanize equipment or construction materials within 50 feet of the bluff edge.

The proposed development is an improvement to an existing single family residence (Coastal Act Section 30610(a)) and not located in the area between the sea and the first public road or within 300 feet of the inland extent of any beach (whichever is greater) (Section 13250(b)(4) of 14 Cal. Admin. Code).

The proposed development is an improvement to an existing single-family residence and is located in the area between the sea and the first public road or within 300 feet of the inland extent of any beach (whichever is greater), but is not

1) Guest houses and self-contained second residential units;

2) Improvements to any structure located on a beach, wetland or stream, or where the structure or proposed improvements would encroach within fifty feet of a coastal bluff edge;

3) Improvements to any structure between the sea and first public roadway paralleling the sea, or within three hundred feet of the inland extent of any beach, whichever is the greater distance when such improvements would constitute or result in any of the following:
   a) An increase of ten percent or more of the internal floor area of the existing structure(s) on the building site or an additional increase in floor area bringing the aggregate increase to ten percent or more,
   b) The construction of an additional story or loft or increase in building height of more than ten percent,
   c) The construction, placement or establishment of any significant detached structure such as a garage, fence, shoreline protective works or docks;

4) Expansion or construction of a water well or septic system;

5) Improvements in an area which the Coastal Commission has determined to have a critically short water supply that must be maintained for the protection of coastal resources or public recreational use including the construction of any major water-using development not essential to residential use such as, but not limited to, swimming pools or the construction or extension of any landscaping irrigation system;

6) Any improvement where the coastal development permit issued for the original structure indicates that future additions would require a coastal development permit;

7) Any significant alteration of landforms including removal or placement of vegetation on a beach, wetland, or sand dune, or within fifty feet of the edge of a coastal bluff or stream, or in areas of natural vegetation designated by resolution of the coastal

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commission as a significant natural habitat. (Coastal Act Section 30610(a); Section 13250(b)(4) of the Administrative Regulations; and Laguna Beach Municipal Code Section 25.05.040(A)).

☐ The proposed development is an interior modification to an existing use with no change in the density or intensity of use (Coastal Act Section 30106).

☐ The proposed development involves the installation, testing, and placement in service of a necessary utility connection between an existing service facility and development approved in accordance with coastal development permit requirements, pursuant to Coastal Act Section 30610(f).

☐ The proposed development is the rebuilding of a structure, other than a public works facility, destroyed by natural disaster. The replacement conforms to all of the requirements of Coastal Act Section 30610(g).

☐ Other:

Please be advised that only the project described above is exempt from the permit requirements of the Coastal Act and the Laguna Beach Municipal Code. Any change in the project may cause it to lose its exempt status. This certification is based on information provided by the recipient of this letter. If, at a later date, this information is found to be incorrect or incomplete, this letter will become invalid, and any development occurring at that time must cease until a Coastal Development Permit is obtained.

Sincerely,

Nancy Csira
Zoning Administrator
City of Laguna Beach
(949)497-0332
ncsira@lagunabeachcity.net

Cc: Jim Pechous, Assistant Director of Community Development
    So Kim, Senior Principal Planner
COASTAL DEVELOPMENT PERMIT EXEMPTION
NO PERMIT REQUIRED

Date: March 2, 2020
Exemption Reference Number: ZPC 2019-4915
Applicant Name: Dave Eslinger, Designer
Project Location: 32015 Coast Highway (AKA 32015 Point Place)

Project Description: Interior remodel of a 1,893 square-foot single-family dwelling that includes the following: convert an upper level bedroom into a master en suite which includes a closet, bathroom, and laundry room; demolish and reconstruct the interior staircase with no foundation work; demolish fireplace, chimney and infill the openings; install interior canned lighting; replace windows and doors within their existing openings; remove jalousie window and infill opening; and replace guardrails at existing 622 square-foot elevated decks with a post and cable rail system. Additional scope of work includes the following: demolish an unpermitted exterior stairway and infill the associated door opening; demolish unpermitted room enclosure between the detached garage and the single-family dwelling; restore the unpermitted garage conversion; and repaint the exterior of the structure.

This is to certify that this location and/or proposed project has been reviewed by the staff of the Coastal Commission. A Coastal Development Permit is NOT necessary for the reasons checked below:

- Improvements to Single-Family Homes. The proposed improvements to single-family dwellings and mobilehomes including ancillary structures is not classified as one of the following:
  1) Guest houses and self-contained second residential units;
  2) Located on a beach, wetland or stream, or encroach within fifty feet of a coastal bluff edge;
  3) Located between the sea and first public roadway paralleling the sea, or within three hundred feet of the inland extent of any beach, whichever is the greater distance and result in any of the following:
     a) An increase of ten percent or more of the internal floor area of the existing structure(s) on the building site or an additional increase in floor area bringing the aggregate increase to ten percent or more,
     b) The construction of an additional story or loft or increase in building height of more than ten percent,
     c) The construction, placement or establishment of any significant detached structure such as a garage, fence, shoreline protective works or docks;
  4) Expansion or construction of a water well or septic system;
  5) Located in an area which the Coastal Commission has determined to have a critically short water supply that must be maintained for the protection of coastal resources or public recreational use including the construction of any major water-using development not essential to residential use.
  6) An original structure that was issued a coastal development permit that indicates that future additions would require a coastal development permit;
  7) Significant alteration of land forms including removal or placement of vegetation on a beach, wetland, or sand dune, or within fifty feet of the edge of a coastal bluff or stream, or in areas of natural vegetation designated by resolution of the coastal commission as a significant natural habitat.
<table>
<thead>
<tr>
<th>Improvements to Structures Other Than Single-Family. The proposed improvements to an existing structure (including attached fixtures and landscaping) other than single-family dwellings or public works facilities are exempt unless classified under the following:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) All nonexemption contained in the list above under Improvements to Single-family Homes. All nonexemption contained in the list above under Improvements to Single-family Homes.</td>
</tr>
<tr>
<td>2) Changes the intensity of use of the structure;</td>
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<tr>
<td>3) Conversion of an existing multiple-unit residential structure or visitor-serving commercial use to a condominium or stock cooperative;</td>
</tr>
<tr>
<td>4) Significant alteration of land forms including removal or placement of vegetation on a beach, wetland or sand dune within one hundred feet of the edge of a coastal bluff or stream or in areas of natural vegetation designated by resolution of the coastal commission as a significant natural habitat.</td>
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<tr>
<th>Repair and Maintenance Activities. Repair and maintenance of shoreline protective works that do not result in an addition to, or enlargement or expansion of, unless classified under the following:</th>
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</thead>
<tbody>
<tr>
<td>1) Repair or maintenance of a sea wall revetment, bluff retaining wall, breakwater, groin, culvert, outfall or similar shoreline work;</td>
</tr>
<tr>
<td>2) Replacement of twenty percent or more of a sea wall revetment, bluff retaining wall, breakwater, groin, or similar protective work under one ownership, unless destroyed by natural disaster;</td>
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<tr>
<td>3) Routine maintenance dredging that involves the dredging of one hundred thousand cubic yards or more within a twelve-month period; or in the placement of dredge spoils of any quantity within an environmentally sensitive habitat area, or any sand area, within fifty feet of the edge of a coastal bluff or environmentally sensitive habitat area, or within twenty feet of coastal waters or streams; or the removal, sale, or disposal of dredge spoils of any quantity that would be suitable for beach nourishment in an area the coastal commission has declared by resolution to have a critically short sand supply that must be maintained for protection of structures, coastal access or public recreational use;</td>
</tr>
<tr>
<td>4) Located in an environmentally sensitive habitat area, any sand area, within fifty feet of the edge of a coastal bluff or environmentally sensitive habitat area; or within twenty feet of any coastal waters and streams that include:</td>
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<tr>
<td>(a) The placement or removal, whether temporary or permanent, of rip-rap, rocks, sand or other beach materials or any other forms of solid materials,</td>
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<tr>
<td>(b) The presence, whether temporary or permanent, of mechanized equipment or construction materials, except that the use of such equipment solely for routine beach cleaning and park maintenance shall not require a coastal development permit;</td>
</tr>
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| Utility Connections. The installation, testing, and placement in service or the replacement of any necessary utility connection between an existing service facility and any development approved pursuant to Laguna Beach Municipal Code Chapter 25.07.008. |

| The replacement of any structure, other than a public works facility, destroyed by natural disaster is exempt, provided such replacement structure is designed and intended for the same use as the destroyed structure and further, such replacement structure does not exceed the floor area, height or bulk of the destroyed structure by more than ten percent and is sited in the same location on the same building site as the destroyed structure. |

Please be advised that only the project described above is exempt from the permit requirements of the certified Local Coastal Program for Laguna Beach. Any change in the project may cause it to lose its exempt status. This certification is based on information provided by the applicant. If, at a later date, this information is found to be incorrect or incomplete, this letter will become invalid, and any development occurring at that time must cease until a Coastal Development Permit is obtained.

Community Development Department  
City of Laguna Beach  
(949) 497-0712