

**PLEASE NOTE:**

THIS FILE IS ONLY UPDATED PERIODICALLY

For further updates call:

(562)590-5071

**CURRENT AS OF 27 JUNE 2025  
(12PM)**

**NOTICE**

Effective 1 January 2020, appeals sent via e-mail will

only be accepted if e-mailed to:

SouthCoast@coastal.ca.gov

**APPEAL PERIOD ENDS**

**AT 5:00 P.M. ON**

**6/30/2025**



**Received**

**South Coast Region**

**6/16/2025**

**California Coastal Commission**

**COASTAL DEVELOPMENT PERMIT EXEMPTION  
NO PERMIT REQUIRED**

Date: June 12, 2025

Case No.: CDP-2025-1238

Applicant Name: Gregory Paul

Project Location: 305 North Coast Highway

Project Planner: Claire Park

Project Description:

Repair and replace exterior stucco (Like for Like). Paint with same color

☒ Appealable

☐ Non-Appealable

Pursuant to Municipal Code Section 25.07.008 (Exemptions), the proposed development is without risk of adverse environmental effect on coastal resources, including public access, and therefore do not require a Coastal Development Permit (CDP) for the reason(s) checked below:

<input type="checkbox"/>	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 not classified as one of the following:  1) Nonexemptions (a) through (g) contained in the list above under Improvements to Single-family Homes; 2) Changes the intensity of use of the structure; 3) Conversion of an existing multiple-unit residential structure or visitor-serving commercial use to a use involving a fee ownership or long-term leasehold, including but not limited to a condominium or stock cooperative conversion; 4) Significant alteration of land forms including removal or placement of vegetation on a beach or sand dune, in a wetland or stream, within 100' of the edge of a coastal bluff or stream or in a highly scenic area, and/or in an environmentally sensitive area.
<input checked="" type="checkbox"/>	Repair and Maintenance. The proposed repair and maintenance activities do not result in an addition to, or enlargement or expansion of, the object of such repair and maintenance activities, and are not classified as one of the following:  a) Repair or maintenance of a sea wall revetment, bluff retaining wall, breakwater, groin, culvert, outfall or similar shoreline work that involves any of the following: 1. Substantial alteration of the foundation including pilings and other surface and subsurface structures, 2. The placement, whether temporary or permanent, of rip-rap, or artificial berms of sand or other beach material, or any other form of solid material, on a beach or in coastal waters, streams, wetlands, estuaries and lakes, or on shoreline protective works, 3. The replacement of 20% or more of the materials of an existing structure with materials of a different kind, 4. The presence, whether temporary or permanent, of mechanized construction equipment or materials on any sand area or bluff or environmentally sensitive area or within 20' of coastal waters or streams; b) Replacement of 20% or more of a sea wall revetment, bluff retaining wall, breakwater, groin, or similar protective work under one ownership, unless destroyed by natural disaster;



- c) Any method of routine maintenance dredging that involves:
1. The dredging of 100,000 cubic yards or more within a 12 month period; or in
  2. The placement of dredge spoils of any quantity within an environmentally sensitive area, or any sand area, within 50' of the edge of a coastal bluff or environmentally sensitive area, or within 20' of coastal waters or streams; or
  3. 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;
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1. Held between Memorial Day weekend and Labor Day;
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Community Development Department  
City of Laguna Beach  
(949) 497-0712

AT 5:00 P.M. ON  
6/30/2025

South Coast Region

6/16/2025

California Coastal Commission



## COASTAL DEVELOPMENT PERMIT EXEMPTION NO PERMIT REQUIRED

Date: June 11, 2025

☒ Appealable

Case No.: CDP-25-0800

☐ Non-Appealable

Applicant Name: Todd Skenderian

Project Location: 20612 Laguna Canyon Road

Project Planner: Sarah Olsen, Assistant Planner

Project Description:

Construction Revisions: (Animal Shelter) 1) Back-up power generator 2) Interior layout changes of 1st floor plan - overall decreased parking requirement. 3) Various window/door alterations. 4) Increase the building height by 3.5". (PMMC) 1) HVAC on roof 2) Various window/door alterations 3) Convert two fish freezers into one unit. 4) The previously proposed recessed entry into southerly upper level main entrance to be removed

Pursuant to Municipal Code Section 25.07.008 (Exemptions), the proposed development is without risk of adverse environmental effect on coastal resources, including public access, and therefore do not require a Coastal Development Permit (CDP) for the reason(s) checked below:

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



## COASTAL DEVELOPMENT PERMIT EXEMPTION NO PERMIT REQUIRED

Date: 06/23/2025

Case No.: CDP-2025-1313



Applicant Name: Jay Mendoza

Project Location: 1370 Circle Way

Project Planner: Sarah Olsen, Assistant Planner

Project Description:

Replace all existing skylights, reframe chimney, add new window to dining room, add potting sink under entry stairs, relocate outdoor shower.

☒ Appealable

☐ Non-Appealable

Pursuant to Municipal Code Section 25.07.008 (Exemptions), the proposed development is without risk of adverse environmental effect on coastal resources, including public access, and therefore do not require a Coastal Development Permit (CDP) for the reason(s) checked below:

<input checked="" type="checkbox"/>	<p>Improvements to Single-Family Homes. The proposed improvements to single-family dwellings and mobilehomes including ancillary structures and landscaping, are not classified as one of the following:</p> <ul style="list-style-type: none"> <li>a) Guest houses and self-contained accessory dwelling units;</li> <li>b) Located on a beach, in a wetland or stream, seaward of the mean high tideline, within fifty feet of a coastal bluff edge, in an environmentally sensitive area, and/or in an area designated as highly scenic in the certified Land Use Plan;</li> <li>c) Located between the sea and first public roadway paralleling the sea, or within 300' of the inland extent of any beach, whichever is the greater distance and result in any of the following:                         <ul style="list-style-type: none"> <li>1. An increase of 10% or more of the internal floor area of the existing structure on the building site or an additional increase in floor area bringing the aggregate increase to 10% or more cumulatively over time,</li> <li>2. An increase in height of more than 10% of any structure,</li> <li>3. The construction, placement or establishment of a detached structure such as a garage, fence, shoreline protective works, or docks;</li> </ul> </li> <li>d) Expansion or construction of a water well or septic system;</li> <li>e) 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.</li> <li>f) An original structure that was issued a coastal development permit that indicates that future additions would require a coastal development permit;</li> <li>g) An original structure that was issued a CDP that indicates that future improvements would require a CDP.</li> <li>h) Significant alteration of land forms including removal or placement of vegetation on a beach, wetland, or sand dune, or within 50' of the edge of a coastal bluff or stream, or in areas of natural vegetation or in other environmentally sensitive areas</li> </ul>
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Community Development Department  
City of Laguna Beach  
(949) 497-0712



06/23/2025

California Coastal Commission

AT 5:00 P.M. ON  
07/08/2025**COASTAL DEVELOPMENT PERMIT EXEMPTION  
NO PERMIT REQUIRED**

Date: 06/10/2025

Case No.: CDP 25-1167



Applicant Name: Sean Campell

Project Location: 690/696 Cliff Drive

Project Planner: Isidoro Serna, Planning Technician

Project Description:

Reroof with insulation and Thermoplastic Polyolefin (TPO). Remove and replace elevated planter guardrails at 2nd & 3rd floors.

☒ Appealable☐ Non-Appealable

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- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | Improvements to Single-Family Homes. The proposed improvements to single-family dwellings and mobilehomes including ancillary structures and landscaping, are not classified as one of the following:   |
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| d)                       | Expansion or construction of a water well or septic system;   |
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Community Development Department  
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(949) 497-0712

Received

South Coast Region

06/24/2025

California Coastal Commission



APPEAL PERIOD ENDS

AT 5:00 P.M. ON

07/09/2025

**COASTAL DEVELOPMENT PERMIT EXEMPTION  
NO PERMIT REQUIRED**

Date: May 14, 2025

Case No.: CDP-25-1039

Applicant Name: Jill Templin

Project Location: 207 Ocean Avenue

Project Planner: Sarah Olsen, Planning Technician

Project Description:

Install one wall sign, one suspended sign and two window signs.

☒ Appealable

☐ Non-Appealable

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