

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
200 Oceangate, Suite 1000
Laguna Beach, CA 90802-4302
(949) 590-5071

RECORD PACKET COPY

**Tu17.5a**

February 13, 2003

TO: Commissioners and Interested Persons

**FROM: Deborah Lee, Deputy Director
Stephen Rynas, Orange County Area Supervisor
Meg Vaughn, Coastal Program Analyst**

SUBJECT: Major Amendment Request No. 1-02 to the City of Laguna Beach Certified Local Coastal Program (For Public Hearing and Commission Action at the March 4-7, 2003 meeting in San Luis Obispo).

SUMMARY OF LCP AMENDMENT REQUEST NO. 1-02 A

Request by the City of Laguna Beach to amend the Implementation Plan (IP) portion of the Local Coastal Program (LCP) by changing the zoning in the area known as Lagunita from R1 Residential Low Density to a newly created residential zone entitled the Lagunita Zone which would apply only within the Lagunita community in City of Laguna Beach, Orange County. The existing land use designation at the site is Village Low Density, which allows single family residential development. The proposed zone is consistent with that designation. The proposed residential zone is generally more restrictive than the existing R1 zone. The primary change would be to establish stricter height limits within the community. The proposed amendment is a change to the City's Implementation Plan only. No change to the certified Land Use Plan is proposed.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing:

Approve the amendment request to the Implementation Plan as submitted.

The amendment to the IP portion of the LCP is proposed to change the zoning within the Lagunita community only from R1 Village Low Density to the newly created residential zone entitled the Lagunita Zone. The proposed amendment is in conformance with and adequate to carry out the provisions of the certified Land Use Plan. The motion to accomplish this recommendation is found on page 3. As submitted the amendment is consistent with and adequate to carry out City's certified Land Use Plan.

STANDARD OF REVIEW

The standard of review for the proposed amendment to the LCP Implementation Plan, pursuant to Sections 30513 and 30514 of the Coastal Act, is that the proposed amendment is in conformance with, and adequate to carry out, the provisions of the certified Land Use Plan (LUP).

SUMMARY OF PUBLIC PARTICIPATION

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

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

The Laguna Beach City Council held public hearings on the proposed LCP amendment on November 19, 2002, October 1, 2002, and September 17, 2002. In addition, the Laguna Beach Planning Commission held a public hearing on the proposed LCP amendment on August 28, 2002. At the August 28, 2002 Planning Commission hearing, three people spoke at the public hearing. All were in support of the proposed amendment. There were no speakers at the other hearings. In addition, two letters supporting the proposed amendment were received at the August 28, 2002 hearing.

The amendment file was made available for public review in the City's Department of Community Development. Public hearing notices were mailed to property owners of record for the parcels which are the subject of the amendment as well as owners and occupants of parcels within a 300 foot radius. Notice of the public hearing was published in the Laguna Beach Coastline, a local newspaper of general circulation, on August 16, 2002, September 6, 2002, and September 27, 2002.

STAFF NOTE: Laguna Beach Local Coastal Program amendment 1-02 consists of two parts. Only the portion dealing with the Lagunita zone change, assigned the LCP amendment No. **1-02 A**, is before the Commission at this time. The second part of LCP amendment 1-02 proposes to amend the certified Land Use Plan by updating the water quality policies. The portion of LCP amendment 1-02 that deals with the water quality policies has been assigned the LCP amendment No. **1-02 B**. LCP amendment 1-02 B will be scheduled for Commission hearing at a later date.

Although the two portions of LCP amendment 1-02 were submitted together in a single package, they were submitted pursuant to two separate City Council resolutions. Commission staff is working on, but is not yet prepared to proceed with, LCP amendment 1-02 B. In the interim, the City has requested that Commission staff bring LCP amendment 1-02 A to the Commission independently. The LCP amendment 1-02 submittal was deemed complete on December 16, 2002.

At its meeting of February 7, 2003, the Commission granted a one-year extension on the time limit to act on the LCP amendment.

ADDITIONAL INFORMATION

Copies of the staff report are available at the South Coast District office located in the ARCO Center Towers, 200 Oceangate, Suite 1000, Long Beach, 90802. To obtain copies of the staff report by mail, or for additional information, contact *Meg Vaughn* in the Long Beach office at (562) 590-5071.

I. STAFF RECOMMENDATION

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

MOTION

"I move that the Commission reject Implementation Plan amendment No. 1-02 A to the City of Laguna Beach Local Coastal Program as submitted."

Staff recommends a **NO** vote. Failure of this motion will result in certification of the Implementation Plan amendment as submitted and the adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the Commissioners present.

Resolution to certify the amendment to the Implementation Plan as submitted

The Commission hereby certifies Amendment Request No. 1-02 A to the Implementation Plan of the City of Laguna Beach Local Coastal Program as submitted, and adopts the findings set forth below on the grounds that the amended ordinances, maps, and other implementing actions are consistent with, and adequate to carry out, the provisions of the certified Land Use Plan, as provided in Section 30513 of the Coastal Act. Approval of the Implementing Actions meets the requirements of Section 21080.5(d)(2)(A) of the California Environmental Quality Act in that there are no further feasible alternatives or mitigation measures available which would substantially lessen any significant adverse impact that the approval of the Implementing Actions would have on the environment.

II. FINDINGS

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

A. Amendment Description

The proposed amendment is a request by the City of Laguna Beach to amend the Implementation Plan (IP) portion of the Local Coastal Program (LCP) by rezoning the area commonly referred to as the Lagunita Community from the R1 Residential Low Density Zone to a newly created residential zone entitled the Lagunita Zone. The area proposed to be rezoned is located westerly of South Coast Highway and generally between Blue Lagoon Village to the south and Dumond Drive to the north (see exhibit A). The proposed rezone involves 64 single family lots. The proposed

Laguna Beach LCP
Amendment 1-02 A
Page 4

amendment would change the City's Implementation Plan only. No change to the certified Land Use Plan (LUP) is proposed.

Lagunita is a private locked gate community located between the sea and the first public road, South Coast Highway. However, public access to the sandy beach seaward of the community (known as Victoria Beach) is available via the adjacent Dumond Drive, as well as by a public access stairway located at Victoria Drive. Because public access is available to the beach seaward of the Lagunita Community, Lagunita was not included as one of the areas of deferred certification at the time the City's Local Coastal Program was certified.

Topographically, the Lagunita Community slopes from the level of Coast Highway down to the sandy beach below. Fifteen of the residential lots front on the beach. Of those fifteen, eleven are at the beach level. The remaining four are located on a rocky outcropping that varies in height.

B. Land Use

The standard of review for changes to the Implementation Plan of a certified LCP is whether the Implementation Plan with the proposed amendment will be in conformance with, and adequate to carry out, the provisions of the certified Land Use Plan (LUP). The certified land use designation for the Lagunita Community is Village Low. The Village Low Density land use designation is described in the certified Land Use Plan as follows:

These lands provide for single family residential development at urban densities in areas that are predominantly developed and support existing detached single family residences. This classification is intended to provide a quiet living environment free from rooming and boarding houses and commercial and industrial activities. Building density is permitted at 3 to 7 dwelling units per gross acre and limits development to one house per parcel.

The existing zoning for the Lagunita community is R-1 Residential Low Density Zone. Regarding this zone, the Section 25.10.002 of the certified IP states, in part: "This zone is intended for low-density, single-family residential areas which will provide a suitable environment for family life for permanent residents. The zone is intended to provide a quiet living environment free from rooming and boarding houses, commercial and industrial activities, and, to the greatest degree possible, free from other than local vehicular traffic." The R1 zone identifies the uses allowed, property development standards (such as density, building height, required yard area), etc.

The proposed Lagunita zone in general would be more restrictive than the R1 zone that currently applies to the area. The proposed permitted uses for the Lagunita zone are more restrictive than the R-1 zone and would allow only single family dwellings and small childcare facilities (as required by state law). The uses that would no longer be allowed are: guest house, home occupations, public parks, and mobile homes. In addition, the section that allows the Planning Commission discretion over additional uses is not included in the proposed zone. Uses permitted subject to an administrative use permit would remain the same as what is currently allowed under the R1 zone; specifically, "family day care home, large", which will be subject to the same standards. With these changes, the new zoning restriction would remain consistent with, and adequate to carry out, the provisions of the certified LUP, including the Village Low Density land use designation for this area.

Of the uses that would no longer be allowed under the proposed zone, the only use that has a high priority under the certified Land Use Plan is public parks. Regarding public parks the LUP finds

Laguna Beach LCP
Amendment 1-02 A
Page 5

that "parks are desirable and beneficial to the well-being of urban inhabitants." The City's certified Land Use Plan Technical Appendix, incorporates Section 30213 of the Coastal Act as follows:

Lower cost visitor and recreational facilities ... shall be protected, encouraged and where feasible provided. Developments which provide public recreational opportunities are preferred.

Allowing public parks within the R1 zone is appropriate because land may be available which is or could be developed as a public park. However, the Lagunita community is made up entirely of subdivided residential lots and the street that serves them (see exhibit B9). There are no vacant parcels within the community. Further, there are no publicly owned parcels within Lagunita. In addition, there are no private community parks within Lagunita. Thus, it is not reasonable or likely that a public park could be developed within the Community. The private, locked gate nature of the community further complicates the likelihood of development of a public park. Furthermore, the LUP includes the land use designation Public Recreation and Parks. This designation is not applied in the Lagunita community as it would not be appropriate for any of the lots within the community. The proposed zone change will not change the primary use, which is residential. Moreover, the proposed zone change would not render the area inconsistent with, or inadequate to carry out, the policies of the Village Low Density land use designation that continues to apply to this area. For these reasons, deleting public parks as a use within this area is acceptable.

The proposed front and side yard setbacks would generally be the same as the R1 zone except that in no case would they be less than seven (7) feet. The rear yard setback would also be generally the same as the R1 zone except that in no case would it be less than twenty (20) feet. In terms of building height, the proposed Lagunita Zone would establish a building site/lot specific height limit. The proposed building height limits would be more restrictive than the current R1 standards, with the exception of 14 of the 63 lots, which will maintain the current R1 height restrictions. The 14 lots which will retain the R1 height restriction are those that border Coast Highway (see exhibit B9). The proposed zone also incorporates by reference the Design Review Criteria listed in Section 25.05.040 of the certified Implementation Plan portion of the LCP and adds "view preservation" to the criteria.

Regarding the purpose of the proposed rezone, the City's submittal letter states: "The purpose of the rezone and amendment is to create development standards that would be consistent with the development standards of the Lagunita Community Association's CC&Rs." The proposed amendment is the result of the City working with the Lagunita community in an effort to preserve the established, tiered pattern of development and the community character. The primary object appears to be private view preservation. Although only public, not private, views rise to a level of statewide importance or implicate policies set forth in the Coastal Act, the certified LUP does address private views. It states: "As part of the Design Review process, maximize the preservation of views of coastal and canyon areas from exiting residences, and public view points while respecting rights of property owners proposing new construction." Thus the proposed zone's attempt to protect private views is not inconsistent with the certified LUP.

Public views at the subject site do not exist. Currently views from South Coast Highway are obscured by existing development and mature vegetation. The Lagunita community slopes from the level of Coast Highway to the sandy beach below. Thus the inland-most lots are at the same level as Coast Highway. The certified LUP does not identify any public views across the subject site (the Lagunita community).

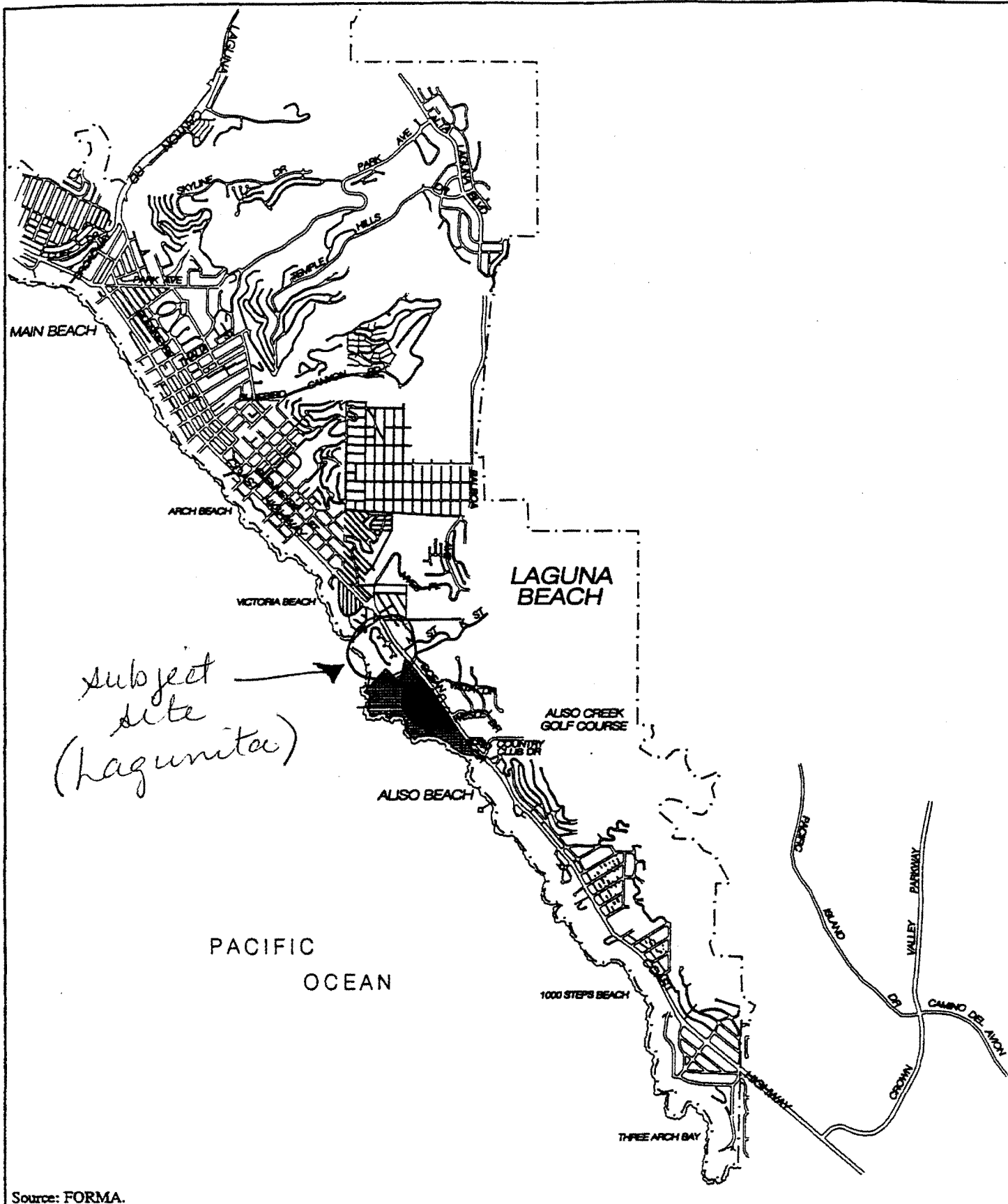
For the reasons described above, the proposed zone change does not create inconsistencies with the City's certified Land Use Plan. Therefore, the Commission finds that the proposed Implementation Plan zone change is consistent with and adequate to carry out the provisions of the certified Land Use Plan (LUP).

C. CALIFORNIA ENVIRONMENTAL QUALITY ACT

Section 21080.9 of the California Public Resources Code – and the California Environmental Quality Act (CEQA) - exempts local governments from the requirement of preparing environmental impact reports (EIRs), among other things, in connection with their activities and approvals necessary for the preparation and adoption of local coastal programs (LCPs). Instead, the CEQA responsibilities are assigned to the Coastal Commission. However, the Commission's LCP review and approval program has been found by the Resources Agency to be functionally equivalent to the EIR process. Thus, under Section 21080.5 of CEQA, the Commission is relieved of the responsibility to prepare an EIR for each LCP. Nevertheless, the Commission is required, in approving an LCP submittal, to find that the proposal does conform with the provisions of CEQA, and to base any certification on a specific factual finding supporting the conclusion that the proposal "meets the requirements of [CEQA] Section 21080.5(d)(2)(i) ... , which requires that an activity will not be approved or adopted as proposed if there are feasible alternative or feasible mitigation measures available which would substantially lessen any significant adverse impact which the activity may have on the environment." 14 C.C.R. Sections 13555(b), 1354(a), and 1354(f). The City of Laguna Beach LCP amendment 1-02 A consists of an amendment to the Implementation Plan (IP) only.

As outlined in this staff report, the proposed zone change would result in creation of a new residential zone which would replace the R1 Zone in the Lagunita community only. The proposed zoning is more restrictive than the existing zoning. In addition, both the existing and proposed zoning are residential. Thus, the Commission finds that the IP amendment is in conformity with and adequate to carry out the land use policies of the certified LUP. Moreover, the Commission finds that approval of the LCP amendment will not result in significant adverse environmental impacts under the meaning of CEQA. Therefore, the Commission certifies LCP amendment request 1-02 A as submitted.

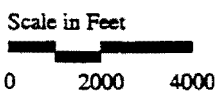
LAGUNA BEACH



*subject site
(lagunita)*

Source: FORMA.

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COASTAL COMMISSION
LGB LCPA 1-02A

EXHIBIT # A
PAGE 1 OF 1

Vicinity Map

RESOLUTION NO. 02.070

DEC 11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH, CALIFORNIA, REQUESTING CERTIFICATION BY THE CALIFORNIA COASTAL COMMISSION OF LOCAL COASTAL PROGRAM AMENDMENT 02-03 AND ZONING ORDINANCE AMENDMENT//REZONE 02-05, PERTAINING TO THE LAGUNITA ZONE

WHEREAS, on August 28, 2002, the Planning Commission conducted a legally noticed public hearing in accordance with Government Code Section 65090 and Public Resources Code Sections 30503 and 30510, and after reviewing all documents and testimony, the Commission voted to recommend that the City Council approve Zoning Ordinance Amendment/Rezone 02-05 and Local Coastal Program Amendment 02-03 pertaining to the Lagunita Zone; and

WHEREAS, on September 17, 2002, and October 1, 2002, the City Council conducted legally noticed public hearings and, after reviewing all documents and testimony, approved Zoning Ordinance Amendment/Rezone 02-05 and Local Coastal Program Amendment 02-03; and

WHEREAS, the City Council intends to implement the Local Coastal Program in a manner fully consistent with the California Coastal Act.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA BEACH does RESOLVE and ORDER as follows:

SECTION 1. That Zoning Ordinance Amendment/Rezone 02-05 and Local Coastal Program Amendment 02-03 ("Amendment"), a copy of which is attached as Exhibit A and incorporated by this reference as though fully set forth herein, was approved on October 1, 2002.

*Resolution w/
Ordinance*

COASTAL COMMISSION
LGB LCPA 1-02A
EXHIBIT # B
PAGE 1 OF 9

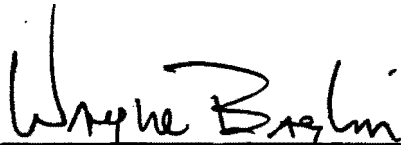
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SECTION 2. That the California Coastal Commission is hereby requested to consider, approve and certify Zoning Ordinance Amendment/Rezone 02-05 and Laguna Beach Local Coastal Program Amendment 02-03.

SECTION 3. That pursuant to Section 13551(b) of the Coastal Commission Regulations, Laguna Beach Local Coastal Program Amendment 02-03 will take effect automatically upon Coastal Commission approval, as provided in Public Resources Code Sections 30512, 30513 and 30519.

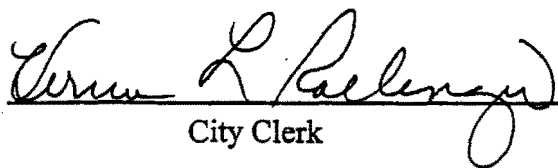
SECTION 4. The Amendment becomes effective immediately upon certification by the California Coastal Commission.

ADOPTED this 19th day of November 2002.



Wayne Baglin, Mayor

ATTEST:




City Clerk

I, VERNA L. ROLLINGER, City Clerk of the City of Laguna Beach, California, do hereby certify that the foregoing Resolution No. 02.070 was duly adopted at a Regular Meeting of the City Council of said City held on November 19, 2002, by the following vote:

AYES: COUNCILMEMBER(S): Kinsman, Dicterow, Freeman, Iseman, Baglin

NOES COUNCILMEMBER(S): None

ABSENT COUNCILMEMBER(S): None



City Clerk of the City of Laguna Beach, CA

B2

EXHIBIT A

ORDINANCE NO. 1411

AN ORDINANCE OF THE CITY OF LAGUNA BEACH APPROVING ZONING ORDINANCE AMENDMENT/REZONE 02-05 AND LOCAL COASTAL PLAN AMENDMENT 02-03 ESTABLISHING AND ADDING CHAPTER 25.24 OF THE LAGUNA BEACH MUNICIPAL CODE ENTITLED THE LAGUNITA ZONE AND AMENDING CHAPTER 25.02 ENTITLED ESTABLISHING DISTRICTS AND LIMITING THE USES OF LANDS THEREIN.

WHEREAS, on August 28, 2002, the Planning Commission conducted a legally noticed public hearing and, after reviewing and considering all documents, testimony and other evidence presented, unanimously voted to recommend that the City Council approve amendments to Municipal Code Chapters creating the Lagunita Zone; and

WHEREAS, the City Council conducted a legally noticed public hearing and has reviewed and considered all documents, testimony and other evidence presented; and

WHEREAS, the City Council of the City of Laguna Beach conducted a legally noticed public hearing regarding the proposed amendments and related items and recommends forwarding the amendments to the California Coastal Commission with a recommendation of approval and adoption; and

WHEREAS, the City Council finds that the proposed Local Coastal Program Amendment is consistent with the Certified Laguna Beach Coastal Land Use Plan designation of "Village Low Density", and further, such an amendment is intended to be carried out in a manner fully in conformance with the California Coastal Act; and

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

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SECTION 1. Municipal Code Chapters 25.02 and 25.24 is hereby amended as specified in Attachment A.

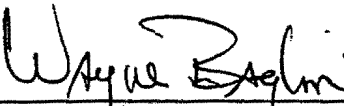
SECTION 2. This Ordinance is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15308 and 15321 of the State CEQA Guidelines.

SECTION 3. 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 herewith shall be hereby repealed to the extent of such inconsistency and no further.

SECTION 4. As part of the application requirements for the Local Coastal Program Amendment, the California Coastal Commission is hereby requested to consider, approve, and certify Local Coastal Program Amendment 02-03 and verifies that the amendment shall become effective upon certification by the Coastal Commission.

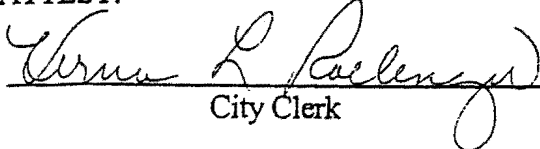
SECTION 5. The City Clerk of the City of Laguna Beach shall certify to the passage and adoption of this Ordinance, and shall cause the same to be published in the same manner required by law in the City of Laguna Beach. This Ordinance shall become effective thirty (30) days after the final approval by the City Council.

ADOPTED this 1st day of October, 2002.



Wayne Baglin, Mayor

ATTEST:



City Clerk


B4

I, Verna Rollinger, City Clerk of the City of Laguna Beach, do hereby certify that the foregoing Ordinance No. 1411 was introduced at a regular meeting of the City Council on September 17, 2002 and was finally adopted at a regular meeting of the City Council of said City held on October 1, 2002 by the following vote:

AYES: COUNCILMEMBER(S): Kinsman, Dicterow, Iseman, Baglin

NOES: COUNCILMEMBER(S): None

ABSENT: COUNCILMEMBER(S): Freeman



City Clerk of the City of Laguna Beach, CA

**Attachment A
To Ordinance No. 1411**

**25.02.04 Residential zone.
(H) Lagunita Zone**

Chapter 25.24

LAGUNITA ZONE

Sections:

- 25.24.001 Intent and purpose.**
- 25.24.002 Description.**
- 25.24.003 Uses permitted.**
- 25.24.004 Uses permitted subject to an administrative use permit.**
- 25.24.005 Property development standards.**
- 25.24.006 Design Review**

25.24.001 Intent and purpose.

This zone is intended for low-density, single-family residential development within the Lagunita community. Its purpose is to preserve existing ocean views and privacy through residential development that maintains both the community's terraced roofline profile and compatibility with the immediate residential neighborhood with regard to mass, scale, and height.

25.24.002 Description.

This Chapter shall only regulate that portion of the City commonly referred to as "Lagunita." The specific area shall include all of those lands located within Tract No. 1017 unit one of Lagunita in the County of Orange, Tract No. 1030 in the County of Orange, State of California and Parcel Map P.M. 105-48. The Lagunita Zone is depicted on the map labeled Exhibit "A", inclusive of Lots 1 through 64, set out at the end of this Chapter.

25.24.003 Uses permitted.

Buildings, structures, and land in the Lagunita Zone shall be used, and buildings and structures shall hereafter be erected, designed, structurally altered, or enlarged only for the following purposes:

- (A) Single-family dwelling;
- (B) Child care (family day care home, small,) subject to the standards in Chapter 25.08;

25.24.004 Uses permitted subject to an administrative use permit.

The following may be permitted subject to the granting of an administrative use permit as provided for in Section 25.05.020.

- (A) Family day care home, large, subject to the following standards:
 - (1) The operator of the facility must be licensed pursuant to Chapter 3.5 or 3.6 of the State Health and Safety Code.
 - (2) A business license shall be obtained in accordance with Chapter 5.08, Business Licenses;

Be

- (3) No signs identifying the day care facility are permitted other than those permitted pursuant to Section 25.54.010;
- (4) Parking shall be in compliance with Chapter 25.52;
- (5) Hours of operation shall be limited to the hours between seven a.m. and seven p.m.;
- (6) Outdoor play for children shall not begin before nine-thirty a.m.;
- (7) The facility shall comply with the State Fire Marshal fire and life safety standards.

25.24.005 Property development standards.

The development standards as set forth in the R-1 Residential Low Density Zone shall apply in the Lagunita Zone with the exception of the following:

(A) Yards.

(1) General Provisions.

(a) The general provisions of Chapter 25.50 shall apply except where noted in this Chapter.

(2) Front Yard.

(a) The front yard setback for the Lagunita Zone shall be the same as the R-1 Zone, but in no case less than seven (7) feet.

(3) Side Yard.

(a) The side yard setbacks for the Lagunita Zone shall be the same as the R-1 Zone, but in no case less than seven (7) feet on each side.

(4) Rear Yard.

(a) The rear yard setback for the Lagunita Zone shall be the same as the R-1 Zone, but in no case less than twenty (20) feet.

(5) Additional Building Setbacks.

(a) All additional building setbacks as set forth in Section 25.50.004 (D) shall apply.

(6) Building Height Standards.

(a) No new building or additions to existing buildings or structures in the Lagunita Zone shall have a height greater than the height limit indicated on Exhibit "A." For Lots 2 through 51 height shall be measured from the highest point of the curb adjacent to the street at the front of the property. For Lot 1 and Lots 52 through 64 the maximum allowable building height shall be the same as permitted under the property development standards for the R-1 Zone, Section 25.10.008(D).

(b) For "lot, through" as defined in Section 25.08.022, the maximum allowable building height shall be measured from the highest point of curb adjacent to the street with the higher elevation.

(B) Design Review.

(1) **Intent and Purpose.** The intent and purpose of this section is to establish design review standards and controls over private development in the Lagunita residential community. It is recognized that there are unique design aspects inherent in the Lagunita community that need to be preserved and enhanced, particularly with respect to preserving existing views and view corridors. The design criteria, as established herein, shall be utilized for all projects proposed within the Lagunita Zone. Prior to any discretionary review by the City, the Lagunita Community Association shall conduct its own project review. The Association will submit a letter of comment to the City for its consideration prior to the Design Review Board's review of the applicant's plans. The adoption of these design criteria will guide and ensure that all future growth contributes to preservation of the Lagunita community character.

(a) All buildings, structures, and improvements shall be evaluated on the criteria in Section 25.05.040, and on the following additional View Preservation criteria: a prime consideration for the Design Review Board in reviewing development applications including its landscaping shall be the maintenance of views and view corridors. For purposes of this Chapter, a "view corridor" shall be

defined as a vista or scenic field of vision enjoyed from a residence between and/or above other structures or buildings. Property development standards for the Lagunita Zone shall represent the maximum allowable building envelope. The actual development allowed might be less than that designated by the general standards for the Lagunita Zone because of localized conditions identified during the design review process.

The foregoing instrument is a correct copy
of the original on file in this office.

Attest December 13, 2002

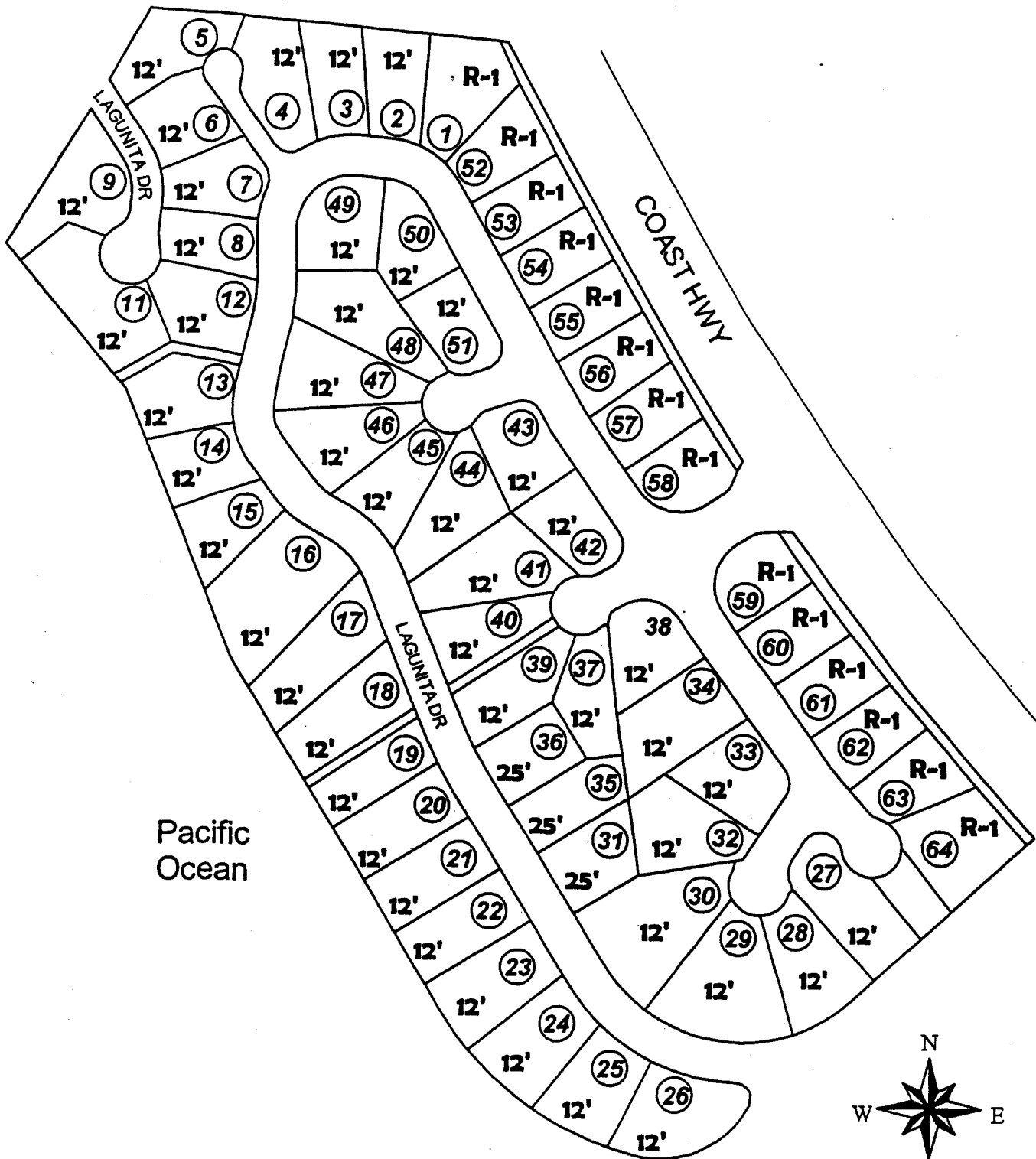
City Clerk of the City of Laguna Beach,
County of Orange, State of California.

By: Martha Anderson
Deputy City Clerk

B8

LAGUNITA ZONE

Exhibit "A"



B9