

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
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**Th7b**

March 18, 2008

TO: Commissioners and Interested Persons

FROM: Sherilyn Sarb, Deputy Director, Orange/San Diego County
Teresa Henry, District Manager, South Coast District
Karl Schwing, Supervisor, Regulation & Planning, Orange County Area
Gabriel Buhr, Coastal Program Analyst II

SUBJECT: Major Amendment Request No. 2-07 to the City of Laguna Beach Certified Local Coastal Program (For Public Hearing and Commission Action at the April 9-11, 2008 meeting in Santa Barbara).

SUMMARY OF LCP AMENDMENT REQUEST NO. 2-07

The City of Laguna Beach Local Coastal Program (LCP) was certified by the Coastal Commission in July 1993. The Downtown Specific Plan is part of the City's certified LCP Implementation Plan. Only the Implementation Plan (IP) portion of the certified LCP is affected by this amendment.

The amendment request by the City of Laguna Beach is proposed to revise and update the City's Downtown Specific Plan and the Implementation Plan (IP) portion of the Local Coastal Program (LCP) by incorporating the changes contained in City of Laguna Beach Resolution No. 07.004 (see Exhibit #3). The changes proposed under LCPA 2-07 involve changes to Topic 5 (Parking, Circulation and Public Transit) and Topic 10 (Civic Art District) of the Downtown Specific Plan; additionally changes to Section V (Civic Art Property Development Standards) were also proposed to reflect the prior mentioned policy updates.

Most of the changes proposed are clarifications and/or procedural in nature and do not raise issues with regard to consistency with the City's certified Land Use Plan. However, staff is recommending a few suggested modifications to assure continued consistency between the certified LUP and the IP as amended. The Local Coastal Program Amendment 2-07 affects only the Implementation Plan portion of the certified LCP and will not change the existing zoning of any land areas.

SUMMARY OF STAFF RECOMMENDATION

Staff is recommending that the Commission, after public hearing:

Deny the amendment request to the Implementation Plan **as submitted**.

Approve the amendment request to the Implementation Plan **if modified as recommended**.

The proposed amendment, if modified as recommended, is in conformance with and adequate to carry out the provisions of the certified Land Use Plan. **The motions to accomplish this are found on page 3.**

STANDARD OF REVIEW

The standard of review for the proposed amendment to the LCP Implementation Plan is conformance with and adequacy to carry out the provisions of the certified Laguna Beach Land Use Plan.

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 ordinance amendment followed a lengthy public participation process consisting of an initial City Council meeting with direction to the Planning Commission in June 2005. The Planning Commission held four meetings to review and discuss the proposed changes to the standards. On March 28, 2006 the City Council considered the Planning Commission recommended changes and appointed a subcommittee to rework the amendments to the regulations. The subcommittee met a number of times and proposed refinements to the revised height and parking regulations in the Civic Art District. The subcommittee refinements were presented to the Planning Commission on October 11, 2006. On January 16, 2007 the City Council adopted the amendments to the Civic Art District policies and development standards. In total eight public hearings on the matter of amending the Civic Art District policies and development standards were conducted by the Planning Commission and the City Council. Because the amendments were of city-wide effect notices were published in the local newspaper. In addition notices were sent to the Art-A-Fair, Sawdust Festival, Festival of Arts and City of Laguna Beach Arts Commission.

Written comments were received during the review of the proposed design review ordinance amendment. Testimony from the public was also presented at the Planning Commission and City Council hearings. Suggestions on modifications were evaluated and included, where appropriate, in the final ordinance amendment.

ADDITIONAL INFORMATION

Copies of the staff report are available on the Commission's website at www.coastal.ca.gov and 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 *Gabriel Buhr* in the Long Beach office at (562) 590-5071. The City of Laguna Beach contact for this LCP amendment is Ann Larson, Planning Administer, who can be reached at (949)-497-0320.

I. STAFF RECOMMENDATION

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

A. Denial of the IP Amendment as Submitted

MOTION: *I move that the Commission reject the Implementation Plan Amendment No. 2-07 for the City of Laguna Beach as submitted.*

STAFF RECOMMENDATION OF REJECTION:

Staff recommends a **YES** vote. Passage of this motion will result in rejection of Implementation Plan amendment 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 DENY CERTIFICATION OF THE IMPLEMENTATION PLAN AMENDMENT, AS SUBMITTED:

The Commission hereby denies certification of the Implementation Plan Amendment No. 2-07 submitted for the City of Laguna Beach and adopts the findings set forth below on grounds that the Implementation Plan amendment as submitted does not conform with, and is inadequate to carry out, the provisions of the certified Land Use Plan. Certification of the Implementation Plan would not meet the requirements of the California Environmental Quality Act as there are feasible alternatives and mitigation measures that would substantially lessen the significant adverse impacts on the environment that will result from certification of the Implementation Plan as submitted

B. Approval of the IP Amendment with Suggested Modifications

MOTION: *I move that the Commission certify the Implementation Plan Amendment No. 2-07 for the City of Laguna Beach if it is modified as suggested by staff.*

STAFF RECOMMENDATION:

Staff recommends a **YES** vote. Passage of this motion will result in certification of the Implementation Plan with suggested modifications 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 IMPLEMENTATION PLAN AMENDMENT WITH SUGGESTED MODIFICATIONS:

The Commission hereby certifies the Implementation Plan Amendment 2-07 for the City of Laguna Beach if modified as suggested and adopts the findings set forth below on grounds that the Implementation Plan amendment with the suggested modifications conforms with, and is adequate

to carry out, the provisions of the certified Land Use Plan. Certification of the Implementation Plan amendment if modified as suggested complies with the California Environmental Quality Act, because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the Implementation Plan on the environment, or 2) there are no further feasible alternatives and mitigation measures that would substantially lessen any significant adverse impacts on the environment.

II. SUGGESTED MODIFICATIONS

Certification of City of Laguna Beach LCP Amendment Request No. 2-07 is subject to the following modifications.

The City's proposed additions are shown as underlined text.

The City's proposed deletions are shown as ~~strike-out text~~.

The Commission's suggested additions are shown in ***bold, italic, underlined text***.

The Commission's suggested deletions are shown in ***bold, italic, underlined, strike-out text***.

Suggested Modification No. 1

Section III, Topic 5 Parking, Circulation, and Public Transit, Policy 11:

11. Require either onsite parking, in-lieu fees (limited to a maximum of three (3) per building site unless additional certificates are approved by the City Council as part of a public/private partnership project), or other fee as may be established through a parking **and traffic** management program, for all parking demands resulting from an intensification of use. **A parking management program shall be subject to approval of No in-lieu certificates shall be issued until a parking and traffic management program is completed and is approved as** a Local Coastal Program Amendment.

Suggested Modification No. 2

Section III, Topic 5 Parking, Circulation, and Public Transit, Policy 15:

15. Limit the number of in-lieu certificates that can be purchased for an individual building site to three (3) certificates unless additional certificates are approved by the City Council as part of a public/private partnership project or limit in accordance with a downtown parking **and traffic** management program. **A parking management program shall be subject to approval of No in-lieu certificates shall be issued until a parking and traffic management program is completed and is approved as** a Local Coastal Program Amendment.

Suggested Modification No. 3

Section V, Civic Art District, Property Development Standards:

Property Development Standards: The following property development standards shall apply to all land structures in this District. Height, story and parking exceptions for private or public projects may be allowed if determined by the City, ~~in its sole and absolute discretion~~, that the project confers desirable public benefits. The intent of these exceptions is to allow future development of private/public partnership projects compatible with the goals of the Civic Art District.

III. FINDINGS

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

A. Amendment Description

Proposed Amendment request No. 2-07 (Resolution No. 07.004) includes changes to Topic 5 (Parking, Circulation and Public Transit) and Topic 10 (Civic Art District) of the Downtown Specific Plan; additionally changes to Section V (Civic Art Property Development Standards) were also proposed to reflect the prior mentioned policy updates. Some of the more notable changes to the ordinance include 1) removal of a three in-lieu parking space per development limit for proposed public/private partnership projects within the Civic Art District, provided that the City Council finds that the proposed development is consistent with the policies of the District; 2) expand the exceptions to the existing height development standards within the Civic Art District to include public/private partnership projects provided that the City Council finds that the proposed development is consistent with the policies of the District.

The Downtown Specific Plan is incorporated into the LCP as part of the City's Implementation Plan. It was certified by the Coastal Commission in July of 1993 as part of the City's total LCP certification (which included an amendment to the Land Use Plan and submittal of the Implementation Plan). The City drafted the Downtown Specific Plan to maintain the vitality and unique character of the downtown area by retaining and encouraging a diversity of uses. In order to do this, the City attempted to balance resident serving and visitor serving uses.

The Downtown Specific Plan area includes all of the City's Central Business District and is generally bounded by the Laguna Canyon frontage Road, the Pacific Ocean, Legion Street and Cliff Drive (Exhibit 2). The Downtown Specific Plan also encompasses the area called the "Central Bluffs" situated on the south side of South Coast Highway between Laguna Avenue and Sleepy Hollow Lane. The City considers the downtown area to be the commercial, economic and social center of the community. Also included within the Downtown Specific Plan area is Main Beach Park. Main Beach Park is located at the base of Broadway (the final extension of Laguna Canyon Road) and seaward of Coast Highway. Main Beach Park is popular with visitors and residents alike. The park features an oceanfront boardwalk, landscaped lawns, benches and tables, basketball and volleyball courts, children's play equipment and sanitary restroom facilities.

The Civic Art District is located on the northeastern perimeter of the Downtown Specific Plan along Laguna Canyon Road and along the northeast side of Forrest Avenue and 3rd Street (Exhibit 2). The Civic Art District was designated to provide a focus on arts- and civic-related uses. The grounds of the City's main arts festivals (Festival of Arts, Pageant of the Masters, Sawdust Festival, and Art-A-Fair), as well as the Laguna Playhouse, are all located in this proposed district. Also included within this district are City Hall and other City owned properties. Creation of the Civic Art District was intended to encourage development of an attractive Village Entrance and to create a pedestrian connection between the art festival locations, the downtown business area, and Main Beach Park.

The LCP amendment proposes to increase the flexibility for art-related development within the Civic Art District by allowing increased height exceptions and in-lieu fee parking certificates for new public/private development that conforms to the policies of the Civic Art District. The increase of in-lieu fee parking certificates is proposed to create a funding source for a centralized parking structure component to the Village Entrance that would serve the parking demands of the Civic Art District, especially during the several art related festivals that are hosted within the City annually. During periods of decreased activity the parking structure would serve other downtown and beach related uses.

B. Findings for Denial of Implementation Plan Amendment 2-07 as Submitted

The standard of review for amendments to the Implementation Plan of a certified LCP is whether the Implementation Plan, as amended by the proposed amendment, will be in conformance with and adequate to carry out, the policies of the certified Land Use Plan (LUP). The majority of the City's proposed revisions to the Downtown Specific Plan are acceptable. However, there are a few revisions that are inconsistent with and inadequate to carry out the policies of the City's certified Land Use Plan.

Below are the relevant LUP policies:

The City's certified Land Use Plan (LUP) includes the City's Land Use Element (LUE), the Open Space/Conservation Element (OS/C Element), and the Coastal Land Use Plan Technical Appendix. Following are the applicable policies from the certified LUP:

Land Use Element

Community Facilities and Capital Improvements

2-G *To enhance and increase public access, the City shall study the Pacific Highway corridor, Laguna Canyon Road and the downtown area for parking and transit opportunities.*

2-H *The City shall pursue construction of additional parking structures serving the downtown area as part of a comprehensive traffic management plan.*

The **Coastal Land Use Plan Technical Appendix** incorporates the following Coastal Act policies regarding visitor serving uses:

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Section 30252 (4)

The location of and amount of new development should maintain and enhance public access to the coast by providing adequate parking facilities or providing substitute means of serving the development with public transportation.

The City's certified LUP recognizes the importance of the provision of adequate parking in maximizing public access to the coast. The policies cited above recognize that adequate parking is a critical component in maximizing public access. These LUP parking policies are intended to assure that new development will not interfere with the provision of maximum access by not providing adequate parking. A parking shortage in the downtown area would adversely affect public access.

The existing Downtown Specific Plan allows development projects within the Civic Art District with inadequate parking to buy in-lieu parking certificates to meet the parking requirement. The current Downtown Specific Plan limits the number of in-lieu certificates that can be purchased to three per individual building site. The proposed amendment would eliminate the three certificate limitation for proposed public/private partnership projects provided that the City Council finds that the proposed development is consistent with the policies of the District, and that these in-lieu fee requirements are established through a parking and traffic management plan. Development that conforms to the public/private partnership includes development that may be funded privately but that provides public benefits consistent with the art-related focus of the District, examples might include playhouses, art galleries or museums. The public/private development relationship requires that only development consistent with the intent of the Civic Art District and that provides art-related uses would be able to apply for an increased number of in-lieu fee certificates.

In a confined area like Laguna Beach's downtown, where development began long before parking standards were considered, a community or shared use parking plan often makes the most sense. The parking in-lieu fee program allows the City to collect fees to go toward construction of community parking lots or structures. Group parking serving more than one use tends to be a more effective method of providing parking in older areas without much space to provide individual parking areas for each use. Also in an area like Laguna's downtown, this allows for a shared use of the parking. Many people who come to the downtown area access more than one use per trip. The collection of in-lieu fees assists the City in funding the acquisition and construction of additional parking that will be available to multiple downtown users.

However, there are drawbacks to allowing development to proceed without actually providing parking spaces at the time the use is established. The fee collected is generally not equal to the actual cost of constructing parking spaces. The City currently charges \$19,000 per in lieu certificate. Additionally, in-lieu fees create a time gap during which the parking demand is increased thereby increasing the parking shortage with no additional parking provided. The time necessary to provide the additional parking depends on when land becomes available to construct additional parking, and when the City accumulates enough funding to construct the parking. Another issue raised by in-lieu parking fees is that although fees are collected, in some cases they are either not directed appropriately or they are never applied. However, the in-lieu program in Laguna Beach appears to be working effectively. The City does have a Parking In-Lieu Account where the fees are deposited and funds are reserved exclusively for construction of parking

improvements in the downtown area. The City's 218 space Glenneyre Street parking structure was funded, in part, by in-lieu fees.

As proposed to eliminate the three certificate limit, the amendment could theoretically result in unlimited increased development without the provision of immediate additional parking spaces. In the downtown area the shortage of parking is already critical. The Commission recognizes that due to the history of the area some concessions must be made to accommodate parking. Requiring all new development to provide all code required parking immediately simply is not feasible in this area due to its built out nature and limited space. Rather, providing appropriately located parking that serves multiple uses is a preferred option in this area. The in-lieu program in Laguna appears to be a workable solution, as evidenced by the City's application of the in-lieu fees collected to provide additional new parking spaces in the downtown area.

The Downtown Specific Plan requires the establishment of a new parking and traffic management program to better assess the current demands on parking and public access that exist within downtown Laguna Beach. This program should identify existing public access constraints, and present potential solutions to alleviate these problems. Expansion of the in-lieu fee program within the Civic Art District may be one potential solution, however until analysis of existing conditions has been conducted the removal of the three space in-lieu fee certificate cap for new development may be premature, and could create a situation where in-lieu fee certificates are sold without the ability to provide adequate, centralized, replacement parking to serve the District. Once completed, the parking and traffic management should be amended to the existing Downtown Specific Plan.

Additionally, the proposed revision the Property Development Standards of the Civic Art District provides for height and parking exceptions for proposed public/private developments which may be determined, "at the sole and absolute discretion" of the City. This implies that decisions regarding potential exceptions for development within the District is not subject to the same public participation and review as other development within the Coastal Zone.

For the reasons described above, the proposed IP amendment is inconsistent with and inadequate to carry out the policies of the City's certified Land Use Plan and must be denied.

C. Findings for Approval of Implementation Plan Amendment 2-07 if Modified as Recommended

1. Incorporation of Findings for Denial of Implementation Plan Amendment 2-07 as Submitted

The findings for denial of the Implementation Plan amendment as submitted are incorporated as if fully set forth herein.

2. Downtown Specific Plan

As described previously, the proposed amendment would revise the parking and height requirements within the Civic Art District, provided that the City Council finds that the proposed development is consistent with the policies of the District. As described above, some of the City's proposed revisions may weaken the existing Implementation Plan and therefore cannot be approved until a parking and traffic program has been completed and approved as an amendment

to the Downtown Specific Plan. However, if the proposed amendment were modified it could be found to be consistent with and adequate to carry out the policies of the certified Land Use Plan.

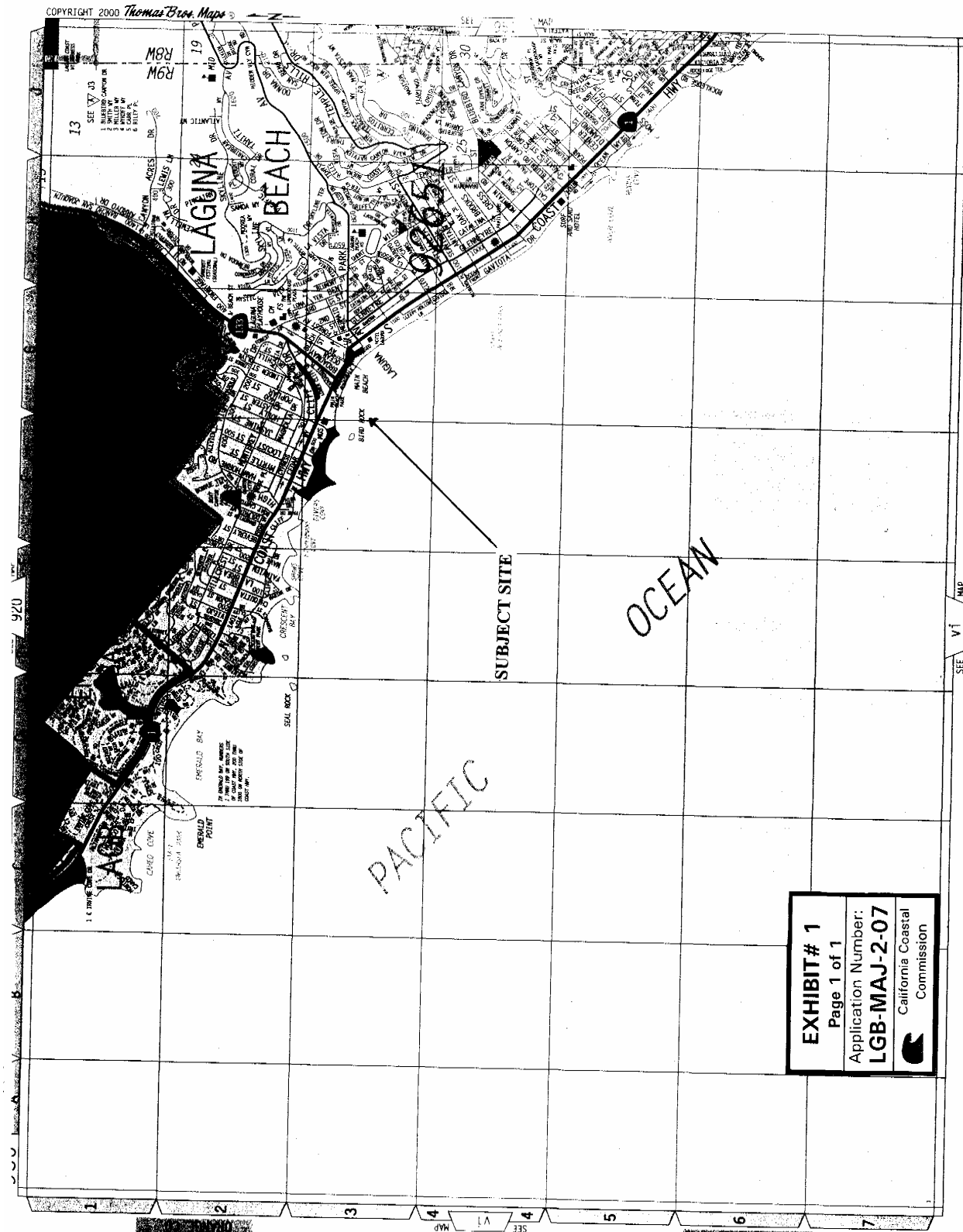
The suggested modifications to Policies 11 and 15 of Topic 5 (Parking, Circulation and Public Transit) ensure that maximum public access will be maintained within the downtown area of Laguna Beach by requiring that a complete analysis through a parking and traffic program be completed prior to additional in-lieu fee certificates being made available. The suggested modifications to the Property Development Standards of the Civic Art District ensure that any exceptions to the existing height and parking requirements are subject to a public hearing review process. Therefore the Commission finds that only if modified as suggested above, is the proposed Implementation Plan amendment consistent with and adequate to carry out the certified Land Use Plan.

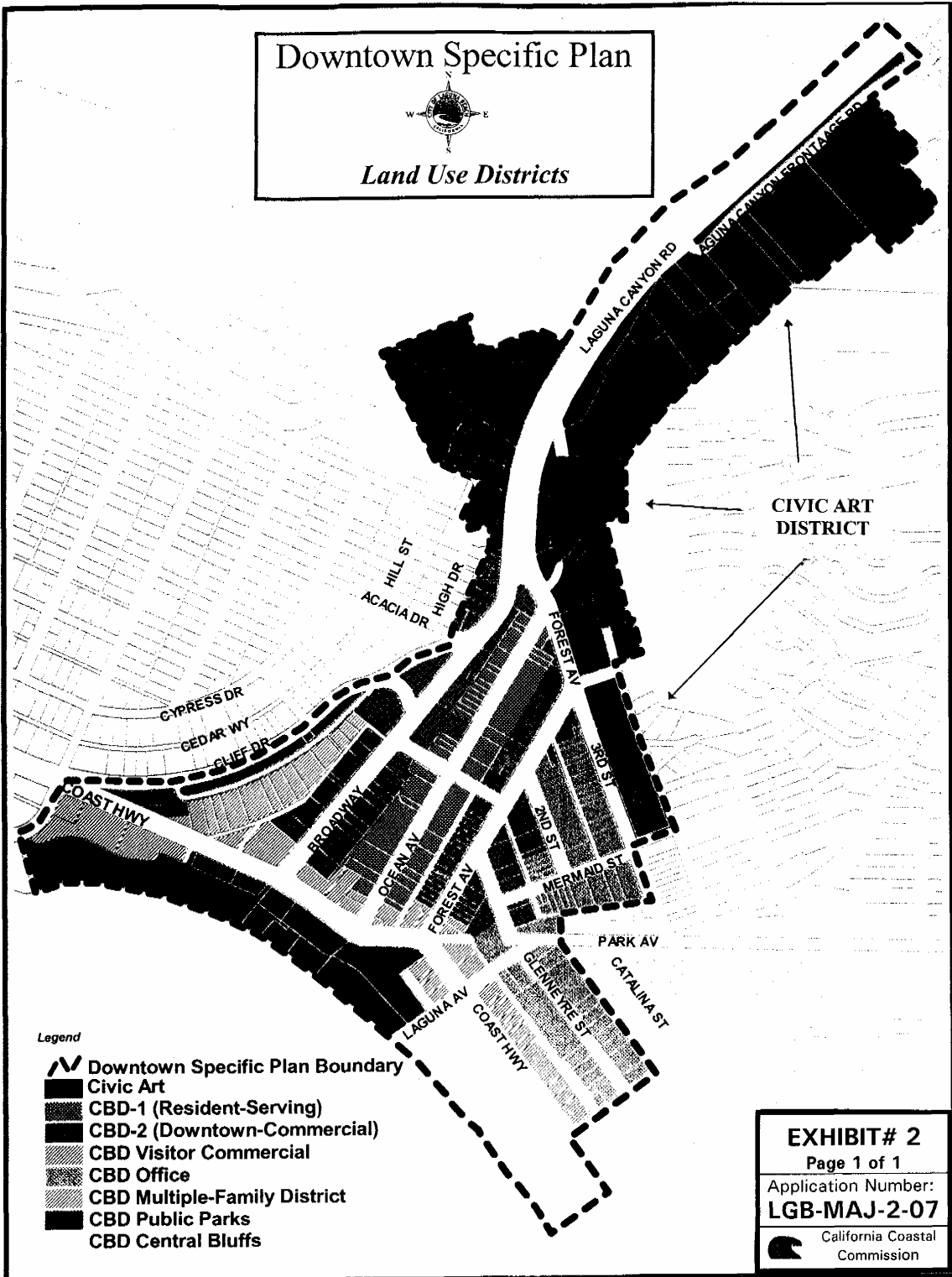
IV. CALIFORNIA ENVIRONMENTAL QUALITY ACT

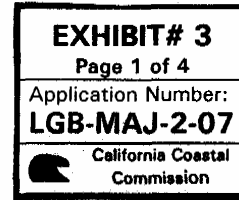
Section 21080.9 of the California Public Resources Code – within the California Environmental Quality Act (CEQA) - exempts local governments from the requirement of preparing an environmental impact report (EIR) in connection with its activities and approvals necessary for the preparation and adoption of a local coastal program (LCP). 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 LCP does conform with the provisions of CEQA, including the requirement in CEQA section 21080.5(d)(2)(A) that the amended IP will not be approved or adopted as proposed if there are feasible alternatives 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 13542(a), 13540(f), and 13555(b). The City of Laguna Beach LCP amendment 2-07 consists of an amendment to the Implementation Plan (IP) only.

As outlined in this staff report, the proposed IP amendment is inconsistent with the policies of the certified Land Use Plan. However, if modified as suggested, the amendment will be consistent with the policies of the Land Use Plan. Thus, the Commission finds that the IP amendment, if modified as suggested, is in conformity with and adequate to carry out the land use policies of the certified LUP. Therefore, the Commission finds that approval of the LCP amendment as modified will not result in significant adverse environmental impacts under the meaning of CEQA. Therefore, the Commission certifies LCP amendment request 2-07 if modified as suggested herein.

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RESOLUTION NO. 07.004

**A RESOLUTION OF THE CITY OF LAGUNA BEACH AMENDING
THE HEIGHT AND PARKING RESTRICTIONS OF THE CIVIC ART
DISTRICT OF THE DOWNTOWN SPECIFIC PLAN**

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6 **WHEREAS**, the Planning Commission conducted legally noticed public hearings and,
7 after reviewing and considering all documents, testimony and other evidence presented,
8 unanimously voted to recommend that the City Council approve amendments to the
9 Downtown Specific Plan regarding height and parking restrictions of the Civic Art District;
10 and


11
12 **WHEREAS**, the City Council conducted a legally noticed public hearing and has
13 reviewed and considered all documents, testimony and other evidence presented;

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15 **NOW, THEREFORE**, the City Council of the City of Laguna Beach does hereby
16 resolve as follows:

17 **SECTION 1.** Policies 11 and 15 of Topic 5 and Policy 7 of Topic 10 of Section III – Issue
18 Statements and Policies of the Downtown Specific Plan is hereby amended to read in its
19 entirety as specified below.

- 20
21 11. Require either onsite parking, in-lieu fees (limited to a maximum of three (3) per
22 building site unless additional certificates are approved by the City Council as part of a
23 public/private partnership project), or other fee as may be established through a parking
24 management program, for all parking demands resulting from an intensification of use.
A parking management program shall be subject to approval of a Local Coastal Program
Amendment
- 25 15. Limit the number of in-lieu certificates that can be purchased for an individual building
26 site to three (3) certificates unless additional certificates are approved by the City
27 Council as part of a public/private partnership project or limit in accordance with a
28 downtown parking management program. A parking management program shall be
subject to approval of a Local Coastal Program Amendment.

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7. Permit building height limits in the Civic Art District that relate to the scale of the surrounding topography and that encourage cultural and art-related uses. Additional building height should not detract from the diversity of building styles, maintenance of the pedestrian atmosphere or the village atmosphere that characterize the central business district.

SECTION 2. The Property Development Standards of the Civic Art District portion of Section V – Land Use Districts is hereby amended to read in its entirety as specified below.

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Property Development Standards: The following property development standards shall apply to all land and structures in this District. Height, story and parking exceptions for private or public projects may be allowed if determined by the City, in its sole and absolute discretion, that the project confers desirable public benefits. The intent of these exceptions is to allow future development of public/private partnership projects compatible with the goals of the Civic Art District.

1. Minimum Lot Dimensions. No Requirement.
2. Building Setback and Yard Area Standards. At a minimum, an average 5-foot landscaped buffer adjacent to the flood control channel or frontage road, except for necessary driveways and pedestrian access, shall be provided, unless otherwise specified in the District Urban Design Plan.
3. Building Height. Building height shall be limited to 12 feet or one story, with an additional 6 feet allowed for the roof area and mechanical equipment enclosures. Exceptions to allow additional building height may be approved by the City Council upon recommendation of the Planning Commission. Approval requires a Conditional Use Permit that makes all of the following findings in addition to those otherwise required by Title 25 of the Municipal code:
 - a) The project includes desirable public benefit uses including, but not limited to, student housing for students enrolled in an accredited four-year art college within the City, affordable artist housing and work space, significant arts-related uses, parking garages and/or public buildings that meet the intent of the Civic Art District;
 - b) The project is designed and sited to minimize massing adjacent to Laguna Canyon Road; and it uses the Laguna Canyon hillside to minimize the visual perception of the structure's height and mass;
 - c) The project contributes to a diversity of building styles and heights in the Civic Art District;
 - d) The project emphasizes the pedestrian orientation and village character that has been established in the Central Business District; and
 - e) The building envelope does not exceed thirty-six (36) feet in elevation at its highest point as measured from existing grade and including all roof elements and mechanical features that meet the goals of the Civic Art District.
4. Coverage and Open Land Area Requirement. The unique nature of the hillsides in this District requires natural slopes of 45 percent or greater shall be left open and maintained with natural landscaping. During the design review process, additional landscaping or

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clearing may be required for erosion control or fire protection, or to better integrate the uses on the site with the natural vegetation.

5. General Provisions. See the General Provisions section of this Specific Plan for additional development standards.


6. Access and Improvement Standards. The provisions of Chapter 25.52 shall apply, except that all public pedestrian improvements shall be made in compliance with the Urban Design Plan for the Civic Art District. Exceptions to allow off-site parking may be approved by the City Council, upon recommendation of the Planning Commission in conjunction with an approved Conditional Use Permit that makes all the following required findings in addition to those otherwise required by Title 25 of the Municipal Code:

- a) The off-site parking area provides a substantial component of the required parking within a reasonable distance within the Civic Art District to adequately serve the parking needs of the proposed intensification of use.
- b) The off-site parking spaces are either purchased as in-lieu spaces or are leased. The in-lieu funds shall be allocated only to the in-lieu parking fund and used in the Downtown Specific Plan area. (If leased, a recorded deed restriction on the property with the intensification of use shall indicate the requirement for the off-site lease of parking spaces for the approved use.)

SECTION 3. This Resolution is exempt from compliance with the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines.

SECTION 4. This amendment to the Downtown Specific Plan shall become effective thirty (30) days after the date of its adoption.

ADOPTED this 16th day of January, 2007.


Toni Iseman, Mayor

ATTEST:



Martha Anderson, City Clerk

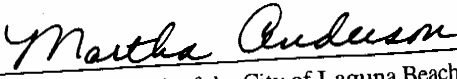
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I, Martha Anderson, City Clerk of the City of Laguna Beach, do hereby certify that the foregoing Resolution No. 07.004 was duly adopted at a regular meeting of the City Council of said City held on January 16, 2007, by the following vote:

AYES: COUNCILMEMBER(S): Boyd, Schneider, Egly, Iseman
NOES: COUNCILMEMBER(S): Kinsman
ABSENT: COUNCILMEMBER(S): None



City Clerk of the City of Laguna Beach, CA

