

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90802-4830
(562) 590-5071



W11b

A-5-LGB-21-0023 (Honarkar)

May 12, 2021

EXHIBITS

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Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 – Approved Project Plans

Exhibit 3 – Appeal

Exhibit 4 – Notice of Final Local Action for Local CDP No. 20-7925



Project Site



Main Beach

Laguna Beach



Coast Highway

Laguna Ave

Rose Garden

Unpermitted
deck/patio

Marine Room

TENANT IMPROVEMENT FOR

425 S COAST HWY
LAGUNA BEACH, CA 92651



NOTE:
"FOR FIRE/LIFE SAFETY AND
EGRESS REQUIREMENT, INCLUDING
LBPD NOTES, SEE SHEETS A3.1 &
A3.2 IN THIS PLAN SET."



FOR FULL CODE ANALYSIS, SEE SHEET A3.1 AND A3.2
NO CHANGES TO EXISTING OCCUPANCY
NO CHANGES TO EXISTING FOOTPRINT
NO CHANGES TO EXISTING RESTAURANT SEATS LAYOUT

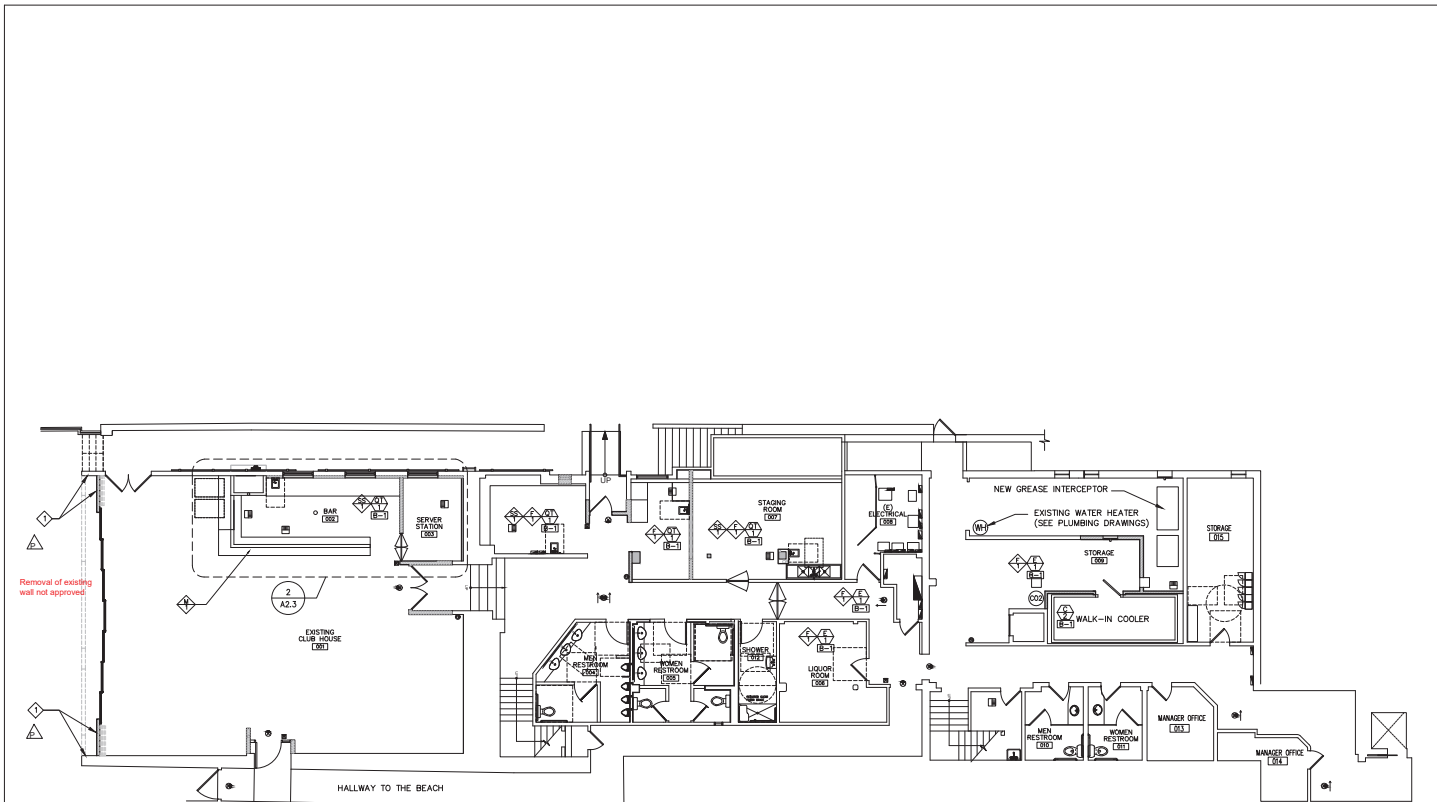
GENERAL NOTES		BUILDING COMPLIANCE NOTES		FIRE DEPARTMENT NOTES	
<p>1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK CAN BE CONSTRUCTED BEFORE PROCEEDING. ANY QUESTIONS SHALL BE PRESENTED TO THE DESIGNER AND/OR TENANT CONSTRUCTION COORDINATOR FOR CLARIFICATION BEFORE COMMENCING WORK INVOLVED.</p> <p>2. THE SCOPE OF WORK MAY INCLUDE DEMOLITION, OR REMOVAL AND REINSTALLATION OF MATERIALS OR EQUIPMENT, REMOVE, RELOCATE AND REINSTALL AS REQUIRED. ITEMS REMOVED ARE TO BE STORED FOR POSSIBLE REUSE AT THE DIRECTION OF THE TENANT CONSTRUCTION COORDINATOR, OR DISPOSED OF OFF SITE. IF SO DIRECTED, MATERIALS ARE TO BE DISPOSED OF OFF SITE ON A DAILY BASIS.</p> <p>3. THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS REQUIRED BY LAW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN ACCORDANCE WITH ALL REGULATORY AGENCIES AND APPLICABLE BUILDING CODES AND GOVERNING AGENCIES.</p> <p>4. THE GENERAL CONTRACTOR SHALL APPLY FOR AND OBTAIN, AT THE CONTRACTOR'S EXPENSE, ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY ALL APPLICABLE BUILDING CODES AND GOVERNING AGENCIES.</p> <p>5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL REGULATORY AGENCIES AND APPLICABLE BUILDING CODES OR REQUIREMENTS.</p> <p>6. THE GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICT EXISTS IN THE LOCATIONS OF ALL MECHANICAL, TELEPHONE, ELECTRICAL, AND PLUMBING EQUIPMENT (INCLUDING CONSULT AND PRINTING) THAT REQUIRED CLEARANCES FOR ACCESS AND EQUIPMENT MAINTENANCE ARE PROVIDED.</p> <p>7. MATERIALS ARE SPECIFIED BY BRAND NAME TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION IS TO BE SUBMITTED TO THE DESIGNER AND/OR TENANT CONSTRUCTION COORDINATOR FOR REVIEW A MINIMUM OF TEN WORKING DAYS PRIOR TO THE LATEST REASONABLE DATE FOR ORDER OF MATERIALS TO MAINTAIN THE AGREED CONSTRUCTION SCHEDULE.</p> <p>8. NOTIFY THE DESIGNER OF AVAILABILITY OF SPECIFIED MATERIALS AT THE TIME OF ORDERING. SHOULD NO NOTIFICATION BE GIVEN, IT SHALL BE ASSUMED THAT ALL MATERIALS ARE AVAILABLE IN THE AGREED CONSTRUCTION SCHEDULE.</p> <p>9. THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTIVE COVERING FOR BOTH NEW AND EXISTING FINISHES DURING CONSTRUCTION, AND SHALL REPAIR ANY DAMAGES CAUSED BY THEIR FORCES OF THOSE OF ANY SUBCONTRACTOR.</p> <p>10. ANY REVISIONS OF ADDITIONAL WORK REQUIRED BY TENANT, FIELD CONDITIONS OR GOVERNING AGENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND/OR TENANT CONSTRUCTION COORDINATOR BEFORE PROCEEDING REGARDLESS OF COST, TIME, OR MATERIALS REQUIRED.</p> <p>11. UPON COMPLETION OF THE PROJECT, THE GENERAL CONTRACTOR SHALL SUBMIT A FINALIZED CERTIFICATE OF OCCUPANCY TO THE BUILDING OWNER.</p> <p>12. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT REVIEW OF THE DESIGNER AND/OR TENANT CONSTRUCTION COORDINATOR UNLESS NOTED (4).</p> <p>13. NOT TO SCALE DRAWINGS, GIVEN DIMENSIONS GENERAL, LARGER SCALE DRAWINGS GOVERN OVER SMALLER SCALE DRAWINGS.</p> <p>14. "TYPICAL" MEANS DETAILS FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.</p> <p>15. ALL HEIGHTS ARE GIVEN FROM THE TOP OF THE EXISTING LOWEST LEVEL SLAB UNLESS NOTED "AFF" (ABOVE FINISHED FLOOR) AT LOCAL CONDITIONS.</p> <p>16. ALL DIMENSIONS GIVEN ARE FROM FACE OF FINISH OF PARTITIONS OR OTHER CONSTRUCTION UNLESS OTHERWISE NOTED.</p> <p>17. ALL WORK NOTED "N/C" OR "NOT IN CONTRACT" IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SCHEDULING AND INSTALLATION OF "NOT IN CONTRACT" (N/C) ITEMS WITH OTHER TRADES.</p> <p>18. THE GENERAL CONTRACTOR SHALL VERIFY OPENING CLEARANCES FOR DELIVERY OF NEW EQUIPMENT AND MATERIAL.</p> <p>19. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOODING, BAKING, FINISHING, HANDERS OR OTHER SUPPORT FOR ALL FIXTURES, EQUIPMENT OR CHARACTERISTICS REQUIRING THE SAME.</p> <p>20. CORING OF THE CONCRETE SLAB, OR OTHER NOISE DEMOLITION IS TO BE PERFORMED DURING NON-BUSINESS HOURS.</p> <p>21. IF CONSTRUCTION IS TO BE PHASED TWO OR MORE PHASES, THE CONTRACTOR SHALL PROVIDE ADEQUATE PHYSICAL ISOLATION OF THE AREA OF CONSTRUCTION TO PROVIDE MINIMUM DISRUPTION OF BUSINESS AND TO PROTECT THE HEALTH AND SAFETY OF TENANTS AND CLIENTS.</p> <p>22. PROVIDE COMPLETE SHOP DRAWINGS AND/OR MANUFACTURER'S DATA SHEETS FOR ALL MILLWORK, ELECTRICAL, AND LIGHTING DEVICES, HVAC, AND OTHERS. PROVIDE PHYSICAL SAMPLES OF ALL NON-BUILDING STANDARD HARDWARES AND FINISHES FOR APPROVAL.</p>		<p>1. ALL PHASES OF THE WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE CURRENT EDITION OF LOCAL CITY BUILDING CODE AND ALL STATE, COUNTY AND LOCAL ORDINANCES THAT MAY APPLY.</p> <p>2. WHEN SANITARY FACILITIES ARE LOCATED ON ACCESSIBLE FLOORS OF A BUILDING, THEY SHALL BE MADE ACCESSIBLE TO THE DISABLED.</p> <p>3. THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15 INCHES ABOVE THE FLOOR OR WORKING PLATFORM.</p> <p>4. THE CENTER OF THE TOP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR ARE TO CONTROL LIGHTING AND RECEPTACLES OUTLETS, COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE NOT LESS THAN THREE FEET AND NO MORE THAN FOUR FEET ABOVE THE FLOOR OR WORKING PLATFORM.</p> <p>5. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY DISABLED PERSONS AS SET FORTH IN THESE BUILDING STANDARDS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 10500 IN FEDERAL STANDARD 595 A.</p> <p>6. IF EMERGENCY WARNING SYSTEMS ARE REQUIRED, THEY SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.</p> <p>7. HANDLES, PULLS, LATCHES, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-703.6. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHEN SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. 2016 CBC 11B-404.2.7.</p> <p>8. LATCHING AND LOCKING DEVICES THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE FORTY-POUND (40 LB) PUSH OR PULL FORCE. PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED AND APPROVED FOR PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.</p> <p>9. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 50 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH PUSH OR PULL EFFORTS BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PANE OF SLIDING OR GLIDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR SHALL BE NOT MORE THAN 30 LBS.</p> <p>10. THE BOTTOM 18" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED, A 10 INCH HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.</p> <p>11. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN THREE FEET IN WIDTH AND NOT LESS THAN SIX FEET FLOOR TO CEILING. SUCH DOORS SHALL BE OPERABLE BY ONE PERSON AT LEAST NINETEEN DEGREES AND SHALL BE MOUNTED SO THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32 INCHES - WITH THE DOOR AT 90 DEGREES TO THE CLOSED POSITION. ONE DOOR OF A PAIR OF DOORS SHALL MEET THE MINIMUM WIDTH REQUIREMENTS.</p> <p>12. MAXIMUM HEIGHT OF THRESHOLD TO BE 1/2" MAXIMUM VERTICAL CHANGE AT EDGE IS 1/4" WITH A MAXIMUM BEVEL OF 22 DEGREES.</p> <p>13. THE WIDTH OF THE LEVEL AND CLEAR AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 18 INCHES PAST THE STROKE EDGE FOR INTERIOR DOORS.</p> <p>14. SOIL OF CONSTRUCTION WASTE SHALL BE RECYCLED.</p> <p>15. DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.</p>		<p>1. ALL FIRE RATED EXIT CORRIDOR DOORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP FIRE ASSEMBLY HAVING A 20 MINUTE RATING AND SHALL HAVE A SELF CLOSING DEVICE THAT IS ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN TITLE 24 AND AS SPECIFICALLY REQUIRED IN THIS SECTION.</p> <p>2. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 10500 IN FEDERAL STANDARD 595B.</p> <p>3. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3.5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1.5 AND 1:1.0.</p> <p>4. CHARACTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE "X". LOWER CASE CHARACTERS ARE DIMENSIONS FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE, THE MINIMUM CHARACTER HEIGHT SHALL BE 3".</p> <p>5. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND.</p> <p>6. WHEN RAISED CHARACTERS OR SYMBOLS ARE USED, THEY SHALL CONFORM TO THE FOLLOWING:</p> <p>7. CHARACTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.</p> <p>8. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH.</p> <p>9. C. PICTORIAL SYMBOL, SIGNS (PICTORIALS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTORIAL. THE BORDER DIMENSION SHALL BE 1" MINIMUM.</p> <p>10. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHENEVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED 1/16" ABOVE THE BACKGROUND.</p> <p>11. WHEN PUNCTUATION IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS, INCLUDING DOUBLED BY BRAILLE, SIGNS SHALL BE INSTALLED ON THE WALL OR CEILING. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM.</p> <p>12. EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.</p> <p>13. EXIT SIGNS SHALL BE LIGHTED SO THAT THEY ARE CLEARLY VISIBLE.</p> <p>14. EMERGENCY LIGHTING SHALL BE PROVIDED TO GIVE A LEVEL OF 1 FOOT CANDLE TO THE EXITED AT FLOOR LEVEL.</p> <p>15. 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LE E		SCALE
		N.T.S.
C-E	CONCRETE	EXISTING CONCRETE TO REMAIN
E-1	EPOXY	NON-SKID EPOXY BY KRETS
C-2	CONCRETE	NON-SKID URETHANE POLYMER COATING
S-3	STONE-G	GRANITE COUNTERTOP TOP - "EMPIRE" FROM MFG. OR SIMILAR
S-4	STONE-T	"12"x12" VORTY ANGLE TRAVERTINE, #46337
QT-1	FILE	6" x 6" QUARRY TILE, "ARZO GRAY" 0425.
F-1	FRP	3"-3" STANDARD FRP, SMOOTH SURFACE, D25 BY LAW SUPPLY
B-1	BASE	0.1" RADIUS CORN BASE AND 3" GROUT LINE
B-2	BASE	6" x 6" RUSTIC GOLD TILE AS A BASE FOR DECORATIVE WOOD MALL
W-1	COUNTER	SEALED WHITE OAK, BY EVANS JOINERY
M-1	COUNTER	MARBLE, DOVER WHITE, BY MARBOLUS
SS-1	WALL	STAINLESS STEEL
T-1	Tile	3.5" BY 3.5" SCALLOP TILES
P-2	PAINT	"DUNN EDWARDS" - BLUE MOON "D5874"
P-3	PAINT	"DUNN EDWARDS" - TERRACOTTA SAND "D61836"

NOTE: WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.5

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		N.T.S.	



NOTE:
INTERIOR MOLD AND MOLD DAMAGE FRAMING MUST BE EVALUATED AND BE REMOVED



B EME T FLOOR FINISH PLAN

<p>GRID LINE FACE OF STUD, FACE OF MASONRY, CENTERLINE OF COL.</p> <p>WALL SECTION DETAIL DETAIL IDENTIFICATION CHANGE IN ELEVATION AT CHASE</p> <p>FLOOR ROOM NAME ROOM NUMBER</p> <p>EXIT</p> <p>DOOR SYMBOL, SEE DOOR SCHEDULE</p> <p>KEY NOTES</p> <p>FINISHES</p> <p>FLOOR FINISHES</p> <p>EQUIPMENT SEE COL. DRAWINGS</p> <p>LIMIT OF CONTRACT</p>	<p>EXISTING DIMENSION FULL HEIGHT WALL 2X MET STUDS AT 16" OC SEE 8/AS.2 FOR WALL AND STUD SCHEDULE.</p> <p>4" METAL STUD FOR WALL</p> <p>LOW WALL</p> <p>STONEFRONT</p> <p>SUSPENDED ACOUSTICAL TILE A T-BAR CEILING SYSTEM, SEE 2/AS.3</p> <p>SUSPENDED DYP.BG. CEILING SYSTEM, SEE 14/AS.3</p> <p>2'x2' & 2'x4' RECESSED FLUORESCENT LIGHT FIXTURE SEE ELECTRICAL DRAWINGS</p> <p>1'x4' FLUORESCENT LIGHT FIXTURE</p> <p>RECESSED SOFFIT LIGHT</p> <p>EMERGENCY EXIT LIGHT, SEE ELEC. UNITS. EXIT SIGNS SHALL BE POWERED FROM SEPARATE SOURCES, TITLE 24, 100323.2.</p> <p>AIR SUPPLY & AIR RETURN</p>
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<p>FLOORING SYMBOL, SEE FINISH SCHED.</p> <p>BASE SYMBOL, SEE FINISH SCHED.</p> <p>PAINT SYMBOL, SEE FINISH SCHED.</p>	<p>SCALE N.T.S.</p>
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C-2	CONCRETE	NON-SKID URETHANE POLYMER CEMENT
S-3	STONE-G	GRANITE COUNTER TOP - "TEMPER" FROM MHL, OR SIMILAR
S-4	STONE-T	12"x12" IVORY ANTIQUE TRAVERTINE, #46337
QT-1	TILE	6" x 6" QUARRY TILE, "AND GRAY" 0042.
F-1	FRP	3'-3" STANDARD FRP, SMOOTH SURFACE, S25 BY LAWF SUPPLY
B-1	BASE	0.1" 3/8" RADIUS COVE BASE AND 3/8" GROUT LINE
B-2	BASE	6" x 6" RUSTIC GOLD TILE AS A BASE FOR DECORATIVE WOOD WALL
W-1	COUNTER	SEALED WHITE OAK, BY EVANS JOINERY
M-1	COUNTER	MARBLE, DOVER WHITE, BY MARBOLUS
SS-1	WALL	STAINLESS STEEL
T-1	TILE	3.5" BY 3.5" SCALLOP TILES
P-2	PAINT	"DANN EDWARDS" - BLUE MOON "DE5784"
P-3	PAINT	"DANN EDWARDS" - TERRACOTTA SAND "DE6136"

NOTE: WALL, FLOOR AND CEILING SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.5

FI	NOTE	SCALE N.T.S.
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- A MIN. 1/8" HIGH SPLASH GUARD MUST BE PROVIDED BETWEEN HANDSINKS AND ADJACENT FIXTURES/UTENSILS/STOPS. PROVIDE A 2" MIN. CLEARANCE AT BOTH SIDES OF SPLASH GUARD. THE SPLASH GUARD MUST EXTEND OUT TO BE IN LINE WITH THE FRONT EDGE OF THE HAND SINK.
- ALL EQUIPMENT WHICH GENERATES CONDENSATE OR SIMILAR LIQUID WASTES SHALL BE DRAINED BY MEANS OF INDIRECT WASTE PIPES INTO A FLOOR SINK. FLOOR DRAINS ARE NOT TO BE USED IN LIEU OF FLOOR SINKS.
- ALL EQUIPMENT, INCLUDING SHELVING, MUST BE SUPPORTED BY 6" HIGH, EASILY CLEANABLE, LESS COMMERCIAL FACTORS OR COMPLETELY SEALED IN POSITION ON A 4" HIGH CONTINUOUSLY COVERED BASE OR CONCRETE CURB TO FACILITATE EASE OF CLEANING.
- A PROPERLY COVERED PROTECTIVE ENCLOSURE WILL BE REQUIRED AROUND THE BACKSIDE OF HALF-EXPOSED FLOOR SINKS WHERE THE FLOOR SINK IS INSTALLED UNDER CURB OR BASE-MOUNTED EQUIPMENT, E.G. STORAGE CABINET, DISPLAY REFRIGERATORS, ETC. AND WHEN LOCATED AT THE EMPLOYEE SIDE OF THE AREA.
- SEPARATE SANITARY WASTES ORIGINATING FROM RESTROOMS, LAVATORIES, DRINKING FOUNTAINS, HAND SINKS, ETC. FROM INDUSTRIAL PROCESS WASTEWATER UNTIL ALL INDUSTRIAL WASTEWATER PRETREATMENT OR FLOW MEASURING STEPS ARE COMPLETED.
- PROVIDE A DESIGNATED CABINET FOR STORAGE OF ANY TOXIC MATERIAL/CLEANING PRODUCTS USED IN SEPARATE DEPARTMENT

E	OTE	SCALE N.T.S.
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- NEW STUCCO FINISH FOR EXTERIOR PORTION OF THE WALL, COLOR AND TEXTURE TO MATCH ADJACENT EXISTING.

FINISH SCHEDULE					
	FLOORS	CEILING	WALLS	CEILING	COUNTERTOP
MAIN KITCHEN	6"X6" QUARRY TILE (E)	Q.T. BASE WITH 3/8" R COVE (E)	FRP UP TO CEILING (E)	WASHABLE 2'X4' CEILING TILE (E)	
MAIN BAR	6"X6" QUARRY TILE (N)	Q.T. BASE WITH 3/8" R COVE (N)	STAINLESS STEEL UP TO 4" TILE UP TO CEILING (N)	G.B. WASHABLE SEMI GLOSSY PAINT(E)	MARBLE STONE
SERVER STATION /SUSH BAR	6"X6" QUARRY TILE (N)	Q.T. BASE WITH 3/8" R COVE (N)	STAINLESS STEEL UP TO 4" TILE UP TO CEILING (N)	G.B. WASHABLE SEMI GLOSSY PAINT(E)	STAINLESS STEEL
BASEMENT BAR	6"X6" QUARRY TILE (N)	Q.T. BASE WITH 3/8" R COVE (N)	STAINLESS STEEL UP TO 4" TILE UP TO CEILING (N)	G.B. WASHABLE SEMI GLOSSY PAINT (N)	
STAGING ROOM	6"X6" QUARRY TILE (N)	Q.T. BASE WITH 3/8" R COVE (N)	STAINLESS STEEL AND FRP UP TO CEILING (N)	G.B. WASHABLE SEMI GLOSSY PAINT (N)	
BASEMENT B.O.H	EPOXY FLOORING (N)	3/8" R EPOXY BASE (N)	FRP UP TO CEILING (E)	G.B. WASHABLE SEMI GLOSSY PAINT (E)	

SCALE
1/8"=1'-0"

E OTE

SCALE
N.T.S.

California Coastal Commission

A-5-LGB-21-0023

Exhibit 2

Page 6 of 7

HOOTAN DESIGN STUDIO

Interior Design

Building Planning

WWW.HOOTANDSIGN.COM

CALIFORNIA COASTAL COMMISSION

CECILIA LAGUNA

CHIEF OF BUREAU OF DESIGN

1001 1050 2501 1060000

1001 1050 2501 1060000

HOTEL Laguna

Tenant Improvement

425 COAST HWY

Rid Date:	7-01-2020
Revisions	
CITY SUBMITTAL	09-09-2020
CITY RECOMMENDATION	09-29-2020
CITY APPROVAL	10-13-2020

Project No.: 20-A147

Sheet Title

BASEMENT FINISH PLAN

A1.22

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CA 90802
(562) 590-5071
SOUTHCOAST@COASTAL.CA.GOV

**APPEAL FORM****Appeal of Local Government Coastal Development Permit****Filing Information (STAFF ONLY)**

District Office: South Coast

Appeal Number: A-5-LGB-21-0023Date Filed: 03-15-2021Appellant Name(s): Mark & Sharon Fudge.**RECEIVED**
South Coast Region**MAR 15 2021****CALIFORNIA
COASTAL COMMISSION****APPELLANTS**

IMPORTANT. Before you complete and submit this appeal form to appeal a coastal development permit (CDP) decision of a local government with a certified local coastal program (LCP) to the California Coastal Commission, please review the appeal information sheet. The appeal information sheet describes who is eligible to appeal what types of local government CDP decisions, the proper grounds for appeal, and the procedures for submitting such appeals to the Commission. Appellants are responsible for submitting appeals that conform to the Commission law, including regulations. Appeals that do not conform may not be accepted. If you have any questions about any aspect of the appeal process, please contact staff in the Commission district office with jurisdiction over the area in question (see the Commission's contact page at <https://coastal.ca.gov/contact/#/>).

Note regarding emailed appeals. Please note that emailed appeals are accepted **ONLY** at the general email address for the Coastal Commission district office with jurisdiction over the local government in question. For the South Coast district office, the email address is SouthCoast@coastal.ca.gov. An appeal emailed to some other email address, including a different district's general email address or a staff email address, will be rejected. It is the appellant's responsibility to use the correct email address, and appellants are encouraged to contact Commission staff with any questions. For more information, see the Commission's contact page at <https://coastal.ca.gov/contact/#/>.

Appeal of local CDP decision

Page 2

1. Appellant information¹

Name: Mark Fudge and Sharon Fudge

Mailing address: P.O. Box 130, Laguna Beach, CA 92652

Phone number: 949-481-1100

Email address: markfudge@me.com/ fudge1@cox.net

How did you participate in the local CDP application and decision-making process?

☐ Did not participate ☐ Submitted comment ☒ Testified at hearing ☒ Other

Describe: We submitted emails to the City voicing our concerns as well as
participating in the Zoom meeting on 2/25/21.

If you did *not* participate in the local CDP application and decision-making process, please identify why you should be allowed to appeal anyway (e.g., if you did not participate because you were not properly noticed).

Describe: _____

Please identify how you exhausted all LCP CDP appeal processes or otherwise identify why you should be allowed to appeal (e.g., if the local government did not follow proper CDP notice and hearing procedures, or it charges a fee for local appellate CDP processes).

Describe: The City does not allow for appeals from anyone outside of a
certain radius of the property - which we do not qualify for.
Also, the City charges a fee for appeals.

¹ If there are multiple appellants, each appellant must provide their own contact and participation information. Please attach additional sheets as necessary.

Appeal of local CDP decision

Page 3

2. Local CDP decision being appealed²

Local government name: City Of Laguna Beach

Local government approval body: Director of Community Development

Local government CDP application number: 2020-7925

Local government CDP decision: ☒ CDP approval ☐ CDP denial³

Date of local government CDP decision: February 25, 2021

Please identify the location and description of the development that was approved or denied by the local government.

Describe: Improvements to the Hotel Laguna located at 425 S. Coast
Highway, Laguna Beach including interior and exterior spaces.

² Attach additional sheets as necessary to fully describe the local government CDP decision, including a description of the development that was the subject of the CDP application and decision.

³ Very few local CDP denials are appealable, and those that are also require submittal of an appeal fee. Please see the [appeal information sheet](#) for more information.

Page 4

3. Identification of interested persons

On a separate page, please provide the names and contact information (i.e., mailing and email addresses) of all persons whom you know to be interested in the local CDP decision and/or the approved or denied development (e.g., the applicant, other persons who participated in the local CDP application and decision making process, etc.), and check this box to acknowledge that you have done so.

☒ Interested persons identified and provided on a separate attached sheet

4. Grounds for this appeal⁴

For appeals of a CDP approval, grounds for appeal are limited to allegations that the approved development does not conform to the LCP or to Coastal Act public access provisions. For appeals of a CDP denial, grounds for appeal are limited to allegations that the development conforms to the LCP and to Coastal Act public access provisions. Please clearly identify the ways in which the development meets or doesn't meet, as applicable, the LCP and Coastal Act provisions, with citations to specific provisions as much as possible. Appellants are encouraged to be concise, and to arrange their appeals by topic area and by individual policies.

Describe: See attached.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

4 Attach additional sheets as necessary to fully describe the grounds for appeal.

Appeal of local CDP decision

Page 5

5. Appellant certifications

I attest that to the best of my knowledge, all information and facts in this appeal are correct and complete.

Print name Mark Fudge/Sharon Fudge

Signature Mark Fudge Sharon Fudge

Date of Signature 3/13/21

5. Representative authorizations

While not required, you may identify others to represent you in the appeal process. If you do, they must have the power to bind you in all matters concerning the appeal. To do so, please complete the representative authorization form below and check this box to acknowledge that you have done so.

☐ I have authorized a representative, and I have provided authorization for them on the representative authorization form attached.

⁵ If there are multiple appellants, each appellant must provide their own certification. Please attach additional sheets as necessary.

⁶ If there are multiple appellants, each appellant must provide their own representative authorization form to identify others who represent them. Please attach additional sheets as necessary.

CALIFORNIA COASTAL COMMISSION

45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200
FAX (415) 904-5400

**DISCLOSURE OF REPRESENTATIVES**

If you intend to have anyone communicate on your behalf to the California Coastal Commission, individual Commissioners, and/or Commission staff regarding your coastal development permit (CDP) application (including if your project has been appealed to the Commission from a local government decision) or your appeal, then you are required to identify the name and contact information for all such persons prior to any such communication occurring (see Public Resources Code, Section 30319). The law provides that failure to comply with this disclosure requirement prior to the time that a communication occurs is a misdemeanor that is punishable by a fine or imprisonment and may lead to denial of an application or rejection of an appeal.

To meet this important disclosure requirement, please list below all representatives who will communicate on your behalf or on the behalf of your business and submit the list to the appropriate Commission office. This list could include a wide variety of people such as attorneys, architects, biologists, engineers, etc. If you identify more than one such representative, please identify a lead representative for ease of coordination and communication. You must submit an updated list anytime your list of representatives changes. You must submit the disclosure list before any communication by your representative to the Commission or staff occurs.

Your Name _____

CDP Application or Appeal Number _____

Lead Representative

Name _____

Title _____

Street Address. _____

City _____

State, Zip _____

Email Address _____

Daytime Phone _____

Your Signature _____

Date of Signature _____

Additional Representatives (as necessary)

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Name _____
Title _____
Street Address. _____
City _____
State, Zip _____
Email Address _____
Daytime Phone _____

Your Signature _____

Date of Signature _____

Appeal of CDP 2020-7925 (The Hotel Laguna - 425 South Coast Hwy, Laguna Beach)

The February 25, 2021 decision to approve a CDP failed to ascertain if a coastal bluff exists at the site and instead deferred that determination to a future date when hearing other work proposed by the applicant. The criteria considered did not include the definition of a coastal bluff as written in the City's certified LCP (specifically the Land Use Element). If allowed to stand, this approval may set a negative precedent for future decisions in the area.

The CDP was considered at an Administrative Hearing as "Minor Development". No written staff report was provided ¹ therefore it is unclear whether or not the nine (9) criteria of LBMC 25.07.012(F) were reviewed as none of them were discussed.

There is nothing in the record indicating if the findings required by LBMC 25.07.012(G) relating to LCP consistency, public access and CEQA compliance were made. The only findings discussed in the hearing were related to whether or not the project qualified as 'minor development' pursuant to LBMC 25.07.013 (which presumes that the development is consistent with the certified Local Coastal Program). Appellants object to this determination of LCP consistency for the following reasons:

1. Appellants assert that a Coastal Bluff (as defined by the certified Laguna Beach Land Use Element) - although drastically altered by past grading activities - does exist at or landward of the site and therefore bluff, bluff edge and bluff face protections of the LCP should have been considered, but were not.
2. Appellants assert that a substantial portion of the site and improvements exist on beach sand where improvements and construction are prohibited by the LCP unless determined by the City Council to be necessary for public health and safety, which was not done.
3. Appellants assert that the project has been piecemealed/segmented which is inconsistent with CEQA and the Coastal Act. One reviewed in totality, and in light of extensive past work, the project may trigger a 'major remodel' or new development designation. If new development occurs, the project must be reviewed under different criteria such as removing non-conformities and providing lower cost accommodations. These were not considered. For example, the NOFA discusses the approval of steel moment frames along the interior walls of the tenant spaces at the Southeast End of the structure. However, the plans show that space as 'not a part of scope of work'. Inconsistencies must be solved so the entirety of the project may be reviewed.
4. Appellants assert the approval allows for previously unpermitted development (expansion of use in 1995 ²) to undergoes further improvement without resolving the underlying violation. Furthermore, correspondence from a previous consultant (attached) indicates that other unpermitted and unsafe development has occurred at the site.
5. Appellants assert that non-conforming uses have ceased for a period of more than one year at the site and shall not be re-established unless and until they conform to the zoning code and LCP (LBMC 25.56.006). The uses are non-conforming due to lack of parking.

¹ The meeting was not recorded by the City - however, Appellant does possess a video and can provide same if Coastal staff would like a copy.

² Conditional Use Permit (CUP) 95-04 was approved on May 24, 195 to allow a 500-square foot expansion of an outdoor patio dining area (33 seats) and a valet parking program for the parking of 115 cars onsite to satisfy required parking for the expansion.

Subject Site

The subject site is “an oceanfront front hotel developed on a low bluff top and bluff face located on the seaward side of Coast Highway, facing a sandy beach.” ³ It is directly to the south of Main Beach Park in Laguna Beach. According to a Real Property Report dated February 7, 2017, the property’s use is ‘legal, non-conforming due to parking deficiencies’. Its zoning is CBDCE - Central Business District Central Bluffs. Appellants believe the structure on the property is also non-conforming due to inadequate setbacks from the bluff, as well as development on the bluff face and sand. There is also a seawall at the site. ⁴

Site History

The Hotel Laguna was built in the 1930s and has been subject to multiple additions and alterations since then. Overall, since the hotel was built, almost 90 building permits have been issued - 33 of them since the Coastal Act was enacted. The Hotel Laguna is one of the most iconic structures in the City and is considered to be an historic resource.

For years, the hotel had privatized the beach in front of the hotel and had unsuccessfully claimed vested rights to keep up the barriers with the Coastal Commission in 2014. The history report shows photos taken in 2019 that indicate “Private Beach” signs were still present. ⁵

On February 11, 1987, a Conditional Use Permit (**CUP 87-03**) was granted to create a new patio with a maximum number of 24 seats. This permit required the existing valet parking program to be maintained - providing 120 parking spaces on a full-time basis. At the time, the City was not yet able to issue CDPs as their LCP had not yet been certified. There is no record in the file that the CCC issued a permit or waiver for the work.

In 1996 - after the certification of the LCP and resultant transfer of CDP issuance authority to the City - another restaurant/terrace expansion was granted **CUP 95-04**, but lacked a CDP. Therefore a Violation of the LCP and Coastal Act exists at the property. On October 13, 2009, the CCC sent a Notice of Violation letter to the previous Lessee of the property (**Violation File Number V-5-09-020**) but the violation has never been resolved. This is critical as the CUP allowing this expansion of use was tied to a valet parking program which the current application may alter as the valet kiosk is being removed and the parking lot re-stripped. The deliberations of the subject permit did not include any analysis of parking.

In 2000, **CUP 99-50** was granted to establish a restaurant serving wine, beer and full alcohol. It does not appear that the establishment of the restaurant obtained a CDP. In 2016, a code enforcement letter from the City was sent to the Lessee at the time (different from the current Lessee/Applicant) related to the subject CUP informing the lessee to “*cease immediately from serving cocktails and food on the beach or submit the necessary CUP Amendment application to amend the CUP.*”

³ As described by Coastal staff in staff report 5-12179-VRC (E.W. Merritt Farms Vested Rights Claim) Hearing date 8/12/2014.

⁴ The presence of a seawall was not discussed at the hearing nor in the plans provided to the public for the hearing. However, in the materials included with the NOFA - specifically the GeoSoils Coastal Hazard Analysis dated April 29, 2019 - a seawall is identified.

⁵ During the hearing for the subject permit, both the Applicant and Director of Community Development made references to the “Beach Club” as though it will continue, which is of concern to the Appellants.

Subject Permit

Although not disclosed, much of the work contemplated in this permit has already been completed. The City had previously granted a CDP exemption for the project which was challenged by these Appellants (**A-5-LGB-20-0064**). The Applicant and City withdrew the exemption and then sought to approve the project using a Public Hearing Waiver, which Appellants also challenged. The Public Hearing was held on February 25, 2021 via a Zoom call. The materials provided to the public included construction plans and a Bluff Top Exhibit from Psomas. There were also pages in the plans that defined the bluff and bluff edge/setbacks pursuant to the Laguna Beach Code definition of a bluff edge and the Coastal Commission definition of bluff edge. However, the analysis failed to include the definitions of "Coastal Bluff" and "Coastal Bluff Edge" in the certified Land Use Element Glossary. The importance of this is twofold - first, the Commission has established a precedent that the LUE definition is controlling, and second, the LUE definition defines a bluff and bluff edges differently, and more restrictively, than the Coastal Regulations and Coastal Act do. Please see the attachment at the end of this appeal for a side by side comparison.

Coastal Bluffs and Bluff Edge Determinations

CCC Regulations Section 13577(h) defines a Coastal Bluff as a bluff, the toe of which is now or was historically (within the last 200 years) subject to marine erosion AND those bluffs, the toe of which is not or was not subject to marine erosion, but the toe of which lies within the sea and the first public road, or within 300 feet of the inland extent of any beach OR located on tidelands, submerged lands, public trust lands, etc. etc.

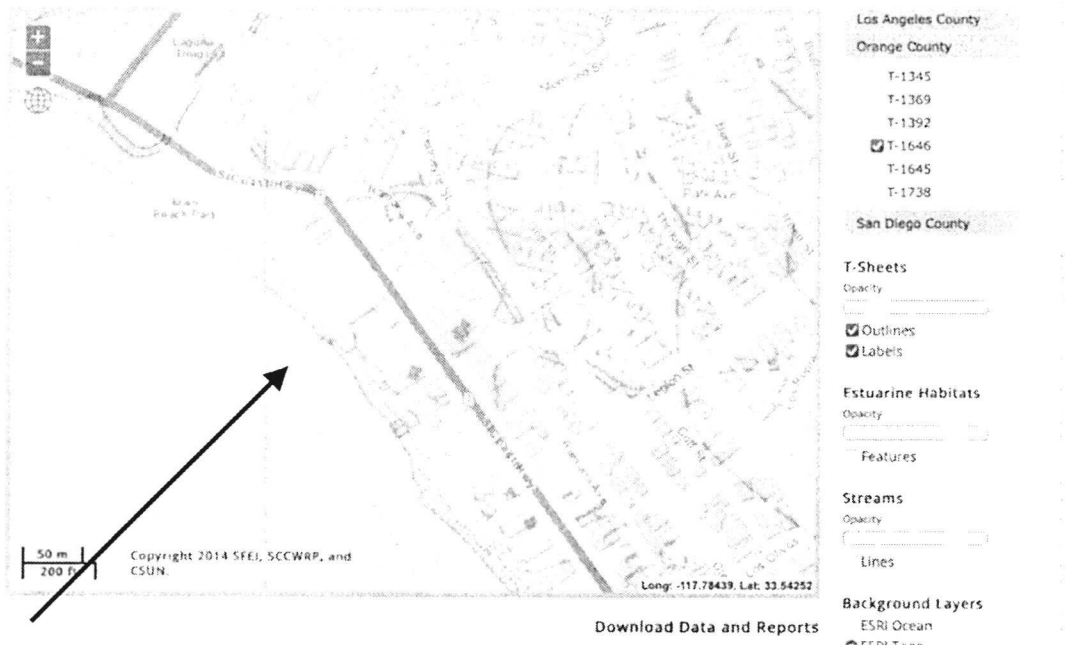
Based on this definition, the Appellants provided the City and Applicant with historic survey maps from the U.S. Coast Survey Maps of California (also known as the Southern California Coast T-Sheets (1851-1889) to substantiate their claim that the land mass where the hotel is sited historically contained both a bluff and beach sand. See below:

In Laguna Beach, a Coastal Bluff is defined as a bluff overlooking a beach or shoreline OR that is subject to marine erosion. The Coastal Bluff Edge is defined similarly to the Coastal Commissions definition with the important addition of the understanding that bluff edges retreat over time as a result of multiple factors, including grading. When looking at the historical records it is clear that previous activities at the site have graded on the previous bluff. The City's definition also states that in areas where fill has been placed near or over the bluff edge - which also may have occurred at the site - that the original bluff edge, even if buried beneath fill, shall be taken to be the bluff edge.

It is critical to obtain a proper assessment of the bluff edge at this time for future improvements being proposed (as evidenced by the submittal of plans) include subterranean parking. If the wrong assessment is made now, the Applicant will surely rely on that in the future.

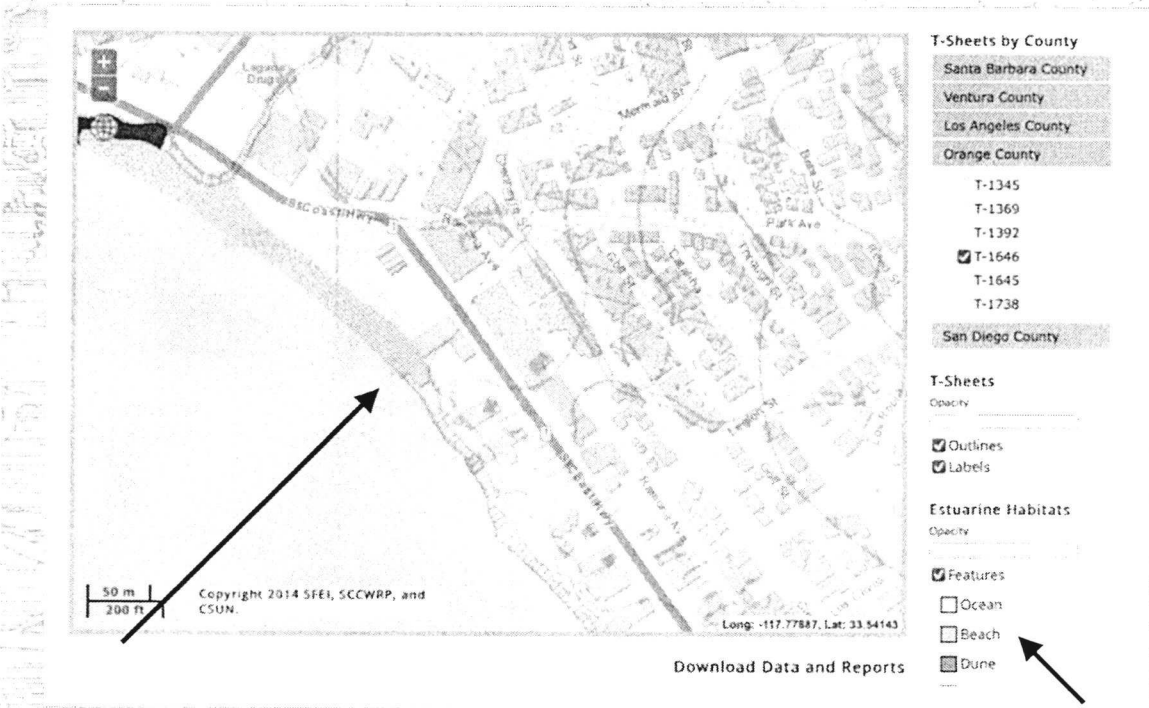
U.S. COAST SURVEY MAPS OF CALIFORNIA

Southern California Coast T-Sheets (1851-1889)



U.S. COAST SURVEY MAPS OF CALIFORNIA

Southern California Coast T-Sheets (1851-1889)



Relevant policies of the LCP

- *Open Space/Conservation Element Policy 1E - Prohibit the construction of buildings and other man-made structures on the sandy portion of the beach.*

- *LBMC 25.50.004 Building setback lines*

*(B) Building Setbacks on or Adjacent to the Pacific Ocean and Beaches. There is established building setback lines along the ocean frontage of all property within the city fronting up and adjacent to the Pacific Ocean and its beaches, as provided in this subsection, and **no building, structure or improvements shall be erected or constructed after the effective date of the ordinance codified in this section on the sandy portion of any beach except that which is determined by the city council to be necessary for the public health, safety and welfare. (emphasis added).***

- *LBMC 25.56.006 Change in Building Use.*

If any nonconforming use or portion thereof is abandoned or ceases for a period of twelve or more consecutive months, or is changed to a conforming use, it shall not thereafter be reestablished or reopened. (emphasis added)

Conclusion

The Hotel Laguna has been an important asset to the City of Laguna Beach and the people of California for decades but has fallen into a state of disrepair. While repairs are necessary, none of the work can be done to create an expansion of use or an expansion of the building without bringing the uses and structure into conformity with the current codes. The economic life of the building has been exhausted and now is the time to review the appropriateness of the development in light of sea level rise and other modern day constraints.

We ask that the Commission find that our appeal presents a 'substantial issue' and that they review the project - in its entirety - at a de novo hearing in the future.

Thank you,

Mark Fudge
Sharon Fudge
P.O. Box 130
Laguna Beach, CA 92652
949-481-1100

Attachments: How the Coastal Commission defines Coastal Bluffs and bluff edges
How the City of Laguna Beach defines Coastal Bluffs and bluff edges
Letter dated November 23, 2020 from consultant to City.

Interested Parties:

Mohammed Honarkar (Applicant)
425 South Coast Highway
Laguna Beach, CA 92651

**NOTICE OF FINAL LOCAL ACTION
FOR COASTAL DEVELOPMENT PERMITS**

Date: March 1, 2021

Location: 425 South Coast Highway, Laguna Beach, CA 92651

Coastal Development Project No: CDP 2020-7925

Project Description: North Façade: Replace trash enclosure; remove existing planters and railing around north east corner; replace portions of stairway; replace three kitchen windows; replace access ramp and install guardrail from kitchen for ADA compliance; and repair water proofing of exterior wall.

West (Rear) Façade at North End: Repair/replace guardrail; place wooden deck covering over existing concrete deck; and replace door.

West (Rear) Façade at South End: Trench certain areas of rear deck/patio for electrical repair and fill back to original condition; replace two windows; install a cantilevered service counter; repaint/repair three windows; swap door and window at southwest corner; replace steps and place temporary pavers for erosion control on exposed dirt between the rose garden and rear deck/patio; replace glass guardrail at southwest corner between walkway and rear deck/patio (not on deck/patio); and reroof-in-kind over restaurant and chimney area. No repairs and/or improvements proposed to the rear deck/patio.

Tenant Spaces at the Southeast End: Fill in a door at south façade that leads to the parking lot; replace the west wall and doors at ground floor level facing the rose garden (no changes to the upper hotel room levels); remove awnings and replace windows along the east façade; and install structural retaining walls and steel moment frames along the interior walls of 20% of the total ground floor area limited to only the tenant spaces with no changes to the upper floors (3,200 square feet of 16,000 square feet of ground floor). Install doors between the lobby and the rose garden.

Rose Garden: Install on-grade steps and ADA lift near the southeast corner; replace existing ramp and install handrails along east end for ADA compliance; repair planter walls; replace in-kind steps at the southwest corner; repair and replace fence along south end.

Parking Lot: Remove existing kiosk and low partition wall near entry at South Coast Highway; restripe parking lot to accommodate ADA parking spaces with no changes to the number of existing parking spaces; and install concrete bumpers on ADA parking spaces.

Applicant: Mohammad Honarkar

Mailing Address: 425 South Coast Highway, Laguna Beach, CA 92651

Effective Date of Approval: February 25, 2021

Deciding Body: Director of Community Development

In granting this Coastal Development Permit, the following requirements were satisfied:

1. The project is consistent with the certified Local Coastal Program;
2. The project requires no discretionary approvals other than a coastal development permit; and
3. The project has no adverse effect either individually or cumulatively on coastal resources or public access to the shoreline or along the coast.

This project is:

- ☐ () not appealable to the Coastal Commission
- ☒ (X) appealable to the Coastal Commission pursuant to Coastal Act Section 30603. An aggrieved person may appeal this decision to the Coastal Commission within 10 working days following Coastal Commission receipt of this notice. Applicants will be notified by the Coastal Commission if a valid appeal is filed. Appeals must be in writing to the appropriate Coastal Commission district office and in accordance with the California Code of Regulation Section 13111. The Coastal Commission may be reached by phone at (562) 590-5071 or by writing to 301 E. Ocean Boulevard, Suite 300, Long Beach, CA 90802.

Att: Notice of Public Hearing for Minor Development (Dated February 12, 2021)
Approved Plans (Hootan & Associates, Dated July 1, 2020)
Bluff Top Exhibit (Psomas, Dated April 29, 2019)
Site Constraints Exhibits
Coastal Hazard Analysis (GeoSoils Inc., Dated April 29, 2019)
Historic Conformance Review (Chattel, Inc., Dated October 14, 2020)
Public Comments