

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E. Ocean Blvd., Suite #300
Long Beach, CA 90802
(562) 590-5071



July 12, 2022

OBJECTIONS TO EXECUTIVE DIRECTOR'S DETERMINATION

To: Commissioners and Interested Parties

From: Karl Schwing, Deputy Director
Zach Rehm, District Supervisor
Fernie Sy, Coastal Program Analyst

Re: **Immaterial Permit Amendment 5-20-0630-A1 (Vision Development, LLC), Sunset Beach, Huntington Beach, Orange County.**

On March 23, 2022, Vision Development, LLC submitted a request to amend Coastal Development Permit 5-20-0630-A1 to eliminate an interior lot line between Lots 1 and 2. This is necessary as the city does not allow new development to occur over a lot line. Coastal Development Permit 5-20-0630, originally approved by the Commission on June 9, 2022, allowed construction of a new three-story, 35-ft. high, mixed use building consisting of a 4,720 sq. ft. restaurant and a 1,716 sq. ft. townhome with twelve parking spaces for the restaurant and two parking spaces for the townhome on a vacant lot but did not authorize a lot line adjustment. The project also includes an after-the-fact permit request for demolition of the pre-existing commercial building on the site and grading of the lot at 16655 Pacific Coast Highway, Sunset Beach, Huntington Beach, CA.

On July 1, 2022, the Coastal Commission's South Coast District Office in Long Beach issued notices of the Executive Director's determination pursuant to Section 13166(b) of Title 14 of the California Code of Regulations that the amendment is IMMATERIAL consistent with the Chapter 3 policies of the Coastal Act. As required by Section 13166(b) of Title 14 of the California Code of Regulations, the Executive Director is reporting this determination to the Commission at its July 13, 2022, meeting. Within the ten working-day period (July 1, 2022 – July 18, 2022), during which time any person may object to the Executive Director's determination, the South Coast District Office received four emails (letters) from Mr. Tony Sellas objecting to the proposed amendment. Correspondence received is included in the correspondence tab for the Deputy Director's Report. Mr. Sellas indicates that there are two arguments regarding his opposition to the amendment, which are discussed below:

- 1) Mr. Sellas' 1st argument is that the project results in adverse impacts to public safety inconsistent with Section 30212(a) of the Coastal Act.

Mr. Sellas argues that the 1st floor parking area should be defined as a parking structure pursuant to the Zoning Code. If it were defined as a parking structure, setbacks would be necessary. However, Mr. Sellas is incorrect as the city does not define this parking area (ground floor of a three-story mixed-use building) as a parking structure. This issue was already raised and responded to in the addendum for the original Coastal Development Permit (CDP).

In addition, Mr. Sellas claims that the entrance to the parking area from Pacific Coast Highway (PCH) will result in impacts to traffic on PCH. However, the project was reviewed by the City and no issues upon traffic along PCH were found.

Mr. Sellas also claims that Caltrans has not reviewed the project. However, as confirmed by the applicant, the project has been reviewed and approved by Caltrans.

2) Mr. Sellas' 2nd argument is that because of the impacts to public safety (Section 30212(a) of the Coastal Act), the CDP should be revoked pursuant to Section 13105(a) of the Coastal Act.

Mr. Sellas argues again that the first-floor parking area should be defined as a parking structure and as such requires setbacks. Since it is not defined as a parking structure it is inconsistent with the City's Zoning Code. However, Mr. Sellas is incorrect as the city does not define this first floor parking area as a parking structure.

Mr. Sellas further argues that the project is inconsistent with the Sunset Beach Specific Plan. This was addressed in an addendum for the original CDP which noted that: *The Commission has not adopted the City's approved zoning for the Sunset Beach area of the City. The standard of review is the Chapter 3 policies of the Coastal Act. Nevertheless, the City has issued an Approval in Concept for the proposed development, indicating that it meets the City's basic zoning requirements, including parking, parking access, and setback requirements. Further, the proposed development, as described in the staff report, is consistent with the public access policies of the Coastal Act including the provision of adequate parking to serve the development (both residential and commercial) and with regard to appropriate setbacks.*

3) Mr. Sellas' does not mention anything about the Lot Line Adjustment (LLA) that is the subject of this permit amendment. All the issues Mr. Sellas raises were raised during the review and approval of the original CDP. This hearing only pertains to the LLA and is not a rehearing of the original project.

Section 13166(b) of Title 14 of the California Code of Regulations states in part that if written objection is received within ten working days, and the Executive Director determines that the objections do not raise an issue of conformity with the Coastal Act, the Immaterial Amendment shall not be effective until the amendment and objections are reported to the Commission at its next regularly scheduled meeting. The Executive Director shall include a copy of the letters of objection to the report. If any three Commissioners object to the Executive Director's designation of immateriality, the amendment shall be referred to the Commission for action as set forth in subsection (c) of Section 13166 of title 14 of the California Code of Regulations. Otherwise, the Immaterial Amendment shall become effective.

The Executive Director has concluded that the objection letters do not raise conformity with the Coastal Act. As required by Section 13166(b) of Title 14 of the California Code of Regulations, the Executive Director is reporting this conclusion to the Commission along with a copy of the objection letters. If three Commissioners object to the extension on the grounds that there may be circumstances that affect consistency with the Coastal Act, the amendment application shall be referred to the Commission for action. If three Commissioners do not object to the Immaterial Amendment, the Immaterial Amendment shall become effective. In this case, the approval of the Immaterial Amendment will allow elimination of an interior lot line between Lots 1 and 2. This is necessary as the City does not allow new development to occur over a lot line.

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
(562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



W13

Prepared July 05, 2022 (for the July 13, 2022 Hearing)

To: Commissioners and Interested Parties
From: Karl Schwing, South Coast District Deputy Director
Subject: **South Coast District Deputy Director's Report for Orange County for July 2022**

The following coastal development permit (CDP) waivers, immaterial CDP amendments, CDP extensions, Executive Director Concurrence, and emergency CDPs for the South Coast District Office are being reported to the Commission on July 13, 2022. Pursuant to the Commission's procedures, each item has been appropriately noticed as required, and each item is also available for review at the Commission's South Coast District Office in Long Beach. Staff is asking for the Commission's concurrence on the items in the South Coast District Deputy Director's report, and will report any objections received and any other relevant information on these items to the Commission when it considers the report on July 13th.

With respect to the July 13th hearing, interested persons may sign up to address the Commission on items contained in this report prior to the Commission's consideration of this report. The Commission can overturn staff's noticed determinations for some categories of items subject to certain criteria in each case (see individual notices for specific requirements).

Items being reported on July 13, 2022 (see attached)

Waivers

- 5-22-0241-W, ADU and SFR remodel (San Clemente)
- 5-22-0272-W, Summer surf camps (San Clemente)
- 5-22-0278-W, First floor remodel (Seal Beach)
- 5-22-0316-W, ADU (San Clemente)
- 5-22-0317-W, Garage conversion to ADU (San Clemente)

Immaterial Amendments

- 5-20-0265-A1, Westchester Bay and Seagate Lagoon seawall (Huntington Beach)
- 5-20-0630-A1, 16655 Pacific Coast Highway (Sunset Beach)
- A-5-LGB-20-0050-A1, Coast Inn Amendment (Laguna Beach)

Immaterial Extensions

- 5-15-0807-E5, Grace Martin (San Clemente)

Executive Director Concurrence

- LCP-5-LGB-20-0051-3

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



June 30, 2022

**Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-21-0241-W**Applicant:** Richard and Lisa Yates**Location:** 141 Avenida Cadiz, San Clemente, Orange County (APN: 692-143-52)

Proposed Development: Construction of a 13-ft. 8-in. high, 800 sq. ft. detached Accessory Dwelling Unit (ADU) in the rear yard of an existing single-story single-family residence. Remodel of the existing 13-ft. high, 1,112 sq. ft. single family residence is also proposed, including the addition of 242 sq. ft. to the back of the residence, resulting in a 1,926 sq. ft. single family residence. No increase in height is proposed. Two covered parking spaces are provided on site.

Rationale: The project site is located on a developed 5,000 sq. ft. lot located approximately 1/2 mile inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The lot is zoned Residential Low Density (RM) by the City's certified LUP and the proposed project conforms to the permitted uses and development standards for the RL zone. The project maintains two covered parking spaces for the primary residence and provides additional parking in the driveway for the proposed ADU, therefore the new ADU will not impact public street parking spaces used for beach access. Additionally, the proposed project will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified Land Use Plan, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **July 13-15 2022** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Executive Director

Mandy Revell
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4416
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



June 30, 2022

**Coastal Development Permit De Minimis Waiver
Coastal Act Section 30624.7**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-22-0272-W **Applicant:** City of San Clemente

Location: Public Beach adjacent to south side of public restroom facility ~300' south of T-Street pedestrian overpass, City of San Clemente, Orange County (APN(s) 692-321-03; 692-331-01).

Proposed Development: Placement of a portable 150 sq. ft., 10' x 15' and 8' tall tan metal container on a portion of the public sandy beach for a limited duration each summer from June 1st through to September 1st. The container would store equipment (i.e., surfboards, wetsuits, etc.) used to operate a public youth day camp offered through the City's Recreation Department. The container will be removed at the end of the summer camp session. This waiver of permit requirements will be effective for a five (5) year period from 2022-2027.

Rationale: The subject site is located between the sea and the first public road on a municipal beach and is zoned OS1 (public parks and publicly owned open space) in the City of San Clemente Land Use Plan (LUP). No permanent structures are proposed. The proposed development consists of the temporary placement (3 months during each summer June-Aug for 5 years) of a storage container on a public beach to serve the needs of a youth beach camp. The camp is open to all children ages 6-16 and does not impede the public's use of the surrounding beach area. Public coastal access is available 300 ft. north of the proposed site at the T-Street pedestrian railroad overpass. The container will be a sand color to blend in with the surroundings and will be placed adjacent to an existing public bathroom structure to avoid impacts to public views of the beach. The proposed development will not result in adverse impacts to coastal access, coastal resources, public recreation, or coastal views. Also, the proposed development will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with the land use designation in the City's certified Land Use Plan, past Commission actions in the area and Chapter Three policies of the Coastal Act. This waiver will not become effective until reported to the Commission at its **July 13-15, 2022** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Executive Director

Mandy Revell
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



June 28, 2022

**Coastal Development Permit Waiver
Improvements to Existing Structures or Repair and Maintenance
Coastal Act Section 30610**

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13250(c), Section 13252(e), or Section 13253(c), Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-22-0278-W**Applicant:** Alex & Katelyn Parton**Location:** 645 Island View Drive, Seal Beach, Orange County (APN: 043-251-05)

Proposed Development: Remodel first floor and add second floor and roof deck to an existing 1-story 1,518 sq. ft. single-family residence, resulting in a 2-story, 25'-high 2,637 sq. ft. single-family residence.

Rationale: The project site is located on a developed 5,400 sq. ft. lot located 0.75 mile inland of the public beach, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. According to the Coastal Storm Modeling System sea level rise model, the project site is in an area of Seal Beach that is not subject to flooding with up to 6.6 ft. of sea level rise with a 100-year storm event, which is consistent with the medium-high risk aversion scenario for the residence's expected 75-year development life found in Commission's Sea Level Rise Policy Guidance. No shoreline protective device is proposed to protect the development subject to the application. The lot is designated as residential low density in the City of Seal Beach Zoning Code. The proposed project will retain an attached two-car garage, which is consistent with prior Commission's actions requiring two parking spaces for residential development in the area. The proposed project design is compatible with the character of surrounding development and does not have any negative effects on visual or coastal resources, public recreation, or coastal access. The proposed project will not prejudice the City's ability to prepare a Certified Local Coastal Program and is consistent with past Commission actions in the area and Chapter Three policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **July 13-15, 2022** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If three (3) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Executive Director

Vince Lee
Coastal Program Analyst

CC: File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
PHONE (562) 590-5071



June 28, 2022

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-22-0316-W**Applicant:** John and Diana Castillo**Location:** 1614 S Ola Vista, San Clemente, Orange County (APN: 692-291-01)**Proposed Development:** Construct a new 508 sq. ft., 1-story, 10'-11" high, detached ADU in the rear yard of an existing single-family residence.

Rationale: The project site is located on a developed 5,424 square-foot lot located 0.3 mile inland of the ocean, in an urbanized residential neighborhood. The lot is designated Residential Low (RL) by the City's certified Land Use Plan and the proposed project conforms to the permitted use and development standards for the RL zone. The proposed development was approved in concept by the City's Planning Division on April 20, 2022. The project does not propose any changes to the existing single family residence and the 2-car garage. Moreover, the site is located more than a quarter mile inland from the beach and is not expected to impact public street parking spaces used for beach access. Therefore, the project would not adversely impact public access in the area. Additionally, the proposed project design is compatible with the character of surrounding development, will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified Land Use Plan, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **July 13-15, 2022** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Executive Director

Vince Lee
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802-4325
PHONE (562) 590-5071



June 28, 2022

Coastal Development Permit De Minimis Waiver Coastal Act Section 30624.7

Based on the project plans and information provided in your permit application for the development described below, the Executive Director of the Coastal Commission hereby waives the requirement for a Coastal Development Permit pursuant to Section 13238.1, Title 14, California Code of Regulations. If, at a later date, this information is found to be incorrect or the plans revised, this decision will become invalid; and, any development occurring must cease until a coastal development permit is obtained or any discrepancy is resolved in writing.

Waiver: 5-22-0317-W**Applicant:** David Gonzalez**Location:** 329 Avenida Cabrillo, San Clemente, Orange County (APN: 692-054-13)

Proposed Development: Add 536 sq. ft. of living space and interior remodel of an existing 1-story, 963 sq. ft. single-family residence, and convert an existing 390 sq. ft. detached 1-car garage and storage area into a 296 sq. ft., 11'-6" high ADU. Two tandem parking spaces are provided in the driveway.

Rationale: The project site is located on a developed 4,200 square-foot lot located 800 ft. inland of the ocean, landward of the first public road parallel to the sea, and in an urbanized residential neighborhood. The lot is designated Residential Medium (RM) by the City's certified Land Use Plan and the proposed project conforms to the permitted use and development standards for the RM zone. The proposed development will provide two (2) parking spaces for the residential unit in the driveway. Moreover, the site is located 800 ft. inland from the beach and is not expected to impact public street parking spaces used for beach access. Therefore, the project would not adversely impact public access in the area. Additionally, the proposed project design is compatible with the character of surrounding development, will not prejudice the City's ability to prepare a certified Local Coastal Program and is consistent with the designation in the City's certified Land Use Plan, previous Commission action in the area, and Chapter 3 policies of the Coastal Act.

This waiver will not become effective until reported to the Commission at its **July 13-15, 2022** meeting and the site of the proposed development has been appropriately noticed, pursuant to 13054(b) of the California Code of Regulations. The Notice of Pending Permit shall remain posted at the site until the waiver has been validated and no less than seven days prior to the Commission hearing. If four (4) Commissioners object to this waiver of permit requirements, a coastal development permit will be required.

John Ainsworth
Executive Director

Vince Lee
Coastal Program Analyst

cc: File

CALIFORNIA COASTAL COMMISSION

South Coast Area Office
301 East Ocean Blvd., Suite 300
Long Beach, CA 90802
(562) 590-5071

July 1, 2022

**NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT**Coastal Development Permit Amendment No. **5-20-0265-A1**

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Coastal Development Permit No. **5-20-0265** granted to Westchester Bay Homeowners and Seagate Lagoons Associations for: structural repairs to a combined 135-foot portion of an existing, 5,198 foot bulkhead at eight distinct locations, including timber pile repairs as needed, placement of 7/18" carbon fiber reinforced vinyl ester composite sheet piles (forming), and pumping of concrete grouting between the existing concrete footing and proposed sheetpiles; and removal of existing concrete overpour to restore harbor bottom habitat.

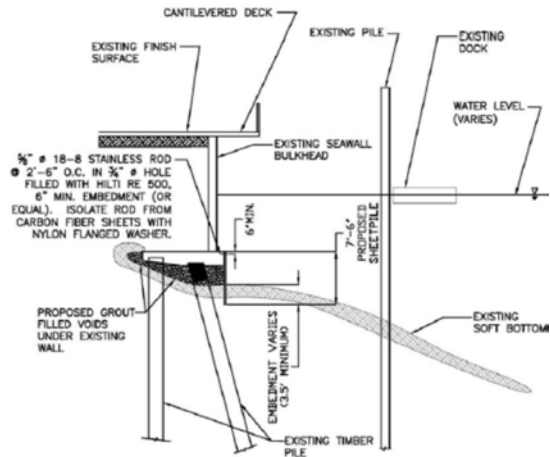
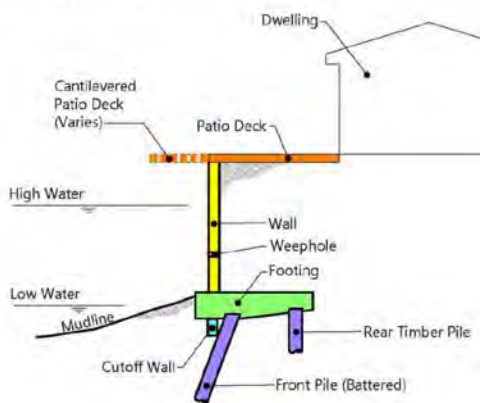
Project Site: Additional of 460.1-feet at 17 locations to the previously approved 135-feet portion of seawall for a total of 595.1 linear feet of the existing bulkhead located adjacent to the homes within Westchester Bay and Seagate Lagoons, in Huntington Harbour in the City of Huntington Beach; adjacent to the following addresses and APNs (length of seawall in feet):

3588 Windspun Drive	178-701-06	(20.67);
3596 Windspun Drive	178-701-04	(20.5);
16194 Bimini Lane	178-644-56	(21.23);
16190 Bimini Lane	178-644-54	(18.34);
Westchester Bay	178-644-79	(27.24, 16.07, 8.24);
Homeowners & Seagate Lagoons Associations		
16178 Bimini Lane	178-644-49	(24.42);
3917 Aruba Circle	178-644-41	(17.94);
3909 Aruba Circle	178-644-39	(17.93);
3893 Aruba Circle	178-644-86	(17.9);
3873 Aruba Circle	178-644-81	(16.6);
Westchester Bay	178-622-35	(45.34, 48.02);
Homeowners & Seagate Lagoons Associations		
16114 Bonaire Circle	178-622-22	(20.75);
16106 Bonaire Circle	178-622-20	(24.62);
16182 Bimini Lane	178-644-51	(94.29)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

The same methods of repair are proposed and the same type of mitigation is proposed as previously approved via CDP 5-20-0265. Specifically, the proposed additional bulkhead repairs will include structural repair of timber piles that support the bulkhead, placement of 7/16-inch carbon fiber reinforced vinyl ester composite sheet piles (forming), and pumping of concrete grouting between the existing concrete footing and proposed sheetpiles, to protect the existing bulkhead in the areas where the piles are damaged by more than 50%. The proposed bulkhead repair project includes all special conditions that were previously imposed on the original CDP (5-20-0265). In addition, the proposed project includes the removal of 111.34 square feet of existing concrete overpour from the harbor bottom to restore harbor bottom habitat.

Figure 1
Simplified Original Design



FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. This amendment has been considered "immaterial" for the following reason(s):

The repairs are needed because, over time, the cutoff wall has detached from the bulkhead footing, resulting in exposure of sections of the timber piles that support the bulkhead. The exposure has compromised the integrity of the piles and thus the bulkhead. The deteriorated piles could break due to the bulkhead weight and pressure, and rotate into harbor waters, resulting in unwanted fill as well as threatening existing, pre-Coastal (constructed in the 1960s) residential structures located upland of the bulkhead. The proposed repairs will reinforce the bulkhead and eliminate exposure of the timber piles to the elements.

More specifically, the proposed bulkhead repair will fill the eroded sediment voids behind the concrete bulkhead footing with grout, thereby sealing the untreated timber piles and protecting them from marine boring organisms, to ensure the necessary support and structural integrity of the bulkhead. The proposed bulkhead

repair project would restore up to 77 damaged piles and the foundation of the bulkhead. Repairs will occur only where 50% or more of the existing pile is damaged. Where 50% or more of the timber pile is deteriorated, the timber pile would be replaced. The timber pile would be cut and a screw jack installed. Next a 7/16-inch carbon fiber reinforced vinyl ester composite grout forming planks would be placed by hand, flush with the existing bulkhead. Then concrete grouting would be pumped behind the planks, filling the remaining voids. The total duration of the entire project is expected to take approximately 154 working days.

The proposed project would result in fill of 16.77 square feet. To offset that impact, the applicant is proposing to remove 111.34 square feet of concrete overpour from the harbor bottom in the project area (a net increase of 94.57 square feet of habitat). The concrete overpour was a result of initial pre-Coastal construction of the bulkheads. At that time, the concrete used during original construction the bulkheads (1960s) was allowed to “overpour” its framing onto the harbor bottom. The restoration of 111.34 square feet of soft bottom habitat is adequate to offset the 16.77 square feet of impacts caused by the proposed bulkhead repairs. Removal of concrete overpour would occur prior to the bulkhead repair work.

The proposed project includes a Bulkhead Monitoring Plan that is consistent with the Plan required via approval of CDP 5-20-0295 Special Condition No. 1. The proposed monitoring plan requires inspections of the bulkhead every two years for cracks, outward movement, and possible undermining at the toe of the wall. Inspection reports will be prepared and conveyed to the HOAs and the Coastal Commission within 30 days of completion of inspection. If repairs are deemed appropriate, an amendment or new CDP for the work is required.

Eelgrass surveys of the site were conducted on March 5, 6, & 8, 2022. Although eelgrass is present in the project vicinity, no eelgrass is located where it is expected to be impacted by the proposed project. The applicant has proposed to undertake pre- and post-construction surveys consistent with the Coastal Commission’s typically required Eelgrass Surveys special condition. If the post-construction survey reveals that impacts to eelgrass have occurred, eelgrass mitigation consistent with the requirements of the Commission’s typically required special condition are proposed. The site was also surveyed for Caulerpa on March 5, 6, & 8, 2022 and none was found. The applicant has proposed to incorporate the requirements of the most recent version of the National Marine Fisheries Service’s Caulerpa Control Protocol, which has been required by the Coastal Commission in recent authorizations for development since Caulerpa was observed in Newport Bay. The protocol the applicant proposes to comply with requires a second Caulerpa survey within 45 days prior to commencement of construction and measures to be taken in the event Caulerpa is present in the project vicinity.

The proposed project includes all requirements of the special conditions imposed on CDP 5-20-0265 (except that measures consistent with the more recent version of the Commission’s Caulerpa special condition are proposed). The special conditions proposed to be incorporated as part of the project are: 1. Bulkhead

Monitoring Plan; 2. Alternatives to Plastic; 3. As-Built Plans; 4. No Future Bayward Encroachment; 5. Soft Bottom Mitigation; 6. Eelgrass Survey(s); 7. Pre-Construction Caulerpa Taxifolia Survey; 8) Conformance with Proposed Plans; 9) Public Rights; and 10) Construction Responsibilities and Debris Removal. The incorporated special conditions are described in greater detail in the file for this CDPA.

The proposed bulkhead repair would be performed from the docks, with a small raft or workboat to facilitate the handling of materials, and by divers. Proposed water quality measures include: netting, sandbags, tarps, or other forms of barriers will be placed around staging areas to prevent debris from entering the water; all construction related equipment will be inspected daily and maintained in good working order to minimize the potential for hazardous waste spills; hazardous material spill prevention and cleanup plans will be maintained on site; machinery or materials not essential for construction will be prohibited from subtidal or intertidal zones at all times; floating booms will be maintained around the project site to capture floating debris; divers will recover non-buoyant debris from the harbor bottom within 72 hours; all debris and trash will be collected and disposed of in appropriate waste containers by the end of each construction day; discharge of hazardous material into the project site will be prohibited; and, following project completion, the project area will be inspected to ensure that no construction debris, trash, or materials remain and that the project has not created any hazards to navigation.

If you have any questions about the proposal or wish to register an objection, please contact Meg Vaughn meq.vaughn@coastal.ca.gov .

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



July 1, 2022

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **5-20-0630-A1**

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: **Development previously approved pursuant to Coast Development Permit No. 5-20-0630 granted to Vision Development, LLC for:**
Construction of a new three-story, 35-ft. high, mixed use building consisting of a 4,720 sq. ft. restaurant and a 1,716 sq. ft. townhome with twelve parking spaces for the restaurant and two parking spaces for the townhome on a vacant lot. The project also includes an after-the-fact permit request for demolition of the pre-existing commercial building on the site and grading of the lot.

Project Site: 16655 Pacific Coast Highway, Sunset Beach, Huntington Beach (Orange County) (APN(s): 178-523-09)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change(s):

This project also includes a lot line adjustment in order to eliminate an interior lot line between Lots 1 and 2. This is necessary as the City does not allow new development to occur over a lot line.

FINDINGS

Pursuant to 14 Cal. Admin. Code Section 13166(b) this amendment is considered to be IMMATERIAL and the permit will be amended accordingly if no written objections are received within ten working days of the date of this notice. If an objection is received, the amendment must be reported to the Commission at the next regularly scheduled Commission hearing. The Executive Director has determined this proposed amendment to be "immaterial" for the following reason(s):

The proposed development will not result in adverse impacts to public access and recreation, hazards, biological resources, and water quality policies of the Coastal Act. The amended project including the elimination of the interior lot line between

Notice of Proposed Immaterial Permit Amendment
5-20-0630-A1

the two subject lots where the project is located will not alter the previously approved project. In addition, the amended project will not result in any changes to the special conditions imposed on the original project. Therefore, the proposed amendment is consistent with the underlying permit approval (CDP# 5-20-0630) and is consistent with the Chapter 3 policies of the Coastal Act.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to the address above.

If you have any questions about this notice, please contact Fernie Sy at the phone number provided above.

Original on File signed by:

Fernie Sy
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



June 27, 2022

NOTICE OF PROPOSED IMMATERIAL PERMIT AMENDMENT

Coastal Development Permit Amendment No. **A-5-LGB-20-0050-A1**

To: All Interested Parties

From: John Ainsworth, Executive Director

Subject: Permit Number **A-5-LGB-20-0050** issued to **Dig Coast Inn, LLC** for: Renovation of existing 17,042 sq. ft. historic hotel, including interior remodel of 24 existing rooms, repair of exterior features, and construction of a 320 sq. ft. addition.

Project Site: 1401 S. Coast Hwy, Laguna Beach, Orange County (APN: 644-217-01)

The Executive Director of the California Coastal Commission has reviewed a proposed amendment to the above referenced permit, which would result in the following change:

Amend Special Condition 1 to allow retention of the existing private stairway structure in the public right-of-way and require the applicant to widen and improve the public sidewalk as mitigation for the encroachment. The condition would be amended as identified, with eliminated language in ~~strike-through~~ and new language in underline.

1. Submittal of Revised Plans. PRIOR TO ISSUANCE OF THE COASTAL DEVELOPMENT PERMIT, the applicant shall submit, for the review and written approval of the Executive Director, two (2) full sized sets of final revised project plans, which shall substantially conform with the project plans dated July 21, 2021 attached herein as Exhibit 2, except modified to comply with the following:
 - A. The existing private stairway landing and private gates located on the public sidewalk parallel to Mountain Road ~~shall be removed, the public sidewalk shall be repaired, and the private gates shall be located on the applicant's private property~~ may be retained and the sidewalk adjacent to the encroachments shall be widened by 1.5 feet.
 - B. The foundation plans shall be revised with removal of the piles and supporting materials which are no longer needed to support the previously

AMENDMENT TO COASTAL DEVELOPMENT PERMIT
Coastal Development Permit Amendment No. A-5-LGB-20-0050-A1

proposed roof deck. The final plans shall provide the total volume of grading, the number of new pad footings, and any other support features to be installed under and/or in the existing structure. The final plans shall identify less than 50% removal and/or alteration of the existing foundation, consistent with the structural evaluation submitted by Wright Engineers, dated June 28, 2021.

Any proposed changes to the approved final plans shall be reported to the Executive Director. No changes to the approved final plans shall occur without approval by the Commission of a subsequent amendment to the coastal development permit or a new coastal development permit unless the Executive Director determines that no amendment is legally required.

FINDINGS

The Executive Director has determined this amendment to be IMMATERIAL within the meaning of Section 13166(b) of the Commission's regulations.¹ Pursuant to Section 13166(b)(1), if no written objection to this notice of immaterial amendment is received at the Commission office listed above within ten (10) working days of mailing said notice, the determination of immateriality shall be conclusive, and the amendment shall be approved (i.e., the permit will be amended as proposed).

Pursuant to Section 13166(b)(2), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does not raise an issue of conformity with the Coastal Act or certified local coastal program if applicable, the amendment shall not be effective until the amendment and objection are reported to the Commission at its next regularly scheduled meeting. If any three Commissioners object to the executive director's designation of immateriality, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting. If no three Commissioners object to the executive director's designation of immateriality, that designation shall stand, and the amendment shall become effective.

Pursuant to Section 13166(b)(3), if a written objection to this notice of an immaterial amendment is received within ten (10) working days of mailing notice, and the executive director determines that the objection does raise an issue of conformity with the Coastal Act or a certified local coastal program if applicable, the amendment application shall be referred to the Commission to be reviewed as a material amendment at a subsequent Commission meeting.

¹ The Commission's regulations are codified in Title 14 of the California Code of Regulations.

AMENDMENT TO COASTAL DEVELOPMENT PERMIT
Coastal Development Permit Amendment No. A-5-LGB-20-0050-A1

The Executive Director has determined this proposed amendment to be "immaterial" for the following reasons:

The private gate and stairway entrance serving the existing hotel currently extend up to four feet into the public right-of-way, which constricts the sidewalk to a width of approximately four feet at its narrowest point. The applicant has provided an alternatives analysis demonstrating that relocation of the gate and private stairway entrance off the public sidewalk and onto the applicant's private property is infeasible. Relocation of the gate could create a safety hazard for pedestrians given the steep drop-off; modification of the private access would cause non-compliance with ADA and municipal access requirements; and removal of the gate and modification of the private access would reduce security for hotel guests in the lower levels of the hotel. To avoid adverse public access impacts associated with the retention of the encroachments, the applicant proposes to widen and improve a 10-foot long portion of sidewalk adjacent to the subject site. The applicant will remove a 0.5-foot wide portion of encroaching wall and add an additional 1.5-foot width to the sidewalk, resulting in a six-foot wide path of travel along the sidewalk which exceeds ADA requirements. The proposed project will not displace any existing public parking and will be subject to all conditions of the underlying permit, including best management practices to preserve water quality. The City of Laguna Beach has approved the proposed work.

If you wish to register an objection to the processing of this amendment application as an immaterial amendment, please send the objection in writing to the address above. If you have any questions about this notice, please contact Chloe Seifert at chloe.seifert@coastal.ca.gov.

Chloe Seifert
Coastal Program Analyst

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
301 E. OCEAN BLVD., SUITE 300
LONG BEACH, CALIFORNIA 90802-4830
PH (562) 590-5071 FAX (562) 590-5084
WWW.COASTAL.CA.GOV



June 14, 2022

NOTICE OF EXTENSION REQUEST FOR COASTAL DEVELOPMENT PERMIT

Notice is hereby given that Honey Dew International Limited has applied for a one-year extension of CDP 5-15-0807, which was granted by the California Coastal Commission on December 10, 2015. In 2020, the State Legislature adopted AB 1561, extending by 18 months the period for the expiration, effectuation, or utilization of a housing entitlement that was issued before March 4, 2020 and that will expire before December 31, 2021, which extended the expiration of the underlying permit to June 10, 2022. The bill defines housing development projects to include a residential development. With this extension (5-15-0807-E5), the new extended permit expiration date will be June 10, 2023.

for: Demolition of an existing two-story, single-family residence, and construction of an approximately 7,829 sq. ft., 24 ft. - 3 in. high two-story single-family residence over a partially subterranean basement (three-level residence), an attached 936 sq. ft. three-car garage, second- and third-level decks, new garden/site wall, a covered patio/courtyard with an outdoor swimming pool/spa, and hardscape and landscape improvements on a coastal canyon; existing carport is to remain.

at: 350 Paseo De Cristobal, San Clemente (Orange County) (APN(s): 692-261-04)

Pursuant to Section 13169 of the Commission's Regulations, the Executive Director has determined that there are no changed circumstances affecting the proposed development's consistency with the Coastal Act. The Regulations state that "if no objection is received at the Commission office within ten (10) working days of publishing notice, this determination of consistency shall be conclusive... and the Executive Director shall issue the extension." If an objection is received, the extension application shall be reported to the Commission for possible hearing.

Persons wishing to object or having questions concerning this extension application should contact the district office of the Commission at the above address or phone number.

Sincerely,

John Ainsworth
Executive Director

Marlene Alvarado
Coastal Program Analyst

cc: Commissioners/File

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT
301 E. OCEAN BLVD, SUITE 300
LONG BEACH, CA 90802
PHONE: (562) 590-5071
WEB: WWW.COASTAL.CA.GOV



W13

Prepared June 16, 2022 (for July 13, 2022 Hearing)

To: Coastal Commissioners and Interested Persons

From: John Ainsworth, Executive Director
Karl Schwing, District Deputy Director
Zach Rehm, District Supervisor
Marlene Alvarado, Coastal Planner

Subject: Certification Review for City of Laguna Beach LCP Amendment No. LCP-5-LGB-20-0051-3 (Historic Preservation)

On February 10, 2022, the California Coastal Commission considered a proposed City of Laguna Beach Local Coastal Program (LCP) amendment (LCP-5-LGB-20-0051-3) designed to amend both the Land Use Plan and the Implementation Plan portions of the City's certified LCP to amend provisions and procedures related to historic preservation. At that time, and after a public hearing, the Commission conditionally certified the amendment provided it was modified as suggested by the Commission.

The Laguna Beach City Council considered the Commission's conditional certification on April 26, 2022, and approved a modified version of the LCP amendment that day in response to the Commission's conditional certification, including the suggested modifications (see attachment).

The Executive Director has reviewed the City's April 26, 2022 action, and has determined that it is legally adequate to meet all of the Commission's conditional certification requirements. The Executive Director will report that determination to the Coastal Commission at the Commission's July meeting on July 13, 2022 as part of the South Coast District Director's Report. The Commission meeting starts at 9am on July 13, and the District Director's Report is item number 13 on the agenda for that day. Interested persons are welcome to submit comments and/or to sign-up to testify to the Commission regarding this matter under that agenda item (see the Commission's website at www.coastal.ca.gov for further information and instructions to participate in these ways).

Please note that this certification review is not a time to revisit any substantive issues associated with the approval of the subject LCP amendment, as certification review is limited to the question of whether the City adopted the suggested modifications to the LCP amendment approved by the Commission. Please further note that the Executive Director's determination is not subject to any required concurrence or approval by the

Commission, but rather is simply being reported to the Commission as is required by the Commission's regulations in order to allow for the amended LCP to be certified in that form (see Title 14, Division 5.5, Sections 13544 and 13544.5). Upon reporting this item to the Commission in the South Coast District Director's Report, the amended LCP will be certified as of that date and time.

If you have any questions about this LCP amendment certification review process, including questions about how to submit written comments and/or to testify to the Commission, please contact the South Coast District office at (562) 590-5071 and/or southcoast@coastal.ca.gov.

Attachment: City of Laguna Beach City Council April 26, 2022 Action

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

RESOLUTION NO. 22.029

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAGUNA BEACH, CALIFORNIA, ADOPTING LOCAL COASTAL
PROGRAM AMENDMENT 17-0388 AS REVISED TO APPROVE
THE CALIFORNIA COASTAL COMMISSION'S SUGGESTED
MODIFICATIONS AND REQUESTING ITS CERTIFICATION BY
THE COASTAL COMMISSION.

WHEREAS, after notice duly given pursuant to Government Code Section 65090 and Public Resources Code Sections 30503 and 30510, the Planning Commission of the City of Laguna Beach held public hearings to consider the adoption of Laguna Beach Local Coastal Program Amendment No. 17-0388 and an Ordinance to amend Sections 25.05.040, 25.17.030, 25.18.006, 25.22.030, 25.22.050, 25.38.020, 25.54.024, 7.70.060 relating to Historic Preservation; and

WHEREAS, in 2015, the City embarked upon a process to update its Historic Preservation Program ("Program"), which consists of various policies and regulations contained in, among other sources, Chapter 25.45 of the Laguna Beach Municipal Code; and

WHEREAS, the City has held over 30 public meetings, public hearings, workshops and task force meetings to receive input from various City boards and commissions, as well as from members of the public regarding the update; and

WHEREAS, on October 23, 2018, the City Council provided direction to City staff regarding the desired nature of the updated Program, and directed staff to prepare the updated Program, and to take the steps necessary for the City Council to consider the updated Program at a future meeting; and

WHEREAS, the City retained VCS Environmental ("VCS") to prepare an Initial Study regarding the updated Program, specifically evaluating General Plan Amendment 19-5414, Zoning Ordinance Amendment 17-0289, and Local Coastal Program Amendment 17-0388; and

1 WHEREAS, VCS prepared an Initial Study and concluded that the proposed Program
2 would not have a significant effect on the environment, and therefore recommended that a
3 Negative Declaration be prepared; and
4

5 WHEREAS, the Initial Study/Negative Declaration was prepared and circulated for
6 public comment from January 13, 2020 through February 12, 2020 and was otherwise
7 processed in accordance with the California Environmental Quality Act ("CEQA"), Public
8 Resources Code Section 21000 et seq.; and

9 WHEREAS, the City Council has carefully considered the Initial Study/Negative
10 Declaration, the comments thereon, and the responses to those comments; and

11 WHEREAS, on February 26, 2020, the Planning Commission conducted a legally
12 noticed public hearing and, and after reviewing and considering all documents, testimony and
13 other evidence presented, voted to recommend that the City Council adopt the amendments to
14 applicable provisions of the Laguna Beach Municipal Code relating to Historic Preservation,
15 and adopt a Negative Declaration pursuant to CEQA; and
16

17 WHEREAS, on July 14, 2020, the City Council conducted a legally noticed public
18 hearing and carefully reviewed and considered all documents, testimony and other evidence
19 presented, including the Initial Study/Negative Declaration, the comments thereon, the
20 responses to those comments, and determined to approve a resolution adopting the Negative
21 Declaration; and
22

23 WHEREAS, on July 14, 2020, the City Council conducted a legally noticed public
24 hearing on Zoning Ordinance Amendment 17-0289, carefully reviewed and considered all
25 documents, testimony and other evidence presented, and introduced the ordinance and passed
26 it to a second reading; and
27

28 WHEREAS, at a regular meeting conducted on August 11, 2020, the City Council
adopted Zoning Ordinance Amendment 17-0289 and Resolution No. 20.055 approving Local

1 Coastal Program Amendment 17-0388; and

2 **WHEREAS**, on February 10, 2022, the California Coastal Commission conducted a
3 legally noticed public hearing on Local Coastal Program Amendment 17-0388, carefully
4 reviewed and considered all documents, testimony and other evidence presented, and voted to
5 approve Local Coastal Program Amendment 17-0388 with 11 modifications to Zoning
6 Ordinance Amendment 17-0289 (Modifications Nos. 4-14 pertained to the Municipal Code);
7 and
8

9 **WHEREAS**, the City Council, after giving notice as prescribed by law, held a public
10 meeting on April 12, 2022 regarding proposed Laguna Beach Local Coastal Program
11 Amendment 17-0388 and an Ordinance to amend provisions of the Laguna Beach Municipal
12 Code, Land Use Element, Residential Design Guidelines and the South Laguna Community
13 Design and Landscape Guidelines (Section 10) relating to Historic Preservation, and finds that
14 the proposed amendment is consistent with the Certified Laguna Beach Coastal Land Use Plan
15 and Chapter 6 of the California Coastal Act; and
16

17 **WHEREAS**, the City Council of the City of Laguna Beach intends to implement the
18 Local Coastal Program in a manner fully consistent with the California Coastal Act;
19

20 **NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA**
21 **BEACH DOES RESOLVE** as follows:

22 **SECTION 1.** Laguna Beach Local Coastal Program Amendment No 17-0388 is hereby
23 approved, consisting of an update to the General Plan (Land Use Element), Residential Design
24 Guidelines and the South Laguna Community Design and Landscape Guidelines and amendments
25 to Sections 25.05.040, 25.17.030, 25.18.006, 25.22.030, 25.22.050, 25.38.020, 25.54.024,
26 7.70.060 of the Laguna Beach Municipal Code relating to historic preservation and as modified
27 by the California Coastal Commission on February 10, 2022. A copy of Ordinance No.
28 adopting such amendments is attached hereto as Exhibit "A" and is incorporated by reference

1 as though fully set forth herein.

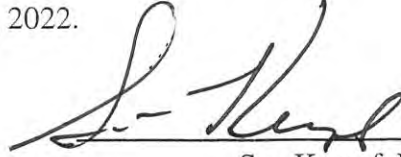
2 **SECTION 2.** The California Coastal Commission is hereby requested to consider,
3 approve and certify Local Coastal Program Amendment 17-0388 as consistent with the action
4 taken by the Coastal Commission on February 10, 2022.
5

6 **SECTION 3.** An Initial Study and Negative Declaration for the project was prepared
7 and circulated from January 13, 2020, in accordance with the provisions of the California
8 Environmental Quality Act (CEQA). The Initial Study and Negative Declaration concluded
9 that the project would not have environmental effects that will cause a substantial adverse
10 impact on the environment. The public comment period for the Negative Declaration ended
11 on February 12, 2020, and the comments submitted were considered with the review of the
12 project. The City Council finds and determines on the basis of the whole record that there is
13 no substantial evidence that the project will have a significant effect on the environment, and
14 that the Negative Declaration reflects the City's independent judgment and analysis. The City
15 Council adopted the Negative Declaration on July 14, 2020. The location and custodian of the
16 documents or other material which constitute the record of proceedings upon which the City
17 Council's decision is based in the office of the City Clerk of the City of Laguna Beach, 505
18 Forest Avenue, Laguna Beach, California. Additionally, Public Resources Code Section
19 21080.5, a provision of CEQA, and Section 15265(c) of the State CEQA Guidelines shift the
20 burden of CEQA compliance to the California Coastal Commission in connection with
21 preparation or amendment to a Local Coastal Program (LCP). The Coastal Commission's LCP
22 review and approval procedures have been found to be functionally equivalent to the
23 environmental review process.
24
25

26 **SECTION 4.** Pursuant to Section 13551(b) of the Coastal Commission Regulations,
27 Laguna Beach Local Coastal Program Amendment No. 17-0388 will take effect automatically
28 upon Coastal Commission concurrence with the Executive Director's determination, as

1 provided in Public Resources Code Sections 30512, 30513, and 30519.

2 ADOPTED this 12th day of April, 2022.

3
4 

5 Sue Kempf, Mayor

6 ATTEST:

7 
8

9 Ann Marie McKay, City Clerk

10
11 I, ANN MARIE MCKAY, City Clerk of the City of Laguna Beach, California, do hereby
12 certify that the foregoing Resolution No. 22.029 was duly adopted at a Regular Meeting of the
13 City Council of said City held on April 12, 2022, by the following vote:

14 AYES: COUNCILMEMBER(S): Blake, Whalen, Kempf
15 NOES: COUNCILMEMBER(S): Iseman
16 ABSTAIN: COUNCILMEMBER(S): Weiss

17 ABSENT: COUNCILMEMBER(S): NONE

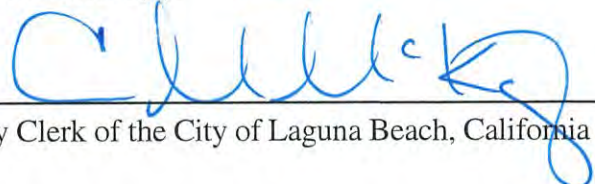
18 
19 City Clerk of the City of Laguna Beach, California

Exhibit A – Historic Preservation Program Changes (LCPA 17-0388)

SUGGESTED MODIFICATION NO. 1

Land Use Element, Land Use Element Glossary, Definition No. 16, Page A-3, modify as shown below:

16. Buildings with "Special Qualities" -Buildings that have broad recognition in the community and may have one or more of the following "special qualities": 1) definitive architectural features or character; 2) listed on the City's historic ~~inventory or~~ register; 3) designed by a renowned architect; and 4) previously occupied by a renowned Laguna resident.

SUGGESTED MODIFICATION NO. 2

Land Use Element, Land Use Element Glossary, Definition No. 59 and 60, Page A-3, modify as shown below:

59. Historic Preservation -The preservation of historically significant structures in order to facilitate restoration and rehabilitation of such structure(s) to a former condition. Destruction or alteration of properties with historic significance, as identified in the City's ~~historic resources inventory or~~ historic register, should be avoided whenever possible. Special preservation consideration should also be given to any structure over 45 years old.

60. Historically Significant - Buildings and their settings, improvements, structures, objects, monuments, sites, places and areas within the City that reflect special elements of the City's architectural, artistic, cultural, engineering, aesthetic, historical, political, social and other heritage and/or character. Further clarification is provided in Municipal Code Chapter 25.45 (Historic Preservation).

SUGGESTED MODIFICATION NO. 3

Land Use Element, Section 7 (Goals, Policies, Actions and Implementation Program), renumber policies and actions as appropriate.

SUGGESTED MODIFICATION NO. 13

Section 10. South Laguna Community Design and Landscape Guidelines, Section 2 (Community Design), Subsection d(2)(b), Page 208-209, modify as shown below:

Chapter 3, Topic 8 Housing, Issue Statement and Discussions, 1. Existing Downtown Housing, Page 78, modify as shown below:

- 1) Architectural Guidelines
- b) Beyond owners personal needs and wants, designs for all buildings should be sensitive to:

...

- The present time: Response to place, climate, indigenous forms, materials and colors should take precedence over formal design and stylistic predilections. The former considerations can shape a design appropriate to South Laguna without resort to overt historical influences.

Exception: Remodeling of existing structures on historic ~~inventory~~ register should be done in a style and manner compatible with the structure.