

## Notice of Determination

**To:** Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044  
state.clearinghouse@opr.ca.gov

**From:** City of Laguna Beach  
Community Development Department  
505 Forest Avenue  
Laguna Beach, CA 92651  
Jennifer Gates, Senior Planner  
jgates@lagunabeachcity.net  
(949) 497-0782

**Subject:** Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**State Clearinghouse Number (if submitted to State Clearinghouse):** 2018111022

**Project Title:** South Laguna House Design Review 18-2174, Coastal Development Permit 18-2175

**Project Applicant:** Carlton Graham, Architect, 1075 North Coast Highway, Laguna Beach, CA 92651

**Project Location:** Kinstler Residence, 31861 Coast Highway, Laguna Beach, CA 92651  
Orange County, APN 658-113-06

**Project Description:** Approved project includes demolition of the existing structures and construction of a new single-family residence (5,194 square feet) with a detached garage (686 square feet) and accessory dwelling unit, elevated decks (810 square feet), skylights, two air conditioning units, pool, spa, grading, retaining walls, hardscape, and landscaping.

This is to advise that the City of Laguna Beach, as the Lead Agency, has approved the above described project on March 14, 2019 and has made the following determinations regarding the above described project:

1. The project  will  will not have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan  was  was not adopted for this project.
5. A Statement of Overriding Considerations  was  was not adopted for this project.
6. Findings  were  were not made pursuant to the provisions of CEQA.

This is to certify that Mitigated Negative Declaration is available to the general public at Laguna Beach City Hall at 505 Forest Avenue, Laguna Beach, CA 92651.

**Signature:**  **Title:** Senior Planner

**Date:** 4/3/19 **Date Received for filing at OPR:** \_\_\_\_\_

Governor's Office of Planning & Research

APR 03 2019

STATE CLEARINGHOUSE