

2019129087

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Design Review 16-1844, Coastal Development Permit 16-1845, Variance 19-5474, and Revocable Encroachment Permit 16-1846 to demolish an existing single-family residence with an attached two-car garage and construct a new residence with an attached two-car garage in the R-2 zone.Lead Agency: City of Laguna BeachContact Person: Nancy Csira, Zoning AdministratorMailing Address: 505 Forest AvenuePhone: (949) 497-0332City: Laguna BeachZip: 92651County: Orange**Project Location:** County: Orange City/Nearest Community: Laguna BeachCross Streets: Gaviota Drive and Anita StreetZip Code: 92651Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: _____Assessor's Parcel No.: 644-076-01

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 1 (South Coast Highway)Waterways: Pacific Ocean

Airports: _____

Railways: _____

Schools: Laguna Beach High School**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI

Governor's Office of Planning & Research

Local Action Type:☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☒ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☒ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☒ Other: Design Review**Development Type:**☒ Residential: Units 1 Acres 0.19☐ Office: Sq.ft. _____ Acres _____ Employees _____☐ Transportation: Type _____☐ Commercial: Sq.ft. _____ Acres _____ Employees _____☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Power: Type _____ MW _____☐ Educational: _____☐ Waste Treatment: Type _____ MGD _____☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____ MGD _____☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☐ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☒ Wetland/Riparian☒ Biological Resources☐ Minerals☒ Soil Erosion/Compaction/Grading☐ Growth Inducement☒ Coastal Zone☐ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☒ Cumulative Effects☐ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☒ Other: Tribal**Present Land Use/Zoning/General Plan Designation:**

Residential/R-2, Residential Medium Density Zone/Village Medium Density (8-14 dwelling units/acre)

Project Description: (please use a separate page if necessary)

The applicant requests design review and a coastal development permit for demolition of an existing single-family dwelling and construction of a 3,592 square-foot single-family residence with an attached 657 square-foot two-car garage in the R-2 (Residential Medium Density) zone. Design review is required for the new structure, elevated decks/terraces (1,612 square feet), lot coverage, stringline, skylight, grading, retaining walls, landscaping, and construction in an environmentally sensitive area due to oceanfront location. A variance is requested to encroach into the front setback [LBMC 25.12.008(C)(2)] and additional building setback at the front [LBMC 25.50.004(D)]. A revocable encroachment permit is requested to construct pilasters, walls, fencing, lighting, irrigation, patio, walkways, and driveway gate within the public right-of-way along Gaviota Drive and Anita Street.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2008

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".

If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> Resources Agency
<input checked="" type="checkbox"/> Coastal Commission	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Health Services, Department of	
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> Other: <u>Orange County Clerk-Recorder</u>
<input type="checkbox"/> Integrated Waste Management Board	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date December 24, 2019 Ending Date January 23, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Laguna Beach</u>	Applicant: <u>Designer Glen Gellatly, Lohrbach Studio</u>
Address: <u>505 Forest Avenue</u>	Address: <u>31742 Coast Highway</u>
City/State/Zip: <u>Laguna Beach, CA 92651</u>	City/State/Zip: <u>Laguna Beach, CA 92651</u>
Contact: <u>Nancy Csira, Zoning Administrator</u>	Phone: <u>(949) 315-0470</u>
Phone: <u>(949) 497-0332</u>	

Signature of Lead Agency Representative: _____

Date: 12.23.19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.