|  |
| --- |
| **NOTICE OF INTENT TO ADOPT**  **A MITIGATED NEGATIVE DECLARATION** |

**DATE:** June 10, 2021

**FROM:** City of Laguna Beach

Community Development Department, Planning Division

505 Forest Avenue

Laguna Beach, California 92651

**SUBJECT:** Notice of Intent to Adopt a Mitigated Declaration for Pacific Edge Hotel Remodel Project

**PROJECT NAME:** Pacific Edge Hotel Remodel Project **APPLICANT:** HCI Laguna Owner L.P.

**PROJECT ADDRESS:** West of South Coast Highway between Sleepy Hollow Lane and Cleo Street in Laguna Beach, California. The project site is comprised of 11 parcels and includes the following addresses:

|  |  |  |
| --- | --- | --- |
| * 610 Sleepy Hollow Lane | * 633 Sleepy Hollow Lane | * 653 Sleepy Hollow Lane |
| * 619 Sleepy Hollow Lane | * 635 Sleepy Hollow Lane | * 667 Sleepy Hollow Lane |
| * 620 Sleepy Hollow Lane | * 636 Sleepy Hollow Lane | * 668 Sleepy Hollow Lane |
| * 627 Sleepy Hollow Lane | * 647 South Coast Highway |  |

**CITY AND COUNTY:** Laguna Beach, Orange County

**NOTICE IS HEREBY GIVEN** that the City of Laguna Beach (City), as Lead Agency under the California Environmental Quality Act (CEQA), has completed a revised draft Initial Study- Mitigated Negative Declaration (IS‑MND) in accordance with the California Environmental Quality Act (CEQA) for the Pacific Edge Hotel Remodel (proposed project). The Draft IS-MND for the proposed project was initially published on October 27, 2020 and circulated for a 30-day public review period ending on November 26, 2020. The project Draft IS-MND has been updated to address comments received on the proposed project. The revised IS-MND discloses potential environmental impacts associated with the proposed project and recommends mitigation measures to reduce any identified impacts to less than significant levels.

**PROJECT DESCRIPTION:** The proposed project involves interior remodeling of nine existing buildings on the project site, construction of a new building (“New Reef”) with 15 hotel rooms, the remodel of the Bahia Building to create six additional hotel rooms, a pool/lounge and a single level subsurface parking garage with car stacking parking equipment located at 667 Sleepy Hollow Lane, landscape and exterior lighting updates throughout the project site, the demolition of existing swimming pools at the Surf and Seas buildings, the addition of a porte cochère with below grade storage and office space at the existing Surf building, repaving and restriping of existing parking lots, roadway improvements to Sleepy Hollow Lane, and below grade kitchen expansion and conversion of storage to a conference room at the Villa Building.

All of the existing buildings would include some interior remodeling (to varying degrees). Additionally, the street front patio at the Driftwood Kitchen building would be remodeled and provided new landscaping. A private dining room at Driftwood Kitchen would be converted to public area to increase public dining capacity from 100 to 162 seats. The Villa building interior would be remodeled to create a new hotel lobby that would replace the existing lobby at the Coast building. The Villa would undergo a 628 sf below grade expansion to improve the kitchen and back of house storage and conversion of the existing storage room on the entry level to a conference room. In addition, the Villa building’s restaurant and bar would be updated and the seating would be revised to remove 48 existing seats, reducing the seating capacity from 163 seats to 115 seats. The Coast building would undergo an interior remodel including the conversion of the existing lobby to a public café with indoor and outdoor seats (63 seats total) and private fitness center, and the replacement of mechanical, electrical, and plumbing as needed. The exterior remodel of the Coast building would include the installation of a public patio over the existing Coast building parking lot.

The project includes the construction of the New Reef building at 667 Sleepy Hollow Lane over an existing surface parking lot. The building would be designed in a modern architectural style and would include 15 guest rooms, a single level subterranean parking garage with car stacking equipment, and pool with a bar/lounge area. The building would include 4,703 sf of living area, 10,059 sf of garage space, a 6,250 elevated deck/terrace area with a pool and lounge, and 321 sf of storage/mechanical space. An elevator serving the existing Reef Wing and proposed New Reef buildings requires a variance to deviate from the maximum height restrictions.

The project would require the following entitlements:

* Planning Commission Design Review 19-5506
* Conditional Use Permit 20-6317
* Coastal Development Permit 19-5507
* Variance 19-5505

**ENVIRONMENTAL DETERMINATION:** The City has prepared a revised Initial Study to determine the proposed project’s potential impact on the environment. The City has determined that the project may have a significant effect on the environment. However, with implementation of the identified mitigation measures, the project's impacts would be reduced to less than significant levels. Accordingly, the City intends to adopt a Mitigated Negative Declaration.

**HAZARDOUS MATERIALS STATEMENT:** The project site is not included on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5.

**PUBLIC COMMENT PERIOD:** The City of Laguna Beach requests your written or emailed comments on the Mitigated Negative Declaration during the 30-day review period, which begins on **June 10, 2021**, and ends on **July 9, 2021**. All comments must be received no later than 5:00 p.m. on the last day of the comment period. Please direct your comments or questions to Anthony Viera, Senior Planner, at 505 Forest Avenue, Laguna Beach, California 92651, by email at [aviera@lagunabeachcity.net](mailto:aviera@lagunabeachcity.net) or by phone at (949) 497-0398.

**DOCUMENT AVAILABILITY:** The revised draft IS-MND and other supporting environmental documents are available for public review on the City’s website at [www.lagunabeachcity.net](http://www.lagunabeachcity.net) and at the City of Laguna Beach, Community Development Department, located at 505 Forest Avenue. City Hall hours: Monday – Thursday, 7:30 a.m. to 4:30 p.m.; every other Friday, 7:30 a.m. – 4:30 p.m.; closed alternating Fridays.

**CITY COUNCIL MEETING (TENTATIVE):**

5:00 p.m. – Tuesday, August 10, 2021

Via teleconference and in-person in the Council Chambers (Please contact Mr. Viera for more information or visit <https://www.lagunabeachcity.net/cityhall/citygov/cityclerk/mam.htm>)

**Project Site Vicinity**

