

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: Orange County Clerk-Recorder
Address: Laguna Hills Civic Center
24031 El Toro Rd, Suite 150; Laguna Hills, CA 92653

From:

Public Agency: City of Laguna Beach
Address: Community Development Department
505 Forest Avenue; Laguna Beach, CA 92651
Contact: Nancy Csira, Zoning Administrator
Phone: (949) 497-0332

Lead Agency (if different from above):
Address:
Contact:
Phone:

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):

Project Title: New Single-Family Dwelling

Project Applicant: Glen Gellatly, Lohrbach Studio, 31742 Coast Hy, Laguna Beach, CA 92651 (949) 315-0470

Project Location (include county): 1007 Gaviota Drive, Laguna Beach, Orange County

Project Description:

Design Review (DR 16-1844), Coastal Development Permit (CDP 16-1845), Variance 19-5474, and Revocable Encroachment Permit (REP 16-1846) granted to demolish an existing duplex and construct a new single-family dwelling. The project includes elevated decks/terraces, additional lot coverage, stringline, skylight, grading, retaining walls, landscaping, rooftop equipment, and construction in an environmentally sensitive area due to oceanfront location.

This is to advise that the City of Laguna Beach has approved the above (X) Lead Agency or () Responsible Agency

described project on 5/4/2021 and has made the following determinations regarding the above described project.

- 1. The project () will (X) 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. (X) A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures (X) were () were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan () was (X) was not adopted for this project.
5. A statement of Overriding Considerations () was (X) was not adopted for this project.
6. Findings (X) were () were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Laguna Beach website: https://www.lagunabeachcity.net/cityhall/cd/planning/ceqa/default.htm

Signature (Public Agency): Nancy Csira Title: Zoning Administrator

Date: 5/10/2021 Date Received for filing at OPR: