



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE: October 26, 2020

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: 647 S Coast Hwy, Laguna Beach, CA 92651

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 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), as described below. The 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 6 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, and 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. 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 an outdoor public café 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. The building would

conform with the site's zoning requirements and would be a maximum of 20 feet tall, as measured from Sleepy Hollow Lane.

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 an 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 **October 27, 2020**, and ends on **November 26, 2020**. 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 Evan Jedynek, Associate Planner, at 505 Forest Avenue, Laguna Beach, California 92651, by email at ejedynak@lagunabeachcity.net or by phone at (949) 497-0713.

DOCUMENT AVAILABILITY: The draft IS-MND and other supporting environmental documents are available for public review on the City's website at: <http://www.lagunabeachcity.net/cityhall/cd/planning/ceqa/default.htm>

Due to the closure of City Hall and other public facilities as a result of the COVID-19 pandemic, hard copies of the draft IS-MND and supporting documents are not available for in-person review. Please call Mr. Jedynek with any questions or concerns.

PLANNING COMMISSION MEETING (TENTATIVE):

6:00 p.m. – Wednesday, December 2, 2020

Via Teleconference (Please contact Mr. Jedynek for more information or visit <http://www.lagunabeachcity.net/cals/>)

Project Site Vicinity



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Fig. 2 Project Location