

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Orange
24031 El Toro Rd, Suite 150
Laguna Hills, CA 92653

From: (Public Agency): City of Laguna Beach
Community Development Department
505 Forest Avenue, Laguna Beach, CA 92651
(Address)

Project Title: Design Review 22-2248, Coastal Development Permit 22-2254, Revocable Encroachment Permit 22-2255

Project Applicant: Morris Skenderian, Architect - 1590 South Coast Highway, Ste 8, Laguna Beach, CA 92651

Project Location - Specific:
966 Coast View Drive

Project Location - City: Laguna Beach Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project:

Demolish existing improvements and construct a new single-family residence in the R-1 (Residential Low Density) zone. Design review is required for the new structure (3,593 square feet) with attached garage (529 square feet), elevated decks (272 square feet), new public parking space on Coast View Drive, grading, retaining walls, skylights, landscaping, site lighting, mechanical equipment, pool and spa, and outdoor BBQ and fire pit. A revocable encroachment permit is requested for concrete curbs and planting areas located within the public right-of-way along Coast View Drive and Canyon View Drive.

Name of Public Agency Approving Project: City of Laguna Beach

Name of Person or Agency Carrying Out Project: Morris Skenderian, Architect

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number: 15301, 15303
Statutory Exemptions. State code number:

Reasons why project is exempt:

Section 15301 in that the project consists of the demolition and removal of individual small structures, including one single-family residence, and Section 15303 in that the project consists of construction and location of limited numbers of new, small structures, allowing the construction of one single-family residence. No evidence has been presented to demonstrate there is a reasonable possibility that the proposed project will have a significant effect on the environment due to unusual circumstances.

Lead Agency

Contact Person: Wendy Jung Area Code/Telephone/Extension: 949-497-0321

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Wendy Jung Date: 4/5/23 Title: Principal Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at ORR:
Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder

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APR 06 2023

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HUGH NGUYEN, CLERK-RECORDER

ORANGE COUNTY CLERK-RECORDER DEF

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Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

County

Finalization: 20230000091874
4/6/23 9:10 am
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MIR: Exempt or Previously Paid		
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