



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE: June 23, 2023

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 32051 Coast Highway Project

PROJECT NAME: 32051 Coast Highway **APPLICANT:** Chuck Le and Cristine Chung

PROJECT ADDRESS: 32051 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 32051 Coast Highway Project (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 the demolition of the existing 1,318-sf single-family residence and the construction of a 6,774-sf, three-story single-family residence. The project would also include a 590-sf garage, a 1,213-sf elevated deck terrace with a pool and jacuzzi, a water feature, and reflecting pond. Additionally, the project would provide 4,456 sf of landscaped open space, including 1,517 sf of irrigated area. The proposed project would feature a modern architectural style with expansive windows, mixed materials such as wood, stone, stucco, and burnished metal. Exterior lighting would include low-voltage indirect slot lighting recessed into the building walls, as well as low-voltage indirect strip lighting, free standing directional and path lighting, and wall-mounted pool lighting to provide outdoor landscaping and pool lighting. The proposed residence would be designed to exceed the Title 24 standards by 15 percent and would include sustainability features such as energy-efficient lighting and appliances, a reclaimed water irrigation system, rain barrels for irrigation use, water efficient appliances and fixtures, a green roof on a portion of the site, rooftop solar panels, and a permeable pavement driveway.

The project would require the following entitlements:

- Design Review
- Coastal Development Permit

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 32-day review period, which begins on **June 23, 2023**, and ends on **July 26, 2023**. 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 Christian Dominguez, Senior Planner, at 505 Forest Avenue, Laguna Beach, California 92651, by email at cdominguez@lagunabeachcity.net or by phone at (949) 497-0745.

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/publicnotices>

Hard copies of the draft IS-MND can be made available upon request. Please call Mr. Dominguez to request a hard copy or to discuss any questions or concerns regarding how to access the IS-MND.

DESIGN REVIEW BOARD MEETING (TENTATIVE):

5:00 p.m. – Thursday, August 24, 2023

In-person: Council Chambers, 505 Forest Avenue, Laguna Beach, CA 92651

Virtual: Zoom link to be provided at:

<http://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes>

Project Site Map



Imagery provided by Microsoft Bing and its licensors © 2022.

Regional & Project Location
Project Location