



NOTICE OF EXEMPTION

From: Community Development – Planning Division
505 Forest Avenue Laguna Beach, California 92651

FILED

JUL 01 2024

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

(above for use by County Clerk-Recorder's Office only)

1. **APPLICANT:** Anders Lasater, 384 Forest Avenue Laguna Beach, CA 92651 (949) 280-7097
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Daniel Latham, Associate Planner, 949-464-6612
4. **PROJECT TITLE:** DR 23-0042, Ensminger Residence
5. **PROJECT LOCATION:** 483 Jasmine Street, Laguna Beach, CA, 92651 (APN: 496-155-03)].
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**
Construct a new two-story accessory dwelling unit (ADU) addition to an existing detached garage and converting the garage into ADU living space, adding a new deck at second level of ADU, and a new garage addition in the R-1 (residential Low Density) Zoning District.

ENVIRONMENTAL DETERMINATION:

In accordance with the California Environmental Quality Act (CEQA), the recommended action is exempt from further review per State CEQA Guidelines Section 15331, Historical Resource Restoration/Rehabilitation, Class 31 consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

None of the exceptions to the categorical exemptions identified in CEQA Guidelines, section 15300.2 applies. There is nothing unusual about the project site or the project itself that would lead to a potentially significant impact. And, even if an unusual circumstance did exist (one does not), there is no reasonable possibility that the project would have a significant effect on the environment. The project site is zoned for single-family development and provides adequate off-street parking. Further, the project will not result in damage to scenic resources within a highway officially designated as a state scenic highway; the closest officially designated state scenic highway is located near Anaheim and therefore the project will not result in damage to scenic resources within or near such highway. Further, the project is not located on a site which is included on any list compiled pursuant to Government Section 65962.5; the project site has not been designated as a hazardous waste site. Further, the project will not cause a substantial adverse change in the significance of a historic resource. Thus, the Class 3 categorical exemption applies.

Therefore, the Design Review Board (DRB) has determined that further environmental evaluation is not required because:

- The project is not subject to CEQA because it "does not involve the exercise of discretionary power," or "will not result in a direct or reasonably foreseeable indirect physical change in the environment," or, "is not a project as defined in Section 15378 of the CEQA guidelines." (Sections 15060(c)(1), (2) & (3)); or,
- "The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section _____, <name> (Sections 15260-15277); or,
- The project is categorically exempt per State CEQA Guidelines, Section 15331 (Class 31 – Historical Resource Restoration/Rehabilitation).

7. Was a public hearing held by the Lead Agency to consider the exemption?
Yes No If yes, the date of the public hearing was: April 27, 2023.

Daniel Latham, Associate Planner

July 1, 2024
Date