

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



CITY OF LAGUNA BEACH
505 Forest Avenue
Laguna Beach, CA 92651
PHONE: (949) 497-0714
FAX: (949) 497-0771

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the City of Laguna Beach has prepared an Initial Study for the following project.

PROJECT: 385 Nyes Place (DR-2023-0971/CDP-2023-0970) Project

LOCATION/ADDRESS: 385 Nyes Place, Laguna Beach, CA 92651

APN(s): 656-169-27

GENERAL PLAN DESIGNATION AND ZONING: The Project site has a General Plan land use designation of Village Low Density. The Village Low Density designation is intended to provide for single-family residential development at urban densities in areas that are predominantly developed and support existing detached single-family residences. The Project site is zoned as R-1 (Residential Low Density), which is intended for low-density, single-family residential areas, which will provide a suitable environment for family life for residents. The purpose of the R-1 Zone is to allow low-profile, single-family residences that preserve existing public and private views and minimize building mass and bulk in a manner that is sensitive to their terrain and to environmental constraints.

PROJECT APPLICANT: Thomas Norris

DESCRIPTION OF PROJECT: The Project proposes to construct a new three-story, single-family residence, accessory dwelling unit, and two street-level garages, with an elevated deck, elevator tower, pool and spa, hardscaping and landscaping (approximately 4,231 square-foot residence) on an existing vacant lot. The Project proposes to reconstruct the existing curb along the eastern side of Nyes Place to allow driveway access to the Project site. No other street improvements are proposed. The Project would be subject to various City permits and approvals, including, but not limited to: adoption of a Final Mitigated Negative Declaration, Design Review DR-2023-0971; and Coastal Development Permit CDP-2023-0970.

ENVIRONMENTAL SETTING: The Project site consists of an approximately 0.18-acre L-shaped parcel (APN 656-169-27) along Nyes Place, the portion of the property adjacent to Nyes Place is approximately 49 feet in length and extends approximately 114 feet uphill to the rear property line and then turns west for approximately 85 feet in width. Regional access to the site is provided via the Coast Highway (SR-1) located south of the Project site. Local access to the Project site is provided from Nyes Place. The Project site is undeveloped and comprised primarily of disturbed maritime chaparral-sagebrush vegetation. A small population of big-leaved crownbeard occurs on the north-facing slopes of the Project site and adjacent lands. The Project site is bounded by Nyes Place and residential development zoned R-1 to the west of Nyes Place; undeveloped land and residential development zoned R-1 to the north; undeveloped land and residential development zoned R-1 to the east; and undeveloped land and residential development zoned R-1 and Ashton Drive to the south. It is noted that the northern boundary of the Project site abuts the undeveloped Highland Road right-of-way.

PUBLIC COMMENT PERIOD: From January 29, 2025 to February 28, 2025 the public and all affected agencies are hereby invited to review the Negative Declaration and Initial Study with mitigation measures, and submit written comments. Comments must be received by **February 28, 2025 at 5:00 p.m.**

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DOCUMENT AVAILABILITY: The Negative Declaration and Initial Study and other supporting environmental documents are available for public review on the City website at <http://www.lagunabeachcity.net/publicnotices> and at the City of Laguna Beach, Community Development Department, located at 505 Forest Avenue.

COMMENTS SHOULD BE DIRECTED TO:

Shaveta Sharma, Senior Planner
City of Laguna Beach,
505 Forest Avenue Laguna Beach, CA 92651
ssharma@lagunabeachcity.net

MITIGATED NEGATIVE DECLARATION PREPARED BY:

City of Laguna Beach
505 Forest Avenue
Laguna Beach, CA 92651

Contact: Shaveta Sharma
Title: Senior Planner
Email: ssharma@lagunabeachcity.net

Signature  _____

Date: January 28, 2025