

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: 820 Gainsborough Drive (DR-23-0131/CDP-23-0132/(REP) 23-0133) Project

LOCATION/ADDRESS: 820 Gainsborough Drive, Laguna Beach, CA 92651

APN(s): 644-291-08

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 located in the Diamond/Crestview Specific Plan (D/CSP) Zone, 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 D/CSP 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: Laguna 3 Land LLC, Yousef Audi

DESCRIPTION OF PROJECT: The Project proposes to construct a new three-story, single-family residence and an attached two-car garage, with hardscaping and landscaping on a vacant lot. In addition to the three-story, 2,558 square-foot residence, the proposed residential development would include a 295 square-foot elevated deck with glass guardrails, 36-foot-tall elevator, photovoltaic panels, one off-site parking space, an off-site catch basin, retaining walls, and skylights. The Project proposes an off-site parking space which is located directly west of the Project site. The off-street parking space would include a retaining wall located along the south side of the parking space. There is an approved retaining wall along the west side of the parking space that is part of the 840 Gainsborough Drive Project. The proposed residential development would include on-site grading of approximately 2,588 cubic-yards of cut and two cubic-yards of fill and require approximately 215 truck trips over 26 days for removing soil from the 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 and Mitigation Monitoring and Reporting Program; Design Review DR-23-0131; Coastal Development Permit CDP-23-0132, and Revocable Encroachment Permit (REP) 23-0133.

ENVIRONMENTAL SETTING: The Project site consists of an approximately 0.12-acre vacant lot parcel (APN 644-291-08) along Gainsborough Drive. Regional access to the site is provided via the Pacific Coast Highway (SR-1) located southwest of the Project site. Local access to the Project site is provided from Gainsborough Drive. Within the Project area, Diamond Street provides access to Gainsborough Drive. The Project site is undeveloped. Approximately one-third of the Project site (0.03-acre) has been recently graded during earthwork activities at the adjacent site located at 840 Gainsborough Drive and consists of exposed soil. The remaining areas onsite are heavily vegetated with coastal sage scrub with lemonade berry scrub alliance. The site is located in an existing single-family residential neighborhood and is bordered to the east by a single-family residence (812 Gainsborough Drive), to the south by a single-family residence (2396 Crestview Drive), to the west by a lot currently under construction of a single-family residence (840 Gainsborough Drive), and to the north by Gainsborough Drive.

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

PUBLIC COMMENT PERIOD: From February 19, 2025 to March 21, 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 **March 21, 2025 at 5:00 p.m.**

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
Community Development Department
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: February 11, 2025