COASTAL DEVELOPMENT PERMIT EXEMPTION
NO PERMIT REQUIRED

Date: 01/18/2022

☒ Appealable
☐ Non-Appealable

Case No.: CDP-2022-0012

Applicant Name: Carlos Diaz

Project Location: 31672 Seacove Drive

Project Planner: Patricia Garcia

Project Description:

Repair existing deck in-kind. Scope of work to include water proofing and handrail repairs

Pursuant to Municipal Code Section 25.07.008 (Exemptions), the proposed development is without risk of adverse environmental effect on coastal resources, including public access, and therefore do not require a Coastal Development Permit (CDP) for the reason(s) checked below:

☐ Improvements to Single-Family Homes. The proposed improvements to single-family dwellings and mobilehomes including ancillary structures and landscaping, are not classified as one of the following:

a) Guest houses and self-contained accessory dwelling units;
b) Located on a beach, in a wetland or stream, seaward of the mean high tideline, within fifty feet of a coastal bluff edge, in an environmentally sensitive area, and/or in an area designated as highly scenic in the certified Land Use Plan;
c) Located between the sea and first public roadway paralleling the sea, or within 300' of the inland extent of any beach, whichever is the greater distance and result in any of the following:
    1. An increase of 10% or more of the internal floor area of the existing structure on the building site or an additional increase in floor area bringing the aggregate increase to 10% or more cumulatively over time,
    2. An increase in height of more than 10% of any structure,
    3. The construction, placement or establishment of a detached structure such as a garage, fence, shoreline protective works, or docks;
d) Expansion or construction of a water well or septic system;
e) Located in an area which the Coastal Commission has determined to have a critically short water supply that must be maintained for the protection of coastal resources or public recreational use including the construction of any major water-using development not essential to residential use.
f) An original structure that was issued a coastal development permit that indicates that future additions would require a coastal development permit;
g) An original structure that was issued a CDP that indicates that future improvements would require a CDP.
h) Significant alteration of land forms including removal or placement of vegetation on a beach, wetland, or sand dune, or within 50' of the edge of a coastal bluff or stream, or in areas of natural vegetation or in other environmentally sensitive areas

☑ Repair and Maintenance. The proposed repair and maintenance activities do not result in an addition to, or enlargement or expansion of, the object of such repair and maintenance activities, and are not classified as one of the following:

a) Repair or maintenance of a sea wall revetment, bluff retaining wall, breakwater, groin, culvert, outfall or similar shoreline work that involves any of the following:
   1. Substantial alteration of the foundation including pilings and other surface and subsurface structures,
   2. The placement, whether temporary or permanent, of rip-rap, or artificial berms of sand or other beach material, or any other form of solid material, on a beach or in coastal waters, streams, wetlands, estuaries and lakes, or on shoreline protective works,
   3. The replacement of 20% or more of the materials of an existing structure with materials of a different kind,
   4. The presence, whether temporary or permanent, of mechanized construction equipment or materials on any sand area or bluff or environmentally sensitive area or within 20' of coastal waters or streams;

b) Replacement of 20% or more of a sea wall revetment, bluff retaining wall, breakwater, groin, or similar protective work under one ownership, unless destroyed by natural disaster;

c) Any method of routine maintenance dredging that involves:
   1. The dredging of 100,000 cubic yards or more within a 12 month period; or in
   2. The placement of dredge spoils of any quantity within an environmentally sensitive area, or any sand area, within 50' of the edge of a coastal bluff or environmentally sensitive area, or within 20' of coastal waters or streams; or
   3. The removal, sale, or disposal of dredge spoils of any quantity that would be suitable for beach nourishment in an area the Coastal Commission has declared by resolution to have a critically short sand supply that must be maintained for protection of structures, coastal access or public recreational use;

d) Any repair or maintenance to facilities or structures or work located in an environmentally sensitive area, any sand area, within 50' of the edge of a coastal bluff or environmentally sensitive area; or within 20' of any coastal waters or streams that include:
   1. The placement or removal, whether temporary or permanent, of rip-rap, rocks, sand or other beach materials or any other forms of solid materials,
   2. The presence, whether temporary or permanent, of mechanized equipment (excluding small hand tools, such as power saws, hand drills, nail guns) or outdoor storage of construction materials within the areas identified above in this subsection;

Please be advised that only the project described above is exempt from the permit requirements of the certified Local Coastal Program for Laguna Beach. Any change in the project may cause it to lose its exempt status. This certification is based on information provided by the project applicant. If any of the submitted information is found to be incorrect or incomplete, this exemption will become invalid, and any development occurring at that time must cease until a Coastal Development Permit is obtained.

Exemption determinations are appealable to the Coastal Commission by the applicant or any person who, in person or through a representative, informed the City of the nature of his or her concerns or who for good cause was unable to do either. The appeal shall be filed within 10 working days from the date of the Coastal Commission receipt and filing of a complete record of exemption. The grounds for appeal to the Commission shall be limited to an allegation that the development is not exempt as set forth above.

Community Development Department
City of Laguna Beach
(949) 497-0712