



PUBLIC HEARING WAIVER FOR MINOR DEVELOPMENT

Date: July 17, 2023

Case No: CDP 23-1175

Project Location: 31755 Coast Highway

Applicant: Marshall Innis Design Group

Property Owner: Laguna Lido Homeowner's
Association

Project Description: A request to allow for repair and maintenance of an existing multi-story condominium building. The condominium complex consists of two separate multi-story condominium buildings (Building 1 and Building 2), a common area with amenities, two separate enclosed parking structures, and an unenclosed parking area. Building 2 is located on the seaward side and Building 1 is located approximately 80' landward and at a higher elevation.

The proposed project involves re-roofing and repair and maintenance primarily on the north elevation of Building 2. Minor repair and maintenance are proposed along a small portion of the fascia on the east and west elevations and replacement of one balcony door on floors 2-6 along the east elevation. The south, ocean-facing elevation will be preserved in its current condition. No new development is proposed. The proposed repair and maintenance on the north, west, and east elevations of Building 2 include the following:

- 1) Replace existing damaged wood guardrails with stainless steel cable rail system on north building elevation (floors 3-6).
- 2) Replace existing windows and doors within existing openings on north and east building elevations (all floors).
- 3) Apply tile veneer over existing stucco walls on north building elevation.
- 4) Remove existing stucco ceilings and replace with fireproof wood planks on north building elevation (all floors).
- 5) Replace existing fascia with GFRC or alternative solid stucco curved fascia around perimeter of roof (north, west, and east building elevations).
- 6) Replace deck waterproofing and flooring material. No structural changes.
- 7) Re-paint existing masonry block portions of the building.
- 8) Re-roof building with visually similar color and material.
- 9) Replace existing recessed ceiling lights in-kind.
- 10) Apply stucco to existing deck rim and deck curb support.

In accordance with California Environmental Quality Act Guidelines, the project is categorically exempt pursuant to Section 15301- Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or no expansion of existing or former use.

Appealable to the Coastal Commission: Yes

Pursuant to Laguna Beach Municipal Code §25.07.013, the Community Development Director has determined that the proposed project is "minor development" in that it satisfies the following requirements and qualifies for a waived public hearing.

- 1) Consistent with the certified Local Coastal Program.
- 2) Requires no discretionary approvals other than a coastal development permit.
- 3) Has no adverse effect either individually or cumulatively on coastal resources or public access to the shoreline or along the coast.

If you would like a public hearing on the proposed project, please submit a written request within 15 working days of this notice, or by **August 8, 2023, to Kate Kazama, Associate Planner, via email at kkazama@lagunabeachcity.net** or submit in person to the Community Development Department located at 505 Forest Avenue, Laguna Beach, CA 92651. If a timely request for a public hearing is not filed with the City, the Coastal Development Permit is deemed approved. Please note that the failure to request a timely public hearing may result in the loss of the ability to appeal the City's action to the Coastal Commission.

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