



THREE ARCH BAY ZONE

Development Application Procedure

Chapter 25.44 of the Municipal Code contains development standards specific to the properties in the Three Arch Bay Zone. The stated purpose of these standards is to maintain, enhance and promote the unique character of this area, particularly with respect to mass, scale, architectural character, privacy and ocean view preservation, and protection of ocean bluffs and other environmentally sensitive areas. These standards are identified on the last page and are considered in conjunction with the City's Residential Design Guidelines.

Municipal Code section 25.44.060 recognizes that the Three Arch Bay Association (TABA) "will conduct its own review" of development plans. While the TABA review process is independent of the City's review process, the Municipal Code provides TABA with the opportunity to "submit a letter of comment letter to the City for its consideration and review prior to City approval of the applicant's plans." Such comment letters will be considered by City decision-makers in the same manner as correspondence from the public. The City shall ultimately apply and enforce only those development standards that it has adopted and is not responsible for applying or enforcing any separate standards or requirements (for example, collection of plan review fees) that may have been established by TABA. Below is a general outline of the process the City follows for projects proposed within the Three Arch Bay community.

1. Applicant Submittal to City	The applicant will submit a development application and all required documents (including a digital plans) to the City for Zoning Plan Check. The City will send digital plans to TABA and to the Three Arch Bay Community Services District (TABCS D) for information purposes. TABA and TABCS D may provide the City with preliminary comments. The City shall perform plan review and issue corrections to the applicant if necessary. (If a proposed project does not require design review pursuant to the exceptions set forth in Municipal Code section 25.05.040(B)(2), the project is considered ministerial.)
2. Zoning Clearance	Once the City deems the application complete and zoning clearance is granted, the applicant shall obtain a letter of comment from TABA, approval from TABCS D and schedule the project for a public hearing with the Design Review Board (DRB). The plans that have been deemed complete and cleared will be electronically transmitted to the applicant, TABA and TABCS D for their information. In accordance with the State Permit Streamlining Act, the City must hear the project within 60 days unless extended by the applicant.
3. TABA Review and Comment	TABA staff will initiate its separate review based on the nature of the project. The City encourages TABA to conduct its review within 30 days, unless the applicant requests additional time to resolve any issues with TABA if warranted to receive a favorable comment letter, so that TABA has sufficient time to submit a comment letter in advance of the first noticed public hearing.
4. Comment Letter	If a comment letter from TABA or TABCS D is received prior to the completion of City staff's analysis of the proposed project and the preparation of the written staff report for a public hearing, the letter will be included as public commentary and a copy will be attached to the staff report.
5. Review Standards	City staff will analyze proposed projects based on the City's zoning and development standards, the Residential Design Guidelines, and the architectural design criteria set forth in Municipal Code section 25.44.060.

THREE ARCH BAY ZONE

Links to Laguna Beach Municipal Code Sections

Chapter 25.44 of the Municipal Code contains development standards specific to the properties in the Three Arch Bay Zone as outlined below.

25.44.050 Property Development Standards

- Yard Setbacks
- Permitted Projections
- Building Site Coverage
- Floor Area
- Building Stringline
- Building Height Standards
- Parking Standards*
- Access and Improvements Standards
- Fences, Walls and Hedges
- Design Review
- Signs

25.44.060 Architectural Design Criteria

- Small-scale building character
- Protect privacy and views of neighboring properties
- Minimum roof pitch of 3:12
- Roof-mounted solar collectors not visible from street view
- Compatibility with surrounding homes and community
- Walls and fences for active use areas
- Landscape and hardscape plans**

25.44.070 Soils and Geology

- Required for development on coastal or vacant lot
- Reports in compliance with Title 14



*Two of the four required parking spaces may be located within the front yard or the abutting the street; however, if the parking is located on TABA property, its consent is required prior to the City's issuance of a Building Permit for the proposed project.

**Any improvement on TABA or TABCSD property will require their consent prior to the City's issuance of a Building Permit for the proposed improvement.