



## NOTICE OF PUBLIC HEARING

### Planning Commission

Council Chambers

505 Forest Avenue

Laguna Beach, CA 92651

**Wednesday, March 20, 2024 at 6:00 P.M.**

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The CITY OF LAGUNA BEACH will hold a public hearing on the request below. You may participate in-person at City Hall.

**Case No.:** Design Review 24-0281  
**Location:** Portions of Public Right-of-Way in the West Street  
Underground Utility Assessment District 2021-1  
**Applicant:** City of Laguna Beach Public Works Department  
**Property Owner:** City of Laguna Beach  
**Application Filing Date:** February 7, 2024

**PROJECT DESCRIPTION:** The Public Works Department requests design review for the placement of aboveground utilities associated with an underground utility project in the West Street Underground Utility Assessment District (AD 2021-1). Aboveground structures include riser poles, SDGE antenna pole, guy anchors, bollards, SDGE pad-mounted transformers, SDGE SCADA switch cabinet, SDGE terminator cabinets, Cox pedestals and retaining walls. The project area is generally bounded by West Street to the north, Eagle Rock Way to the south, Paseo Del Sur and Rico Road to the east, and Monterey Street to the west.

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**COASTAL ZONE:** The project is exempt from the Coastal Development Permit process pursuant to Laguna Beach Municipal Code Chapter 25.07. This project is located within an appealable area of the Coastal Zone. Information regarding California Coastal Commission appeal processes can be found at <https://www.coastal.ca.gov/cdp/cdp-forms.html>

**CEQA:** Staff recommends the Planning Commission determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15301(b) – Existing Facilities, in that the project consists of minor alteration of existing publicly-owned utilities used to provide electric power and other public utility services, and no expansion of existing use, Section 15302(c) and (d) – Replacement or Reconstruction, in that the existing overhead utilities would be replaced with an underground utility network in the same area and with limited aboveground infrastructure, and no expansion to capacity, and Section 15303(d) – New Construction or Conversion of Small Structures, in that the project consists of construction and location of small new aboveground utility equipment and associated retaining walls.

**MORE INFORMATION:** The property is not required to be staked with story poles. The agenda packet will be available on the City's website at least 72 hours prior to the scheduled public hearing (<https://www.lagunabeachcity.net/live-here/city-council/meetings-agendas-and-minutes>) and at the Community Development Department public counter during the following hours: Monday – Friday: 7:30am – 3:00pm, closed alternating Fridays.

**HOW TO COMMENT:** For additional information, contact City staff: **Pierre Sawaya, Senior Project Manager at [psawaya@lagunabeachcity.net](mailto:psawaya@lagunabeachcity.net) or (949) 497-0751.** Comments may be made during the Public Hearing. In order to allow sufficient time for staff to review and consider your written comments, written comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the Public Hearing.

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Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation to participate in a meeting may request such modification or accommodation from the Planning Division at (949) 497-0713. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Pursuant to California Government Code Section 65009(b), if you challenge this application in court, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the public agency prior to, or at, the public hearing.

**Property Owners within 300 ft./ Tenants within 100 ft./ Property Posted**