




# NOTICE OF RESCISSION COASTAL DEVELOPMENT PERMIT EXEMPTION

## CITY OF LAGUNA BEACH

The City of Laguna Beach hereby rescinds the Coastal Development Permit Exemption determination issued on December 20, 2023 for Case No. CDP-2023-2336 for 425 South Coast Highway in the City of Laguna Beach, which is attached hereto as Exhibit A and incorporated herein by reference.

City of Laguna Beach  
Community Development Department  
Interim Community Development Director

Signature: 

Mark McAvoy, PE

Date: March 21, 2024



**EXHIBIT A**  
**(December 20, 2023 Coastal Development Permit Exemption)**

APPEAL PERIOD ENDS AT 5:00 P.M.

ON 1/8/2024

APPEAL RECEIVED:  YES NO  \_\_\_\_\_



RECEIVED  
South Coast Region

DEC 22 2023

CALIFORNIA  
COASTAL COMMISSION

### COASTAL DEVELOPMENT PERMIT EXEMPTION NO PERMIT REQUIRED

Date: December 20, 2023

Case No.: CDP-2023-2336

Applicant Name: Oatman Architects

Project Location: 425 S Coast Highway

Project Planner: Martina Caron, Principal Planner

Appealable

Non-Appealable

**Project Description:**

The applicant proposes to replace doors and windows and fire escapes in the existing locations with historically appropriate materials and to restore the archways around the prior street level cafe windows, at the northeast corner of the building. Interior, nonstructural replacement of finishes are proposed to the hotel rooms and commercial spaces. No modifications to the Marine Room or the basement level area are proposed as part of this permit. No mechanized equipment will be located within 50 feet of the bluff edge. No placement of solid materials or staging will occur within 50 feet of the bluff edge.

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:

<input type="checkbox"/> Improvements to Structures Other Than Single-Family. The proposed improvements to an existing structure (including attached fixtures and landscaping) other than single-family dwellings or public works facilities are not classified as one of the following: 1) Nonexemptions (a) through (g) contained in the list above under Improvements to Single-family Homes; 2) Changes the intensity of use of the structure; 3) Conversion of an existing multiple-unit residential structure or visitor-serving commercial use to a use involving a fee ownership or long-term leasehold, including but not limited to a condominium or stock cooperative conversion; 4) Significant alteration of land forms including removal or placement of vegetation on a beach or sand dune, in a wetland or stream, within 100' of the edge of a coastal bluff or stream or in a highly scenic area, and/or in an environmentally sensitive area.
<input checked="" type="checkbox"/> 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;