



HUGH NGUYEN

CLERK-RECORDER

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

CITY OF LAGUNA BEACH
505 FOREST AVE
LAGUNA BEACH, CA 92651

Office of the Orange County Clerk-Recorder
Memorandum

SUBJECT: NOTICE OF EXEMPTION

The attached notice was received, filed and a copy was posted on 07/19/2024

It remained posted for 30 (thirty) days.

Hugh Nguyen
Clerk - Recorder
In and for the County of Orange

By: Carina Herrera

Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted ***** within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days.

*** Thereafter, the clerk shall return the notice to the local **lead** agency *** within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-0719|2024-0612
Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



* \$ R 0 0 1 5 0 5 3 5 5 7 \$ *
202485000619 8:25 am 07/19/24
477 Vitlndx Z01
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

CONDITIONAL USE PERMIT 24-0451

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED

JUL 19 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY

FILED IN THE OFFICE OF THE ORANGE
 COUNTY CLERK-RECORDER ON July 19, 2024
 Posted for 30 days
 DEPUTY CARINA HERRERA

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



NOTICE OF EXEMPTION

From: Community Development – Planning Division
505 Forest Avenue Laguna Beach, California 92651

FILED

JUL 19 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY

(above for use by County Clerk-Recorder's Office only)

1. **APPLICANT:** Daisuke Kawaguchi, 168 Mountain Road Laguna Beach, CA, 92651
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Louie Lacasella, Senior Administrative Analyst, llacasella@lagunabeachcity.net
4. **PROJECT TITLE:** Conditional Use Permit 24-0451
5. **PROJECT LOCATION:** 168 Mountain Road, Laguna Beach, CA, 92651, APN: 644-216-04.
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**
To allow a Japanese Shiatsu massage salon establishment at 168 Mountain Road in the C-1, Local Business District. Previously approved entitlements on the property include but are not limited to: Conditional Use Permit 20-6387, Design Review 20-6384, Coastal Development Permit 20-6388, Sign Permit 20-6006, and Variance 20-6389.

ENVIRONMENTAL DETERMINATION:

In accordance with the California Environmental Quality Act (CEQA), the recommended actions are categorically exempt from environmental review under the CEQA pursuant to State CEQA Guidelines, Section 15301 (Class 1 - Existing Facilities). Class 1 consists of the "operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use." The Project consists of a change of use within an existing commercial building to establish a single practitioner massage establishment and no change in land use intensity.

Though the Project occurs within an Olympic cottage that is listed on the City's Historic Register, the use of the cottage for massage services will not cause a substantial adverse change in the significance of the historical structure. Constructed in advance of the 1932 Summer Olympics held in Los Angeles, the cottage was one of many used to house athletes and was later brought to Laguna Beach after the conclusion of the Games. The building has been rehabilitated in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City Council's September 22, 2020, approval that also involved a historic rehabilitation of the Coast Liquor building on the same site. Both buildings at the property have been added to the City's Historic Register. Approval of the Project will not interfere with the preservation of the cottage. As indicated in the application materials, the proposed massage use does not involve any tenant improvements that would alter historic building features, and any future applications for exterior building signage will be reviewed to ensure that the building's historic features are retained.

Further, none of the exceptions outlined in CEQA Guidelines section 15300.2 apply. The Project area does not contain any environmentally sensitive areas in that the site is fully developed with existing commercial buildings and a surface parking lot and is surrounded on all sides by public streets and developed properties, and the City's environmentally sensitive areas maps do not identify any such areas on-site or within the immediate Project vicinity. There will be no cumulative impact resulting from successive projects of the same type in the same place, over time, because the likelihood of successive projects of the same type in the same place is low. There are no unusual circumstances resulting in a significant impact on the environment, nor will there be damage to scenic resources, including trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway because the proposed Project would be contained within the interior of an existing commercial building. The Project is not located on a hazardous waste site or any other site included on a list compiled pursuant to Government Code section 65962.5. Consequently, additional environmental analysis is not necessary to meet the requirements of the CEQA.

Therefore, the Planning Commission has determined that further environmental evaluation is not required because:

- The project is not subject to CEQA because it "does not involve the exercise of discretionary power," or

"will not result in a direct or reasonably foreseeable indirect physical change in the environment," or, "is not a project as defined in Section 15378 of the CEQA guidelines." (Sections 15060(c)(1), (2) & (3)); or,

- "The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt; or,
- The project is categorically exempt per State CEQA Guidelines, Section 15301.

7. Was a public hearing held by the Lead Agency to consider the exemption?
Yes No If yes, the date of the public hearing was: July 17, 2024.

Louie Lacasella

Louie Lacasella, Senior Administrative Analyst

Tel. 949-497-0736

July 18, 2024

FILED

JUL 19 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY

