



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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Hugh Nguyen, Clerk-Recorder



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THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

Project Title

Conditional Use Permit 24-1348

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

AUG 14 2024

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON August 14, 2024
Posted for 30 days
DEPUTY Roberto Uriostegui**

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

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

1. **APPLICANT:** Oceanic Laguna Beach, LP, 1404 North Coast Highway 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, (949) 497-0736
4. **PROJECT TITLE:** Conditional Use Permit 24-1348
5. **PROJECT LOCATION:** 1404 North Coast Highway, Laguna Beach, CA, 92651, APN: 053-22-28.
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**
To allow alcohol service to registered, overnight hotel guests and their invitees at the existing Art Hotel at 1404 North Coast Highway. Previously approved entitlements on the property include but are not limited to: Conditional Use Permit 19-3991 and Coastal Development Permit 19-3992.

ENVIRONMENTAL DETERMINATION:

The Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15301 (Class 1 - Existing Facilities), in that the Project involves the introduction of alcohol service with no proposed improvements to the interior or exterior of the structure or expansion of the existing use. Therefore, the Project is exempt under Class 1.

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 an existing hotel building and is surrounded on all sides by public streets and developed properties. A mapped natural watercourse that would have previously traversed the site was previously modified and diverted away from the subject property with City storm drain improvements, and consequently, the Project does not contain any environmentally sensitive resources. 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 to a fully developed hotel site that does not contain any scenic resources, and the Project would not obstruct the view of any such resources in that no development is proposed. 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: August 7, 2024.

Louie Lacasella
Louie Lacasella, Senior Administrative Analyst

August 8, 2024 BY: [Signature] DEPU

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AUG 14 2024

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