



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-07/25/2024-0632
Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



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

TYPE OR PRINT CLEARLY

Project Title

DESIGN REVIEW 22-2304 AND VARIANCE 24-0690- HOTEL LAGUNA

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 25 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON July 25, 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 25 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

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

1. **APPLICANT:** Oatman Architects 412 31st Street, Newport Beach, CA 92660 (949) 675-1758
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA 92651
3. **PROJECT PLANNER:** Martina Caron, Principal Planner, 949-464-6629
4. **PROJECT TITLE:** Design Review 22-2304 and Variance 24-0690 - Hotel Laguna
5. **PROJECT LOCATION:** 425 S. Coast Highway, Laguna Beach, CA 92651 (APN: 644-016-01)

6. DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:

The Applicant, Hotel Laguna, LLC ("Applicant"), proposes the following improvements to Hotel Laguna, a commercial building located in the Central Bluff District: (1) exterior changes to the existing building, which includes but is not limited to: (i) repainting of the building with revised paint and trim colors; (ii) replacement of guest room doors and windows with fiberglass systems; (iii) replacement of the fire escapes and accessways; (iv) restore the rooftop spire above the existing cupula that exceeds the maximum building height in the CBD-Central Bluffs District [DSP General Development Standards (E) (pg.155)]; and (v) façade restoration, which includes installing new awnings, restoring archway details, storefront fenestration systems, other historic details and stucco repair/replacement (hereinafter referred to as "Exterior Changes"); (2) renovations to existing hotel rooms, including updated lighting, wall coverings, furnishings, fixtures, flooring, bathrooms, and addition of air conditioning; (3) interior remodel work, including remodeling of 2nd and 3rd floor guest rooms, including hallways, and remodeling of 1st floor lobby, reception, retail spaces, and corner café, structural repairs and upgrades throughout ("structural work"); (4) replacement of the flat roof above the hotel; and (5) installation of two vertical blade signs. (hereinafter referred to as **the "Project"**).

ENVIRONMENTAL DETERMINATION:

The Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15301 - Existing Facilities (Class 1). Class 1 applies to activities involving negligible or no expansion of existing or former use, such as the repair, maintenance, or minor alteration of existing structures or topographical features. Examples of Class 1 activities include interior or exterior repairs and alterations, and the rehabilitation of structures. Here, the proposed Project will include minor interior and exterior repairs and alterations in order to rehabilitate the hotel. There will be negligible or no expansion of existing or former use of the hotel, and therefore the Class 1 exemption applies.

In addition, the Project is categorically exempt pursuant to State CEQA Guidelines Section 15331 Historical Resource Restoration/Rehabilitation (Class 31), in that the Project is limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of Hotel Laguna (a historical resource) in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995). A historic assessment has been prepared by Chattel Inc., and peer reviewed by GPA Consulting, finding that the Project would not create an adverse change to the historic resource. (See Attachments 5-11 of the May 15, 2024 City of Laguna Beach Planning Commission Staff Report/Attachment 5 of the July 23, 2023 City Council Staff Report.)

None of the exceptions to the categorical exemptions outlined in State CEQA Guidelines section 15300.2 apply. The Project site does not contain any environmentally sensitive areas. The Project is located in an urbanized area and no environmentally sensitive resources would be impacted by the proposed Project, and the proposed Project consists of the rehabilitation and restoration of a historic structure that is consistent with the Secretary of the Interior's Standards and all improvements would occur within a previously disturbed areas of the Property. There will be no cumulative impact resulting from successive projects of the same type in the same place, over time. There are no other new hotel venues proposed at this time within the City, therefore

the Project is not anticipated to create a cumulative impact of successive projects of the same type in the same location. There are no unusual circumstances resulting in a significant impact on the environment. The Project site is developed with an existing hotel, with retail and restaurant uses. The proposed façade changes are within the existing building envelope and are not anticipated to create any additional adverse effects on the environment. There will be no damage to scenic resources, including trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway. South Coast Highway has qualified as a candidate scenic highway and is included in the State Master Plan of Scenic Highways but has not received an official State designation. The Project would not damage any scenic resources, but instead improves upon the existing conditions through the rehabilitation and preservation a significant historic structure. 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. Additionally, no hazardous waste uses have existed on the site. The Project will not result in significant adverse impacts to historical resources as defined by CEQA. The proposed Project has been designed to comply with the Secretary of the Interior's Standards for Rehabilitation to avoid any adverse changes to the historic resource. The historic assessment prepared by Chattel Inc., and peer reviewed by GPA Consulting, finds that the proposed Project would not create an adverse change to the historic resource. (Attachments 5-11.) Consequently, the Class 1 and Class 31 categorical exemptions apply.

Therefore, on July 23, 2024, the City of Laguna Beach City Council 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, Section _____, <name> (Sections 15260-15277); or,
- The project is categorically exempt per State CEQA Guidelines, Section 15301 (Class 1 – Existing Facilities), and Section 15331 (Class 31 – Historical Resource Restoration/Rehabilitation).

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, 23, 2024.

Martina Caron
Martina Caron, Principal Planner

July 24, 2024
Date

FILED

JUL 25 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H DEPUTY



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
 30 — 07/25/2024 — 0632
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LAGUNA BEACH	LEAD AGENCY EMAIL	DATE 07/25/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485000642	

PROJECT TITLE
 DESIGN REVIEW 22-2304 AND VARIANCE 24-0690- HOTEL LAGUNA

PROJECT APPLICANT NAME OATMAN ARCHITECTS	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 675-1758
PROJECT APPLICANT ADDRESS 412 31ST STREET	CITY NEWPORT BEACH	STATE CA
		ZIP CODE 92660

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00
<input checked="" type="checkbox"/> Exempt from fee			
<input checked="" type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE CARINA HERRERA, DEPUTY
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