



## NOTICE OF PUBLIC HEARING

### Planning Commission

Council Chambers

505 Forest Avenue

Laguna Beach, CA 92651

**Wednesday, December 4, 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 24-2286  
**Address:** Portions of Fairview Street, La Brea Street, and Wave Street in the Fairview/La Brea Underground Utility Assessment District 2021-3  
**Applicant:** City of Laguna Beach Public Works and Utilities Department  
**Property Owner:** City of Laguna Beach  
**Application Filing Date:** October 24, 2024

**PROJECT DESCRIPTION:** The Public Works and Utilities Department requests design review for the placement of aboveground utilities associated with an underground utility project in the Fairview/La Brea Underground Utility Assessment District (AD 2021-3) within the following zones: R-1, R-2, and C-N. Aboveground structures include riser poles, guy anchors, vent standpipes, street light meter cabinets, decorative street light poles/fixtures, and Cox pedestals. The project area is generally bounded by Hillcrest Drive to the north, Cliff Drive to the south, Chiquita Street to the west, and Wave Street to the east.

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**COASTAL ZONE:** This project is located in the Coastal Zone. This project is located within an appealable area of the Coastal Zone. The project is proposed as exempt development under Laguna Beach Municipal Code Chapter 25.07. The appeal procedures identified in Laguna Beach Municipal Code Section 25.07.008(C) (Appeal of Exemption Determination to Coastal Commission) apply to any such determination.

**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.

**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 – Thursday: 7:30am – 3:00pm and 7:30am – 12:00pm alternating Fridays (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 is scheduled.

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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 City of Laguna Beach prior to, or at, the public hearing.

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