

Notice of Exemption

Form D

To: Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: City of Laguna Beach
Community Development Department
505 Forest Avenue
Laguna Beach, CA 92651

Orange County Clerk-Recorder
Laguna Hills Civic Center
24031 El Toro Road, Suite 150
Laguna Hills, CA 92653

Project Title: Addition/Remodel of a single-family residence

Project Location: APN 056-042-28, City of Laguna Beach, Orange County

Project Address: 31182 Monterey Street

Project Description: The applicant requests Design Review Board/Board of Adjustment approval for a 1,567 square-foot addition to a single-family residence in the R1 Zone. Design review is required for additions greater than 50% of the original floor area, elevated decks (553 square-feet), spa, and landscaping. A variance is required to maintain the existing nonconforming site conditions, including side setbacks, front setback (Pedro St.), elevation of the property line at the driveway, and driveway grade.

Name of Public Agency Approving Project: Board of Adjustment/Design Review Board

Name of Person or Agency Carrying Out Project: Ben Simon, Designer

Exempt Status: *(check one)*

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec.21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption Sec. 15303
- Statutory Exemption. State code number:

Reasons why project is exempt: The project is categorically exempt from the CEQA process under section 15303. The project includes minor additions and exterior alterations to a single-family residence in a residential zone.

Lead Agency Contact Person: Nancy Csira

Phone Number: (949) 497-0332

Signature: _____


Date: March 7, 2008

Title: Principal Planner