

# 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 053-092-41, City of Laguna Beach, Orange County

**Project Address:** 405 Panorama Drive

**Project Description:** The applicant requests Design Review Board approval for a 2,704 square-foot living area addition and a 375 square-foot garage addition to a single-family residence in the R-1 Zone. Design review is required for additions greater than 50% of the original floor area, excess lot coverage, excess covered parking, elevated decks (752 square-feet), grading, retaining walls, and existing landscaping. A variance is required to maintain the existing nonconforming rear yard setback [LPMC 25.56.008].

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

**Name of Person or Agency Carrying Out Project:** Hugo Soria, Designer

**Exempt Status:** (check one)

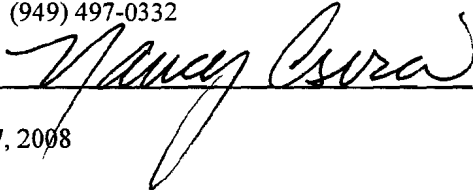
- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec.21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption Sec. 15303
- Statutory Exemption. State code number:

**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:** February 27, 2008

**Title:** Principal Planner