

**City of Laguna Beach
Community Development Department
Design Review / Planning Commission Approval
Construction Work Commencement Policy**

Design Review and Conditional Use Permit approvals expire two-years after the effective date unless a time extension is granted or authorized construction work is commenced and diligently pursued to completion.

For the purpose of compliance with Code Sections 25.05.040(j)(2) and 25.05.030(l)(3)(b) regarding construction work commencement the following must be done:

1. A Building Permit for the entire authorized project has been issued or obtained; and
2. The site has been prepared for construction activities; and
3. Construction work has commenced; and then construction work is diligently pursued toward completion.

“Site preparation” means:

1. The establishment of a construction limits fence on-site, if the project is a major remodel or new structure; **and**
2. Temporary power has been provided; **and**
3. Any required pre-grading meetings have been held with staff; **and**
4. The implementation of those portions of the approved fuel modification plan, if one was required, that are required to be implemented prior to the introduction of any combustible materials onto the site; **and**
5. The necessary start-up construction materials have been delivered to the site; **and**
6. Construction start-up equipment and/or office trailers have been placed on-site.

“Construction commencement” means:

1. A minimum of 10% of the project’s shoring wall system (permanent or temporary) has been constructed and approved by the engineer that designed the shoring; **or**
2. A minimum of 10% of the project’s grading (cut and /or fill) has been completed and approved by the project civil engineer; **or**
3. If neither of the above are part of the project, then a minimum of 10% of the project’s foundation has been completed and approved by the City Building Inspector; **or**
4. If none of the above are part of the project, then a minimum of 10% of the structural framing of the project has been completed and approved by the City Building Inspector.

(Note: A separate grading or shoring wall permit will not be issued; the building permit for the entire authorized project must be issued.)

(Note: The only amendment to the above requirements is when a construction staging plan is required, such as in the Diamond/Crestview area. A final construction staging plan must be submitted and approved by the Building Division. After the staging plan is approved, a Staging Permit will be issued. When the staging construction area is completed and given final inspection approval, the Building Permit for the residential construction may be issued. Therefore, in the Diamond/Crestview area compliance with Code Section 25.05.040(j)(2) regarding construction work commencement means obtaining a Staging Permit, constructing the staging area, and obtaining a Building Permit for the residential construction.)

“Diligently pursued” means steady progress towards completion of the project. Inspections required by the Building Code or authorized by the Building Official and which are approved by the City Building Inspector will be satisfactory evidence of diligently pursued construction. If an approved required or authorized inspection is not made during any six month period after the Building Permit is issued, the project will be deemed abandoned and new construction entitlements may be required.

The Design Review Board or Planning Commission, as applicable, may grant a two-year extension of time and, after that initial time extension, a final one-year extension of time. Time extension requests must be filed in writing prior to the expiration of the approval period(s). It is important to realize that design review time extension approvals are not automatic, and that the proposed project will be reviewed under the zoning standards in effect at the time the time extension request is filed, not the previous zoning standards in effect at the time of the project’s original approval.