

**Initial Study  
&  
Negative Declaration  
for the  
City of Laguna Beach  
Update to Historic Preservation Ordinance, General Plan, and  
Municipal Code**

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December 2019

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## LIST OF ACRONYMS

AB	<i>Assembly Bill</i>
ARB	<i>California Air Resources Board</i>
AQMP	<i>Air Quality Management Plan</i>
BMPs	<i>Best Management Practices</i>
CAAQS	<i>California Ambient Air Quality Standards</i>
CARB	<i>California Air Resources Board</i>
CCR	<i>California Code of Regulations</i>
CDFW	<i>California Department of Fish and Wildlife</i>
CEQA	<i>California Environmental Quality Act</i>
CHBC	<i>California Historical Building Code</i>
CHRIS	<i>Cultural Historical Resources Information System</i>
CNDDDB	<i>California Natural Diversity Database</i>
CNEL	<i>Community Noise Exposure Level</i>
CO <sup>2</sup> E	<i>Carbon Dioxide Equivalent</i>
dB	<i>Decibel</i>
EPA	<i>United States Environmental Protection Agency</i>
EIR	<i>Environmental Impact Report</i>
GHG	<i>Greenhouse Gas</i>
IS/MND	<i>Initial Study/Mitigated Negative Declaration</i>
ND	<i>Negative Declaration</i>
MS4	<i>Municipal Separate Storm Sewer System</i>
MT	<i>Metric Ton</i>
NAAQS	<i>National Ambient Air Quality Standards</i>
NAHC	<i>Native American Heritage Commission</i>
NPDES	<i>National Pollutant Discharge Elimination System</i>
PM <sub>10</sub>	<i>Particulates 10 microns or less in diameter</i>
PM <sub>2.5</sub>	<i>Particulates 2.5 microns or less in diameter</i>
PRC	<i>Public Resources Code</i>
RWQCB	<i>Regional Water Quality Control Board</i>
SB	<i>Senate Bill</i>
SCAB	<i>South Coast Air Basin</i>
SCAQMD	<i>South Coast Air Quality Management District</i>
SWRCB	<i>State Water Resources Control Board</i>
TMDLs	<i>Total Maximum Daily Loads</i>
USACE	<i>United States Army Corps of Engineers</i>
USFWS	<i>United States Fish and Wildlife Service</i>
VCS	<i>VCS Environmental</i>
VMT	<i>Vehicle Miles Traveled</i>

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## **SECTION 1.0 INTRODUCTION**

### **1.1 Lead Agency CEQA Compliance**

The California Environmental Quality Act (CEQA) requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects. This Initial Study has been prepared to disclose and evaluate direct and indirect impacts associated with the proposed Update to the Historic Preservation Ordinance, General Plan, and Municipal Code (Proposed Program). Pursuant to Section 15367 of the State CEQA Guidelines, the City of Laguna Beach is the Lead Agency. As the Lead Agency, the City of Laguna Beach is required to ensure that the proposed update to the Historic Preservation Program complies with CEQA and that the appropriate level of CEQA documentation is prepared. Through preparation of an Initial Study as the Lead Agency, the City of Laguna Beach would determine whether to prepare an Environmental Impact Report (EIR), Negative Declaration (ND) or Mitigated Negative Declaration (MND).

If the Lead Agency finds that there is no evidence that a project activity would cause a significant effect on the environment, the Lead Agency may prepare a ND. This Initial Study concludes that the appropriate level of environmental documentation for the Proposed Program is an ND.

### **1.2 Statutory Authority and Requirements**

This IS/ND has been prepared in accordance with CEQA, Public Resources Code Section 21000 et seq., the State CEQA Guidelines, and the City of Laguna Beach CEQA Implementation Handbook. Section 15063 of the CEQA Guidelines identifies disclosure requirements for inclusion in an Initial Study. Pursuant to those requirements, an Initial Study must include the following items.

- (1) Description of the action, including the location,
- (2) Identification of the environmental setting,
- (3) Identification of environmental effects by use of a checklist, matrix or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries,
- (4) Examination of whether the Project is compatible with existing zoning, plans, and other applicable land use controls, and
- (5) Preparer name(s).

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## SECTION 2 PROJECT DESCRIPTION

### 2.1 Purpose

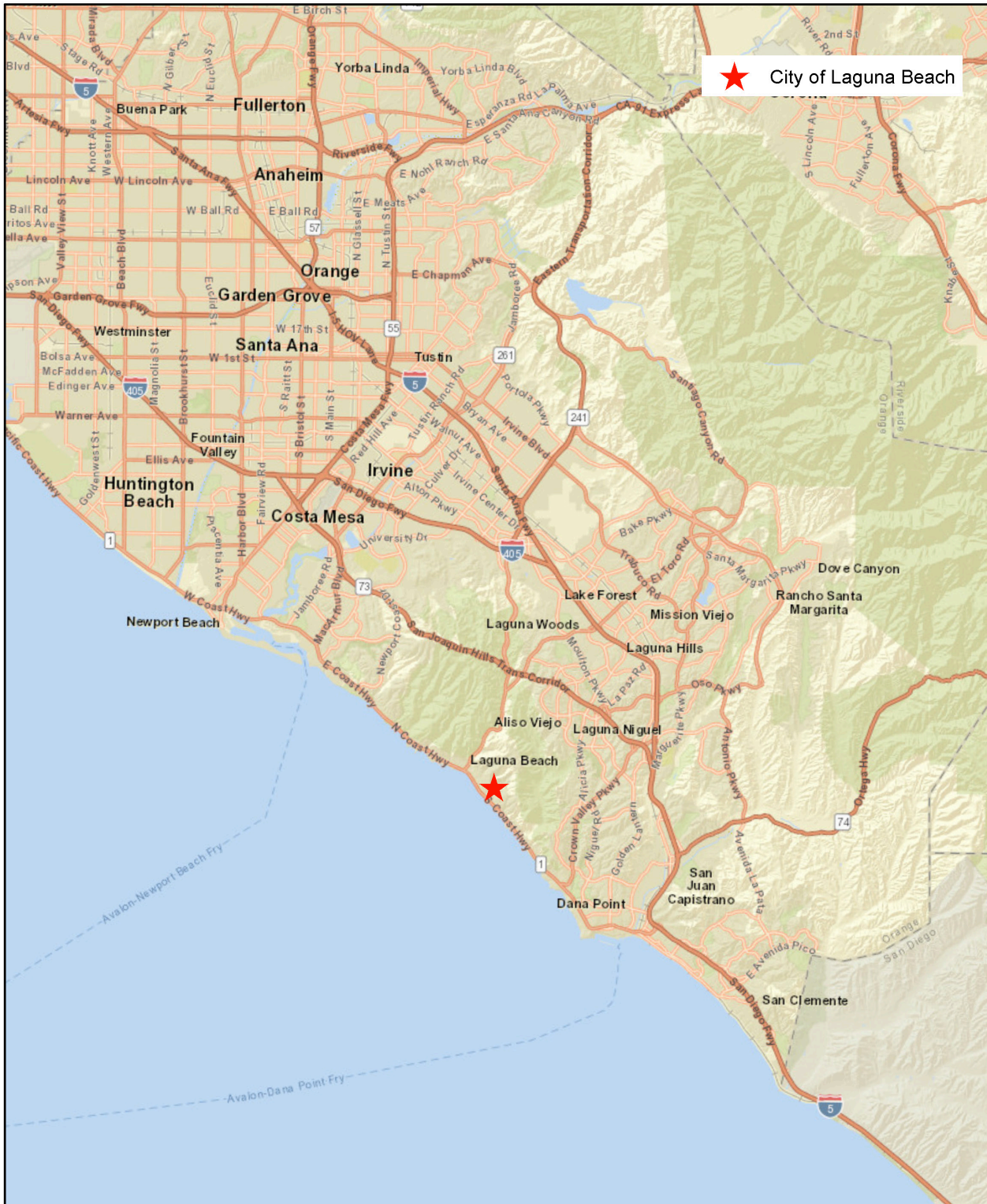
The purpose of the proposed project is to update the City of Laguna Beach's Historic Preservation Program, including the existing Historic Preservation Ordinance, and associated General Plan and Municipal Code sections (Proposed Program). The Program provides for the identification, registration, and treatment of historic resources, and additionally provides incentives for protection of historic resources within the City. The Proposed Program would implement a voluntary designation process for historic resources to be formally included on the Local Historic Register, identification of historic resources in discretionary project review processes as mandated by State law, and maintains the existing program of incentives for historic resources that are formally included on the Local Historic Register.

Update of the existing Historic Preservation Ordinance requires amendments to the General Plan Historic Resources Element, General Plan Land Use Element, Residential Design Guidelines, other provisions of the City Municipal Code ("Proposed Update to Historic Preservation Program"), and the City's Local Coastal Program (LCP).

### 2.2 Existing Setting

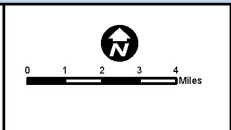
The City of Laguna Beach is located in the southern portion of Orange County, California. Access to the City is provided by Coast Highway and Laguna Canyon Road as shown in Figure 1. The City covers an area of approximately nine square miles (Figure 2) and has a population of approximately 25,000 people. The City is surrounded by a wide band of over 17,000 acres of open space and encompasses about seven miles of Ocean coastline. The City is situated within a coastal watershed that contains a number of natural and improved drainages. The drainage from large areas of open space flow through City infrastructure prior to reaching the ocean.

Land use in the City of Laguna Beach is predominantly hillside residential, with commercial centers and institutional uses concentrated along Coast Highway at the base of the hills and along Laguna Canyon Road. The City is essentially fully built-out with a housing stock that includes structures dating back to late 1800 to early 1900 period. In 1981 the City added a Historic Resources Element to the Laguna Beach General Plan. In 1989, the City Council adopted a Historic Preservation Ordinance. Much of the current development activity within the city is focused on redevelopment of existing buildings. Most new development is residential in nature and occurs on small parcels.



★ City of Laguna Beach

Prepared By:  
  
VCS Environmental  
Map Created: October 2019



Data Source: Esri

**City of Laguna Beach**  
Update to Historic Preservation Ordinance  
**Figure 1** Regional Map



## 2.3 Project Description

The Proposed Program involves conversion of the City's existing Historic Preservation Program to a voluntary, incentive-based program that **complies with the mandates of the State law.** It eliminates references to the outdated December 1982 historic sites inventory and the September 1983 South Laguna Specific Plan, and requires amendments to the Municipal Code, including revisions to the existing Historic Preservation Chapter contained within Zoning Code Chapter 25.45, various other sections of the Municipal Code, and the City's Residential Design Guidelines formally titled as "*Design Guidelines - A Guide to Residential Development.*" Additionally, the Proposed Program requires General Plan Amendments, including revisions to the Historic Resources Element and the Land Use Element. A summary of the proposed updates and amendments to the Historic Preservation Ordinance, Municipal Code language, General Plan Historic Resources Element, General Plan Land Use Element, and Residential Design Guidelines is provided below.

### **2.3.1 Proposed Updated Historic Preservation Ordinance**

The Historic Preservation Ordinance is contained within Zoning Code Chapter 25.45. The proposed Ordinance update includes the addition of a definitions section, changes to the Local Historic Register designation criteria, expansion of property preservation, maintenance, and rehabilitation incentives, changes to the procedures for alteration of historic resources and changes to procedures for demolition of historic structures. The proposed update also includes provisions for unsafe or dangerous conditions, for historic resources owned by public agencies, minimum maintenance requirements, and penalties for illegal construction and code violations.

A discussion of substantive updates to the Historic Preservation Ordinance is provided in the following pages, including a summary comparison of the existing Historic Ordinance and proposed Updated Historic Ordinance in Table 1 on the following page. The existing Historic Preservation Ordinance is contained within Appendix A. The proposed Historic Preservation Ordinance is included in Appendix B.

**Table 1: Overview of Proposed Changes to Historic Preservation Ordinance**

Topic / Heading	Existing Section Reference	Proposed Section Reference	Changes Proposed
Intent and Purpose	25.45.002	25.45.002	No substantive changes are proposed in this section of the updated Ordinance. Protection of historic resources is encouraged through voluntary designation.
Definitions	N/A		Definitions are not included in the existing Ordinance. The updated Ordinance includes a Definitions section. The definition of a “Historic Resource” is included and is consistent with what is mandated by CEQA.
Previously, “General Provisions” now “Historic Register Designation, Criteria and Procedures for Removal from Register”	24.45.004(D)	24.45.006	The General Provisions section of the existing Ordinance includes references to properties listed in the December 1982 historic sites inventory and the September 1983 South Laguna Specific Plan. These outdated references are omitted from the updated Ordinance, and are replaced by subsections outlining local designation criteria, including required property owner consent, removal of designated properties from the Local Historic Register, and repayment or restoration of benefits/incentives received from the local designation process. The section clarifies that a property will not be considered to be eligible for the City’s Local Historic Register unless the property owner consents to the designation.
Property Preservation, Maintenance, and Rehabilitation Incentives	24.45.006	24.45.008	The updated Ordinance maintains and enhances the program of incentives and benefits. Use of preservation, maintenance, and rehabilitation incentives requires compliance with the Secretary of the Interior’s Standards and the City’s Local Design Guidelines.
Procedures for Alteration of an Historic Resource	24.45.008	24.45.010	The updated Ordinance outlines the process to remodel or alter historic resources. The updated Ordinance provides a mechanism to request preparation of a Historic Resources Assessment Report and requires the City to adopt an appropriate environmental determination under CEQA. It allows for exemptions for projects which meet the Secretary of the Interior Standards.
Historic Property Disclosure	Not currently located within Chapter 25.45, but Real Property Reports are currently required by 14.76.04.	24.45.012	The updated Ordinance includes a Disclosure section. Under the updated Ordinance, a property owner or the property owner’s representative, must disclose the designation and Local Historic Register listing status as part of any real property transaction involving the designated / Local Historic Register listed property. Previously, the City used the Real Property Report process for this purpose. Distribution of a current Real Property Report satisfied the disclosure requirement in the updated Ordinance. Non-compliance with this section shall result in penalties and remedies.

**Table 1: Overview of Proposed Changes to Historic Preservation Ordinance (Continued)**

Topic / Heading	Existing Section Reference	Proposed Section Reference	Changes Proposed
Procedures for Demolition of an Historic Resource	24.45.010	24.45.014	The updated Ordinance clarifies that the procedures for demolition are applicable to all structures defined as a historic resource. Previous reference to the 1982 historic inventory and the 1983 South Laguna Specific Plan are omitted from the updated Ordinance. Demolition permits are subject to compliance with the provisions of CEQA, unless exempt.
Unsafe or Dangerous Conditions	24.45.012	24.45.016	The updated Ordinance expressly requires that "A City permit is required prior to demolition."
Property owned by Public Agencies	N/A	24.45.018	The updated Ordinance includes this new section pertaining to responsibility of public agencies. Public Agencies are encouraged to seek the advice of the Heritage Committee prior to initiating construction, alteration, demolition, or relocation activities to a historic resource.
Property Maintenance Required	N/A	24.45.020	The updated Ordinance includes this new section to protect historic resources from deterioration through deliberate actions or inadvertent neglect. Owners, lessees, and occupants of historic resources are required to comply with minimum property maintenance and code provisions.
Illegal Construction - penalty for violations	25.45.014	25.45.022	The updated Ordinance retains the previous recommended five-year stay for illegal demolition of locally designated properties that are included on the Local Historic Register, and removes the reference to a two-year stay for illegal demolition of properties that are included in the historic sites inventory. All previous reference to properties listed in the December 1982 historic sites inventory and the September 1983 South Laguna Specific Plan are omitted from the updated Ordinance.

**2.3.1.1 Definitions**

A definitions section is proposed as part of the Ordinance revisions. The existing Ordinance did not include definitions, and thus left key terminology open to interpretation. Inclusion of definitions ensures uniform interpretation of terms and phrases. Where applicable, the proposed definitions are consistent with language set forth by the National Park Service. The most substantive definitions included in the revised Historic Preservation Ordinance are listed below.

- “Historic register (or the register)” means the City’s list of properties formally designated as historic resources after an application was filed by the property owner. The current list of designated properties will be kept on file at the City Clerk’s office. Properties on the California and National Register are automatically eligible for the City’s historic register and are not subject to Heritage Committee review for designation.
- “Historic resource” means a property or structure that (1) is listed on the City’s

historic register, (2) is listed on the California Register of Historical Resources, (3) has been officially determined to be eligible for the California Register of Historical Resources by the State Historical Resource Commission, (4) is listed on the National Register of Historic Places, (5) has been officially determined to be eligible for the National Register of Historic Places by the National Park Service, or (6) the City is mandated by law to treat as an historic resource.

### **2.3.1.2 Local Historic Register Designation**

The update to the Historic Preservation Ordinance does not propose to remove any existing locally designated properties from the Local Historic Register. The updated Ordinance would modify and expand the eligibility criteria under which a property could be considered for listing on the City's Local Historic Register.

The existing historic preservation Ordinance requires property owner consent before designation can occur. The updated Ordinance carries forward the existing practice that owner consent is necessary for a property to be listed on the Local Historic Register. For properties not already on the Local Historic Register, the City will not treat the property as a potentially eligible for the Local Historic Register without the owner's consent.

Substantive changes to the designation procedures includes removal of automatic Local Historic Register eligibility for properties listed in the December 1982 historic sites inventory and the September 1983 South Laguna Specific Plan, as those documents are out of date. All properties intended for local designation and formal listing on the Local Historic Register shall meet the eligibility criteria set forth in the revised Ordinance as listed below in proposed Section 25.45.006 (C).

25.45.006 (C) Criteria for Historic Register Listing. Upon submittal of an application by the property owner(s), a building, grouping of buildings, structure, site, object, or district shall be considered for designation by the Heritage Committee if it meets criteria (1) and (2), and also one or more of criteria (3) through (12):

- 1) The owner of the property agrees that the property is an historic resource;
- 2) The buildings or structures on the property are fifty years or more old;
- 3) It is listed on the National Register or the State Register;
- 4) It exemplifies the cultural, political, economic, social or historical heritage of the community;
- 5) It is identified with a person, events, culture or site significant in local, state or national history;
- 6) It is representative of the work of a notable builder, designer, architect, or artist including those of local importance;
- 7) It embodies distinguishing architectural characteristics of a style, type, period or method of construction that exemplify a particular architectural style or way of life important to the City;
- 8) It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;

- 9) It has a unique location, a singular physical characteristic, or is an iconic visual feature or public view point within the City;
- 10) Is one of the remaining examples in the City, region, state or nation possessing distinguishing characteristics of architectural, cultural or historical importance;
- 11) Is an iconic landscape, garden, space or public view point that is significant to the history and heritage of the City; or
- 12) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

### ***2.3.1.3 Expansion of Property Preservation, Maintenance, and Rehabilitation Incentives***

The update to the Historic Preservation Ordinance expands potential property preservation, maintenance, and rehabilitation incentives to encourage more property owners to list their properties on the City's Local Historic Register via the local designation process established in the Ordinance. Use of property preservation, maintenance, and rehabilitation incentives requires compliance with the Secretary of the Interior's Standards for Rehabilitation.

- **Official Recognition:** The updated Ordinance maintains the official recognition program with special plaques made available for locally designated properties that are listed on the City's Local Historic Register.
- **Financial Incentives:** The updated Ordinance implements a uniform application opportunity for a Mills Act Property Tax Abatement Contract for all locally designated properties listed on the Local Historic Register.
- **Priority Processing:** The updated Ordinance provides for priority planning and building plan check processing for projects involving locally designated properties that are listed on the City's Local Historic Register.
- **Parking:** The updated Ordinance eliminates the provision that allows up to 50% to 75% reduction for commercial structures on the Local Historical Resources Register depending on the existing historical classification system and replaces it with a provision that allows up to a reduction of 75% of the required parking for all commercial structures on the Local Historical Resources Register. A provision has also been added that addresses the potential parking impacts to adjacent residential neighborhoods.
- **Rear Setback Relief:** The updated Ordinance provides rear yard setback relief for new structures or additions to existing structures on the Historic Register.
- **Density Bonuses:** Increased availability of density bonuses for structures on the Local Historic Register located within the R-1 Single Family Residential Zone, R-2 and R-3 Multiple Family Residential Zones and Local Professional Zone.
- **Relief from Open Space Requirement:** Properties on the Local Historic Register currently not providing required open space may be enlarged or expanded without providing required open space.
- **Bed and Breakfast Incentives:** Reduced parking requirements for all structures on the Historic Register that operate as a Bed and Breakfast.



- **Relief from Non-Conforming Structure Requirements:** The updated Ordinance maintains relief for non-conforming structure requirements for locally designated properties listed on the City's Local Historic Register.

#### ***2.3.1.4 Changes to the Procedures for Alteration of Historic Resource***

The Updated Historic Preservation Ordinance establishes an organized process flow to review alterations of historic resources, including:

- a combination of staff review, Heritage Committee review, or by the design review authority,
- compliance with the Secretary of Interior Standards and the City's Local Design Guidelines,
- preparation of a Historic Resource Assessment Report,
- adoption of the appropriate environmental determination under CEQA, and
- attendance of a pre-construction meeting by City Staff, the project applicant, and associated design and construction professionals involved in the alteration project.

The updated Ordinance applies the above-referenced process for the issuance of any building permit to remodel or alter any historic resource. Repair or replacement of existing materials with in-kind or historically appropriate materials in the same location, does not require design review approval.

#### ***2.3.1.5 Procedures for Demolition of an Historic Resource***

The Updated Ordinance clarifies that demolition permits are subject to compliance with the provisions of CEQA, unless exempt, and additionally outlines the procedures for demolition as applicable to all structures defined as an historic resource in the Updated Ordinance. Previous reference to properties listed in the December 1982 historic sites inventory and the September 1983 South Laguna Specific Plan are omitted from the Updated Ordinance. These 1982 and 1983 references are eliminated because these determinations of significance or designation recommendations are more than 36-37 years old, and necessitate new eligibility analysis and review of integrity to support positive eligibility findings under the National Register, the California Register, and the proposed updated "Criteria for Historic Register Listing" included in the Updated Historic Preservation Ordinance.

#### **2.3.2 Proposed Amendment to General Plan Historic Resources Element**

The proposed amendment will remove references to properties listed in the December 1982 historic sites inventory and the September 1983 South Laguna Specific Plan, will remove reference that goals and policies of the Downtown Specific Plan are consistent with the policies of the Historic Resources Element, and will remove reference to the existing historic resource classification system (E-Exceptional, K-Key, C-Contributive). Additionally, the List of Properties Eligible for the National Register of Historic Places will be updated to take into account the current status of the properties.

#### **2.3.3 Proposed Amendment to General Plan Land Use Element**

The following implementation action has been deleted:

LUE Action 2.2.1: Update the City's Historic Inventory.

### **2.3.4 Proposed Municipal Code Changes**

References to the December 1982 historic sites inventory and the September 1983 South Laguna Specific Plan, including “E”, “K”, and “C” rated structures, have been removed from the existing language in the following Municipal Code Sections.

- 7.70.060 (K) (Exemptions)
- 25.05.040 (Bs) (Bt) (Bw) (Development Subject to Design Review)
- 25.05.040 (H6) (Design Review Criteria)
- 25.17.030 (Minimum Requirements)
- 25.18.004 (Uses Permitted Subject to Conditional Use Permit)
- 25.18.006 (Uses Permitted Subject to Administrative Use Permit)
- 25.22.030 (Conditional Use Permit Required)
- 25.22.050 (Historic Preservation Incentive)
- 25.38.020 (Definitions)
- 25.54.024 (Murals)

These 1982 and 1983 references are eliminated because these determinations of significance or designation recommendations are more than 36-37 years old, and necessitate new eligibility analysis and review of integrity to support positive eligibility findings under the National Register, the California Register, and the proposed updated “Criteria for Historic Register Listing” included in the updated Historic Preservation Ordinance.

Exact language changes for the above-referenced Municipal Code sections are included in Appendix E. Language proposed for deletion or removal is crossed out and proposed new language, consistent with the updated Historic Preservation Ordinance, is underlined.

### **2.3.5 Proposed Changes to Design Guidelines – A Guide to Residential Development**

The following is a listing of proposed changes to various sections of the City of Laguna Beach Design Guidelines – A Guide to Residential Development (December 2010). Proposed language to be deleted is crossed out and proposed new language is underlined.

#### ***Historic Preservation***

~~*Destruction or significant alteration to properties with historic significance, as identified in the City’s Historic Resources Inventory or Historic Register, historic resources should be avoided whenever possible. Special preservation consideration should be given to any structures over forty five years old.*~~ -LBMC §25.05.040(H)6

*Historic structures mark the stages of evolution of Laguna Beach and contribute to the City’s character. It is important to preserve them. The Laguna Beach Historic Resources Inventory and Register constitute an active record of historic structures with the city. Structures identified on the Historic Resources Inventory are eligible for placement on the City’s Historic Register (see Municipal Code §25.45). Owners of historic structures who are contemplating modifications to them are encouraged to engage licensed architects, historical resource consultants and design professional with experience working within the constraints of a historic project to assist in concept development.*

~~Historic Inventory: A historic survey done to identify homes with historical significance built prior to 1935 which retained their original architectural integrity. This survey was adopted as the Historic Inventory in 1982. The Inventory was updated to include homes within South Laguna during the adoption of the South Laguna Specific Plan (1983). The inventory classifies structures into three categories of historical significance, "E" Exceptional, "K" Key and "C" Contributive. For a complete description of these categories see the city's historic resources element.~~

~~Historic Register: Historic structures are identified as historically significant. These properties were voluntarily placed on the register and are eligible to receive incentives for development. The register classifies structures into three categories of historical significance, "E" Exceptional, "K" Key and "C" Contributive. For a complete description of these categories see the city's historic resources element.~~

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### SECTION 3.0 DETERMINATION

The following determination is based on the Initial Study analysis prepared for the City of Laguna Beach. The Environmental Checklist Form used in the analysis is consistent with the Environmental Checklist form provided in Appendix G of the CEQA Guidelines, as updated in January 2019.

**Project Title:** Update Historic Preservation Ordinance, General Plan, and Municipal Code Project

**Lead Agency Name and Address:** 550 Forest Avenue, Laguna Beach, CA

**Project Contact:** Jim Pechous, Assistant Community Development Director

**Location:** City of Laguna Beach Citywide Update

On the basis of this initial evaluation:

I find that the Proposed Program **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the Proposed Program could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the Project. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the Proposed Program MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the Proposed Program MAY have a "potentially significant impact" or "potentially significant unless mitigated" on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the Proposed Program could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the Proposed Program, nothing further is required.

Signature:

Date:

Printed Name:

Title:

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## SECTION 4.0 ENVIRONMENTAL ANALYSIS

The environmental analysis provided below is based on the Initial Study Checklist recommended in Appendix G of the CEQA Guidelines, as amended, and used by the City of Laguna Beach in its environmental review process. The analysis considers direct, indirect, and cumulative impacts associated with the proposed updates to the City of Laguna Beach Historic Preservation Ordinance, General Plan Historic Resources Element, General Plan Land Use Element, City Residential Design Guidelines and City Municipal Code (Proposed Program). To each question, there are four possible responses:

- **No impact.** The Proposed Program would not have any measurable environmental impact on the environment.
- **Less than significant impact.** The Proposed Program would have the potential to impact the environment, although this impact would be below established thresholds that are significant.
- **Less than significant with mitigation incorporated.** The Proposed Program would have the potential to generate impacts, which may be considered as a significant effect on the environment, although mitigation measures or changes to the development's physical or operational characteristics can reduce these impacts to levels that are less than significant.
- **Potentially significant impact.** The Proposed Program could have impacts which may be considered significant, and therefore additional analysis is required to identify mitigation measures that could reduce potentially significant impacts to less than significant levels.

The following is a discussion of potential impacts as identified in the Initial Study/ Environmental Checklist. Explanations are provided for each environmental issue.

**4.1 Aesthetics**

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Existing Aesthetic Setting**

For purposes of determining significance under CEQA, a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Scenic vistas can be officially designated by public agencies, or informally designated by tourist guides. Major scenic vistas in the City are those associated with the beach, the ocean and the bluffs as well as the historic landscape of the downtown, commercial districts and residential neighborhoods.

**Environmental Analysis**

(a) **Less than Significant Impact.** Approval of the Proposed Program would not in itself cause specific new development activity to be undertaken that would have a substantial adverse effect on a scenic vista. The Proposed Program, via updates to the Historic Preservation Ordinance, would provide incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City, including landscapes and scenic view locations. With regard to historic resources, it would also require that development meet the standards mandated by CEQA. Within the updated Ordinance, a criterion is specifically available to designate an iconic landscape, garden, space or public viewpoint that is significant to the history and heritage of the City. Thus, opportunity exists to designate these aesthetic resources and include them on the Local Register. Like other construction activities occurring in the City, alteration and demolition of historic resources would be subject to the appropriate City permit process and CEQA. As part of the City's



CEQA review potential impacts to scenic vistas including both the natural landscape and built environment would be evaluated and where needed, mitigation measures would be identified to minimize or avoid adverse impacts to scenic vistas. Potential impacts to scenic vistas would be less than significant. No mitigation is required.

(b) **Less than Significant Impact.** The State Scenic Highway Program was established to preserve and protect scenic highway corridors from change that would diminish the aesthetic value of lands adjacent to State Highways. Highways may be designated as scenic depending upon how much of the natural landscape can be seen by travelers, the scenic quality of the landscape, and the extent to which development intrudes upon the traveler's enjoyment of the view. According to the California Department of Transportation, the relevant State Scenic Highway within the City would be Coast Highway. At the local level, the City of Laguna Beach Landscape and Scenic Highways Element identifies Coast Highway as an eligible State Scenic Highway and Laguna Canyon Road and El Toro Road as eligible scenic highways that could meet the State Scenic Highways designation guidelines. Approval of the Proposed Program would not in itself cause specific new development activity to be undertaken that would have an adverse effect on aesthetic resources within the viewshed of a state scenic highway. The Proposed Program provides incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City. Like other construction activities occurring in the City, projects involving historic would be subject to the City's design review process and CEQA. Through CEQA and the design review process, potential impacts to scenic resource views from Coast Highway, Laguna Canyon Road and El Toro Road would be evaluated and where needed, mitigation measures or design considerations would be identified to avoid or minimize significant impacts to scenic resources along a state highway. Potential views to scenic resources along State Scenic Highway would be less than significant. No mitigation is required.

(c) **Less than Significant Impact.** The Proposed Program establishes policies, regulations, implementation actions and incentives for the preservation of historic resources. Approval of the Proposed Program would not in itself cause specific new development or construction activity to be undertaken that would degrade the visual character of the environment. The Proposed Program property provides incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City. The applicable design standards to evaluate potential aesthetic impacts associated with the residential projects and projects in the Downtown Specific Plan area would be the City's Design Guidelines - A Guide to Residential Development and the Laguna Beach Downtown Specific Plan, which both provide guidance on aesthetic treatments on all such projects, including those involving historic resources. Additionally, remodel and alterations of historic resources would be evaluated for compliance with the Secretary of the Interior Standards, which would ensure compatibility with the existing aesthetic environment and visual character of the city. As a result, potential impacts would be less than significant. No mitigation is required.

(d) **Less than Significant Impact.** Approval of the Proposed Program would not in itself cause specific new development activity to be undertaken that would directly introduce substantial new sources of light and glare in the City. The Proposed Program provides incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City. Additionally, remodel and alterations of historic resources would be evaluated for compliance with the Secretary of the Interior Standards, and subject to the to the City's design review process and CEQA. As part of the City's CEQA and design review process potential light and glare impacts would be evaluated to ensure there would be no adverse lighting spillover effects on nearby properties. With

compliance with CEQA and the City's design review process, potential light and glare impacts would be less than significant. No mitigation is required.

**4.2 Agricultural Resources**

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Analysis**

(a-b) **No Impact.** The State of California Farmland Mapping and Monitoring Program indicates that there is no Prime Farmland, Unique Farmland or Farmland of Statewide Importance within the City. Excepting a small receiving area zoned for agriculture above Irvine Cove, the City’s General Plan does not identify any agricultural lands or Williamson Contracts within the City boundaries. Therefore, approval of the Proposed Program would have no impacts on agriculture resources. No mitigation is required.

(c-e) **No Impact.** The City of Laguna Beach does not contain any forest land resources or lands that are zoned for timberland production. Therefore, approval of the Proposed Program would not cause a rezoning of forest lands or the conversion of existing forest lands to non-forest uses and would have no impact on forest resources. No mitigation is required.

**4.3 Air Quality**

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region in non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Existing Setting Regulatory Framework**

The City of Laguna Beach Project is located within the South Coast Air Basin (Basin), which includes all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. Air quality conditions in the Basin are under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required to monitor air pollutant levels to ensure that air quality standards are met and, if they are not met, to develop strategies to meet the standards. Depending on whether the standards are met or exceeded, the local air basin is classified as being in “attainment” or “non-attainment.” The Basin, in which the City of Laguna Beach Project is located, is a non-attainment area for both the federal and state standards for ozone and PM<sub>2.5</sub>. The Basin is in attainment for the state and federal standards for PM<sub>10</sub>, nitrogen dioxide, and carbon monoxide. The SCAQMD is directly responsible for reducing emissions from stationary, mobile, and indirect sources. It has responded to this requirement by preparing a sequence of Air Quality Management Plans (AQMPs). Under state law, the SCAQMD is required to prepare a plan for air quality improvement for pollutants for which the District is in non-compliance. The SCAQMD updates the plan every three years. Each iteration of the SCAQMD’s Air Quality Management Plan (AQMP) is an update of the previous plan and has a 20-year horizon. The SCAQMD adopted the 2016 AQMP in March 2017. The 2016 AQMP incorporates new scientific data and notable regulatory actions that have occurred since adoption of the 2012 AQMP. Although SCAQMD is responsible for regional air quality planning efforts, it does not have the authority to directly regulate air quality issues associated with plans and new development projects throughout the Air Basin. Instead, this is controlled through local jurisdictions

in accordance with CEQA. Local jurisdictions, such as the City of Laguna Beach have the authority and responsibility to reduce air pollution through its police power and decision-making authority. Specifically, the Cities are responsible for the assessment and mitigation of air emissions resulting from its land use decisions. The Cities are also responsible for the implementation of transportation control measures as outlined in the 2016 AQMP.

### **Environmental Analysis**

(a-d) **Less than Significant Impact.** The Proposed Program establishes policies, regulations, implementation actions and incentives for the preservation of historic resources within the City. Approval of the Proposed Program would not in itself directly cause a specific new development project or construction activity to be undertaken that would generate substantial air quality emissions that would exceed air quality thresholds established by the South Coast Air Quality Management District, expose sensitive receptors to substantial pollutant concentrations, expose sensitive receptors to objectionable odors or conflict with the implementation of South Coast Air Quality Management Plan. The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City. It is unlikely that the scale of the construction activities associated with future development involving historic resources would generate air quality or odor emissions that would exceed air quality and odor thresholds established by the South Coast Air Quality Management District or would conflict with or obstruct the implementation of the South Coast Air Quality Management Plan. Additionally, like other construction activities occurring in the City, projects involving the remodel or alteration of historic resources would be subject to compliance with the Secretary of the Interior's Standards, the City's design review process, and CEQA. As part of CEQA review the project would be evaluated for potential adverse air quality impacts and where needed, mitigation measures would be identified to avoid and minimize adverse air quality impacts to ensure that substantial adverse air quality impacts to the environment do not occur. Potential air quality impacts would be less than significant. No mitigation is required.

**4.4 Biological Resources**

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or Ordinances protecting biological resources, such as a tree preservation policy or Ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Existing Biological Setting**

The City of Laguna Beach consist of both built and natural environments that are linked together with its rocky cliffs, tide pools, and beaches. Within Laguna Beach, 1,065 acres are preserved as open space in the City’s hillsides and canyons. In addition, the surrounding hillsides, located outside the City limits are a major part of the community’s open space. This area encompasses

some 22,000 acres of area and includes City-owned open space parcels, Laguna Coast Wilderness Park, Crystal Cove State Park, and Aliso and Wood Canyons Wilderness Park.

The San Joaquin Hills are a defining feature of the City of Laguna Beach. Extending from just south of the City boundary near Salt Creek to north of Crystal Cove, this mountainous landform separates the alluvial plain of Orange County from the coast. The two principal streams that flow through Laguna Beach, Laguna Creek and Aliso Creek, have produced canyons and two major geological formations. The large sandstone boulders, caves, and cliffs of the Topanga formation provide habitats for California sycamores, coast live oaks, and coastal sagebrush vegetation, giving Laguna Canyon its rustic and memorable scenes. Smaller streams and their arroyos originating in the local hills also bisect the coastal landscape. Laguna's underlying rock formations and attendant soils contain physical characteristics that have produced vegetation uniquely adapted to its setting. In San Onofre Breccia areas, mostly in the southern part of the City, soil conditions are favorable for Southern Maritime Chaparral, a globally rare vegetation association, called the "elfin forest" by naturalists. The chaparral gives the hills a dark green hue, except in wet winters when the big-pod California lilac blankets the hills with white flowers. This rare association includes plants growing together that are normally found in disparate areas of inland California and Mexico. These include large evergreen woody shrubs such as California lilac, mountain mahogany, scrub oak, toyon, laurel sumac, chamise, and lemonade berry, as well as smaller shrubs such as bladder pod, and bush rue, that grow alongside the summer-deciduous crownbeard, sages, and sagebrush.

The drier areas underlain by Topanga Sandstone, primarily found in the central and northern parts of the City, support coastal sage scrub, with sage, sagebrush, prickly pear cactus, lemonade berry, laurel sumac and toyon. Coast live oaks and Mexican elderberry trees grow in spots where water collects or flows. Laguna Canyon, with its year-round water source, supports arroyo willow, California sycamore, and coast live oaks, creating areas of shady forest within the coastal sage scrub setting.

According to the California Department of Fish and Wildlife California Natural Diversity Database, the open space within and surrounding the City provides suitable habitat to support State and Federally Endangered and Threatened plant and wildlife species, including Thread Leaved Brodiaea, Laguna Beach Dudleya, Tri-Colored Black Bird, Pacific Pocket Mouse, Coastal California Gnatcatcher and the Least Bell's Vireo.

### **Environmental Analysis**

(a-f) **Less than Significant Impact.** Approval of the Proposed Program would not in itself cause a specific new development project or construction activity to be undertaken that would directly affect any special status species, riparian habitat or other sensitive natural communities or have an adverse impact on the movement of migratory fish or wildlife. The Proposed Program provides incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City. Historic resources are existing buildings, structures, and properties that are typically located in areas that have been heavily developed and lack suitable habitat for special status species or sensitive vegetation communities. It would be unlikely that activities involved with the implementation of the Proposed Program would significantly impact sensitive biological resources. Additionally, projects involving the remodel or alteration of historic resources would be subject to compliance with the Secretary of the Interior's Standards, the City's design review process, and CEQA. Compliance with CEQA would ensure that substantial adverse change to sensitive

biological resources would not occur. Potential impacts to biological resources would be less than significant. No mitigation is required.



**4.5 Cultural Resources**

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Prehistoric Setting**

The date of arrival of people in the southern California region is unknown. Radiocarbon dating obtained from a deeply buried archaeological site in southern Orange County, only 5.5 kilometers (3.4 miles) from the coast, indicate an occupation occurred approximately as early as 11,000 BP (SWCA unpublished). The earliest accepted dates are from two of the Northern Channel Islands, located off the coast from Santa Barbara, between 10,000 BP and 13,000 BP (Erlandson 1991:105).

During the Late Prehistoric period and into the present day, the Orange County coastal area has been occupied by the Native American society commonly known as the Juaneño (Kroeber 1925:636). Many contemporary Juaneños, who identified themselves as descendants of an indigenous society living in the local San Juan and San Mateo Creek drainage areas, have adopted the indigenous term Acjachemen to refer to themselves. Acjachemen villages and territories extended from Las Pulgas Creek in northern San Diego County up into the San Joaquin Hills of Orange County’s central coast, and from the Pacific Ocean into the Santa Ana Mountains. The core of their population occupied the drainages of two large creeks, San Juan Creek (and its major tributary, the Trabuco), and San Mateo Creek (combined with the San Onofre, which emptied into the ocean at the same point). The highest concentration of villages was along the lower San Juan Creek where the Mission San Juan Capistrano was situated (O’Neil 2002:68–78).

By 1873, a government report (Ames 1873) recorded about 40 Juaneño associated with Mission San Juan Capistrano. Many people and families with mixed Spanish/Mexican and Juaneño heritage were not recorded, however, and several Native American villages still existed in the interior valleys (Wheeler 1879). During this same era, the priests at Mission San Juan Capistrano served a circuit-riding ministry to these interior villages to the south and on the other side of the Palomar Mountains. A wave of migration by Juaneño out of San Juan Capistrano occurred in 1880–1900 as towns in northern Orange County started to form and needed laborers. As late as the 1930s, some 300 Mission-descended Native Americans were known to be living in the Orange

County area (Yorba 1936). Today a few Native Americans whose ancestors were associated with Mission San Juan Capistrano still reside in the local area. Acjachemen interest in their own history has increased in recent decades, and a considerable body of evidence tracing that history has been amassed. There is currently a petition for federal recognition filed by the Juaneño Band of Mission Indians Acjachemen Nation.

### **Local Settlements and Features**

The coast of Orange County is known to have been heavily populated during the Late Prehistoric and Contact Period by Native American settlements. In the vicinity of Laguna Beach, a few of these settlements are known by name, while others are represented by large archaeological sites that have yet to be associated with place names. There are large prehistoric archaeological sites containing artifacts diagnostic of the Late Prehistoric Period, such as small projectile points, ceramics, and European trade beads, along this part of the coast that likely represent Contact Period settlements. Research with historic records, early anthropological fieldwork notes, and the sacramental registers of Mission San Juan Capistrano has revealed some village names in this region. Ahunx was possibly a village, along upper Los Alisos Creek, 8 to 9 miles northeast of Laguna Canyon (O'Neil 1988:112). Tom-ok' is a place name associated with Laguna, possibly in reference to the lakes that give the canyon and town of Laguna their name, or a feature within the canyon (O'Neil and Evans 1980). Nawil is a place name associated with two locations in the area: where the modern San Diego Freeway crosses Los Alisos Creek, and "Niger" Canyon (Emerald Canyon) between Abalone Point and Laguna Beach (about 2 miles northwest) (O'Neil 1988:112).

### **Historic Overview**

The first Europeans to see what would become Orange County were members of the 1542 expedition of Juan Rodriguez Cabrillo. Cabrillo sailed along the coast but did not explore inland. Europeans did not return to the Orange County area until the summer of A.D. 1769 when Lt. Colonel Gaspar de Portolá led an overland expedition from San Diego to San Francisco. The first permanent Euro-American settlement in Orange County was established when a spot along the El Camino Real, where it crossed San Juan Creek, was selected as the site for a Franciscan religious mission in the spring of 1775. The new San Juan Capistrano Mission did not become operational until November 1776 and was relocated 3 1/2 miles southwest of its present site in 1778. Large tracts of land fell under Mission San Juan Capistrano's authority under Spanish law as the Acjachemen from the region were concentrated through baptism under the Mission's authority. The process of secularization of Mission lands began shortly after the declaration of Mexican independence in 1821, and in 1825 the Mexican government freed the Native Americans from Mission control. Beginning in the late 1830s, the Mexican government was inundated with requests for rancho land from Mission San Juan Capistrano's administrative districts. John (Juan) Forster, an English immigrant who became a naturalized Mexican citizen, became one of the largest local landowners. Forster helped develop the pueblo San Juan Capistrano. The new community handled the new trade and travelers along the route from San Diego to Los Angeles brought about by the acquisition of California by the United States in 1846 (Hallan 1975:30-34).

Laguna Beach was never a part of Mexican or Spanish land grants, thus making the land available for homesteading. Through the Timber-Culture Act of 1871, migration to the Golden West was encouraged. Families began to arrive and stake out their 160-acre claims and plant the required ten acres of trees - in Laguna's case always the Australian eucalyptus.

The Brooks brothers, William and Nathaniel, arrived and settled in 1876. Both are referred to as the "father of Laguna" depending on which source is cited. They were Laguna Beach's first homesteaders - the first pioneers to stay longer than one summer in a tent. William H. Brooks came from Downey on a hunting trip to Laguna, following an old Native American trail through the Canyon. Later he filed on the 169.24 acres at Arch Beach (now Diamond St.) and laid out a subdivision. He was also Laguna's first stagecoach driver. Nathaniel Brooks brought water from Bluebird Canyon through a series of pipes and tunnels to Arch Beach. They temporarily sold out to another pioneer, Hubbard Goff (remembered in Goff St. and Goff Island). In 1886, he opened the first hostelry in Laguna, the Arch Beach Hotel.

In 1878, John Damron acquired 528 acres near the mouth of Laguna Canyon, including Temple Hills and the "flats" above Arch Beach. The property was later purchased by George Rogers for \$1,000 and was subdivided into lots. Always a tourist town, Laguna Beach opened its second hotel in 1889. It was built by Henry Goff and purchased by Joseph Yoch for \$600. Yoch also bought the defunct Arch Beach Hotel. He had it cut into three sections, moved it into town, and joined it to his hotel, creating a massive establishment of thirty bedrooms and two bathrooms. This hotel was condemned in 1928, and the present Hotel Laguna opened the following year on the same site.

As news of the picturesque village spread, the artists came in droves. They included Frank Cuprien, Gardner Symonds, William Wendt, William Daniell, Anna Hills, and William Alexander Griffith. Some artists banded together in 1913 and rented a small wooden building that had been a church, dance hall and meeting place. Under the leadership of Edgar A. Payne (who painted the mural in the movie theater), the artists refurbished the building and held their first exhibition in August 1918. Three hundred people attended the first day and 2000 the first month. They seemed to be onto something big. This showing was the beginning of the Laguna Beach Art Association and the Museum of Art. Today Laguna continues to be an artistic focal point of Orange County - a major center for arts and crafts.

### **Record Search**

A records search of the California State Office of Preservation California Historical Resources Information System (SHPO-CHRIS) South Central Coastal Information Center was conducted to identify all previously recorded cultural resources within the City of Laguna Beach, including historic-era built environment property types. According to the records search results, 852 cultural resources are included within City boundaries, and are listed on the SHPO-CHRIS Historic Properties Directory. Of the 852 properties, 54 are listed on or determined eligible for listing on the National Register or the California Register, or were identified as eligible for listing to the National Register or California Register through survey evaluation. The records search results are included in Appendix F. The majority of the remaining properties listed for Laguna Beach in the SHPO-CHRIS Historic Properties Directory appear to be attributed to the December 1982 historic sites inventory, references to which are removed from the proposed Ordinance update because the 1982 inventory does not meet the requirements of Public Resources Code section 5024(g) and does not create a presumption that the property is a historic resource.

### **Environmental Analysis**

(a) **Less than Significant Impact.** The Proposed Program includes proposed updates to the City's Historic Preservation Ordinance. The proposed Ordinance update provides a definition of historic resources and stipulates that historic resources will be regarded as such if mandated by State law.

The proposed Ordinance update defines a historic resource as “a property or structure that (1) is listed on the City’s historic register, (2) is listed on the California Register of Historical Resources, (3) has been officially determined to be eligible for the California Register of Historical Resources by the State Historical Resource Commission, (4) is listed on the National Register of Historic Places, (5) has been officially determined to be eligible for the National Register of Historic Places by the National Park Service, or (6) the City is mandated by law to treat as an historic resource.” The Proposed Program does not involve removing any locally designated properties from the City’s Local Historic Register.

The Proposed Program maintains and enhances the City’s existing program of benefits and incentives for locally designated historic resources. The Ordinance update requires property owner consent for all local designation efforts which may be regarded by preservation advocates as a less desirable program option, however, the proposed Ordinance additionally mandates that the City will treat historic resources as such when required by State law. Because issuance of a demolition permit requires CEQA review, unless exempted, and because remodel and alterations to historic resources require similar compliance with the City’s design review guidelines and the Secretary of the Interiors Standards, the issue of owner consent being required for local designation is not viewed as an obstacle to achieving historic preservation goals and the retention of historic resources under State law and state standards. The Proposed Program is voluntary and incentive based relative to the City’s local regulations, while still recognizing the minimum requirements of CEQA.

As part of the Proposed Program, references to the December 1982 historic sites inventory and the September 1983 South Laguna Specific Plan, including “E”, “K”, and “C” rated structures, have been removed from the updated Ordinance. These 1982 and 1983 references are eliminated because these determinations of significance or designation recommendations are more than 36-37 years old, and necessitate new eligibility analysis and review of integrity to support positive eligibility findings under the National Register, the California Register, and the proposed updated “Criteria for Historic Register Listing” included in the Updated Historic Preservation Ordinance. Inventories that do not meet the requirements of Public Resources Code section 5024(g), such as being updated every five years, do not create a presumption that identified properties are historic resources.

In the December 1982 survey, “C” rated structures were identified as properties which contributed to the overall character and history of the neighborhood, but “not unique in and of themselves” and “not architecturally outstanding.” “C” rated structures generally would not be found individually eligible for the National Register or California Register, nor would they generally be found eligible under the proposed updated “Criteria for Historic Register Listing” included in the proposed Ordinance revisions. Consequently, the “C” rated structures would generally not meet the definition of an historic resource. In the December 1982 survey, 336 properties were assigned a “K” rating and 121 properties were assigned an “E” rating, comprising 44% and 16% of all properties surveyed. These two categories represent properties that may hold individual significance under the proposed updated definition of historic resources and/or under the City’s eligibility criteria for the Local Historic Register. While property owner consent is required for local designation and listing on the Local Historic Register, if a permit application proposing demolition, remodel or alteration occurs involving these properties, or similarly situated properties that were not identified on the survey, that project will require compliance with CEQA or other State law, in which case the City will follow the mandates of State law. Additionally, remodel or alteration of

historic resources, excepting in-kind or historically appropriate material replacements in the same location, requires compatibility and consistency with the Secretary of the Interior's Standards and the City's design guidelines.

The Proposed Program would not remove historic resources from the Local Historic Register, the California Register, or the National Register, nor would it directly cause any substantial adverse change in the significance of a historic resource pursuant to CEQA Guidelines Section 15064.5. Any proposed demolition or modification of a property that meets the City's definition of an historic resource would be required, under CEQA, to prepare a Historic Resource Assessment Report to determine if the project involves a substantial adverse change in the significance of the historic resource, as outlined in CEQA Guideline section 15064.5(b). Substantial adverse change is defined as the physical demolition, destruction, relocation or alteration of the resource or its immediate surroundings. A substantial adverse change to the significance of a historic resource would be considered a significant impact on the environment, and would require the preparation of an Initial Study/Mitigated Negative Declaration or Environmental Impact Report.

The Proposed Program offers direct and indirect financial, planning, building, parking and permit processing incentives and benefits to encourage property owners to designate their historic properties for inclusion on the City's Local Historic Register. Additionally, the updated incentives and benefits program may create new opportunities for properties already listed on the City's Local Historic Register, therein ensuring retention of historic resources. The proposed incentives and benefits program requires consistency with the City's design guidelines and the Secretary of the Interior's Standards, therein ensuring retention of integrity at historic resources. The Proposed Program encourages the preservation, maintenance, and rehabilitation of historic resources within the City and would not directly lead to any substantial adverse changes to historic resources within the City. Potential impacts to historic resources would be less than significant. No mitigation is required.

(b-c) **Less than Significant Impact.** Implementation of the Proposed Program would not impact archaeological resources or involve any activities that would directly impact human remains. The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City. Historic resources are existing resources that are typically located in areas that have been heavily developed and the potential discovery of archaeological resources or human remains would be low. Additionally, like other construction activities occurring in the City, demolition, remodel and alteration projects at historic resources would be subject to CEQA and State laws regarding the discovery of burial grounds or human remains. As part of the CEQA evaluation, the cultural sensitivity of the area would be determined and appropriate measures would be identified to ensure adverse impacts to archaeological resources would be avoided or minimized. Potential impacts to archaeological resources, sacred burial grounds and unknown human remains would be less than significant. No mitigation is required.

**4.6 Energy**

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Analysis:**

(a-b) **Less than Significant Impact.** Approval of the Proposed Program would not directly result in wasteful consumption of energy. The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City. Similar to other building construction activities occurring in the City, projects involving historic resources, where feasible, would be required to comply with Title 24 building energy efficiency standards and Title 20 appliance efficiency regulations, which promote an overall decrease of energy use by encouraging the use of green building design including materials, equipment, lighting, alternative energy sources, and structure maintenance. Before issuing a building permit, the City would review and verify that the building plans demonstrate compliance with the Building and Energy Efficiency Standards in the California Energy Code. Title 24, Part 8, Section 8-901.5 of the California Historical Building Code (CHBC) exempts “Qualified Historical Building and Properties” from California Energy Efficiency Standards, with limited exceptions. Unless exempt, improvements would also be required to adhere to the provisions of the California Green Building Standards Code, which establishes planning and design standards for sustainable site development, energy efficiency, water conservation, material conservation, and internal air contaminants. Compliance with Title 24 and Title 20 energy efficient requirements, or use of an available exemption for a Qualified Historical Building or Property, ensures that potential energy impacts would be less than significant. No mitigation is required.

**4.7 Geology/Soils**

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a Known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994 or most current edition), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

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### Environmental Analysis

(a) **Less than Significant Impact.** According to the City of Laguna Beach General Plan, there is not an Alquist-Priolo Earthquake Fault Zone in the City. However, like other cities in Southern California, the City is located within a seismically active region that could be subject to ground shaking impacts and associated liquefaction and landslide impacts. Approval of the Proposed Program would not in itself directly cause a specific new development project to be undertaken that would be subject to seismic hazard impacts. The proposed regulatory changes do not alter any regulations that relate to seismic hazards. **The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City.** Like any other construction project in the City, the proposed remodel or alteration of historic resources would be required to comply with the Uniform Building Code Seismic Safety Standards to avoid adverse seismic impacts. Title 24, Part 8, Chapter 8-7 of the CHBC provides alternative regulations to the regular code for the structural safety of buildings designated as “Qualified Historical Building and Properties.” The CHBC provides standards for a minimum level of building performance with the objective of preventing partial or total structural collapse such that the overall risk of life-threatening injury as a result of structural collapse is low. With compliance with state and local building regulations and standards, potential seismic impacts would be less than significant. No mitigation is required.

(b) **Less than Significant Impact.** Approval of the Proposed Program would not in itself cause any activities that would directly uncover soils and increase the potential for erosion impacts. The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City. These activities could involve grading and the uncovering of soils. Like any other construction projects in the City, projects involving historic resources would be required to comply with the State and local grading code and stormwater management regulations to minimize erosion impacts. With compliance with state and local grading code and stormwater management regulations, potential erosion impacts would be less than significant. No mitigation is required.

(c-d) **Less than Significant Impact.** Approval of the Proposed Program would not in itself cause a specific new development project to be undertaken on unstable or expansive soils. The Proposed Program’s property preservation, maintenance, and rehabilitation incentives encourage the preservation, maintenance, and rehabilitation of historic resources. This could involve construction on unstable or expansive soils. Like any other project in the City, projects involving historic resources would be required to comply with applicable building codes and regulations to ensure the project site is geologically stable. With compliance with state and local geologic regulations, potential geologic hazard impacts would be less than significant. No mitigation is required.

(e) **No Impact.** Approval of the Proposed Program would not include or facilitate the use of septic systems or alternative waste disposal systems. Implementation of the Proposed Program would have no impact in regard to geologic hazards associated with the use of septic system or alternative wastewater disposal systems. No mitigation is required.



(f) **Less than Significant Impact.** Approval of the Proposed Program would not directly destroy a unique paleontological resource. The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City. These activities could potentially involve ground excavation. However, it would be unlikely that depth of the excavations would encounter paleontological resources. Additionally, like other construction activities occurring in the City, projects involving historic resources would be subject to the City's design review process and CEQA. As part of CEQA evaluation, the sensitive area for the discovery of paleontological resources would be determined, and if needed, measures would be identified to ensure that substantial adverse impacts to paleontological resources do not occur. Potential impacts to paleontological resources would be less than significant. No mitigation is required.

**4.8 Greenhouse Gas Emissions**

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Analysis**

(a) **Less than Significant Impact.** The adopted CEQA Guidelines provide general regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, but contains no suggested thresholds of significance for GHG emissions. Although not formally adopted, the SCAQMD GHG Working Group has developed a draft quantitative threshold for all land use types of 3,000 metric tons CO<sub>2</sub>E /year.

Approval of the Proposed Program would not directly cause activities that would generate greenhouse gas emissions exceeding the SCAQMD threshold of 3,000 metric tons CO<sub>2</sub>E /year. The Proposed Program includes incentives to encourage the preservation, maintenance, and rehabilitation of historic resources within the City. However, it would be unlikely that construction associated with such activities would generate greenhouse gas emissions that would exceed SCAQMD threshold. Additionally, like other construction activities occurring in the City, projects involving historic resources would be subject to the City’s design review process and CEQA and would be evaluated for potential greenhouse gas emission impacts to ensure that significant impacts to the environment do not occur. Potential greenhouse gas emission impacts would be less than significant. No mitigation is required.

(b) **No Impact.** The State of California has adopted laws and policies to regulate and reduce GHG emissions. California land use planning at the local level must also consider two statewide statutes, AB 32 and SB 375, that were adopted in the mid- 2000s to reduce greenhouse gas emissions. The City of Laguna Beach has not yet adopted a Climate Action Plan. However, the City has adopted a Scenic Highways and Landscape Element that addresses reduction of greenhouse gas emissions. The Landscape and Scenic Highways Element takes these legal requirements into account and advances statewide and local goals to reduce greenhouse gas emissions either directly or indirectly by the following policies:

- Articulating an integrated landscape sustainability policy program designed, among other things, to optimize GHG reduction through a variety of mechanisms.
- Developing scenic highway policies and corridor protection programs that will result in complete streets, reducing the need to rely on the automobile for local transportation.

- Providing for improved efficiency of energy, water, and materials in the landscape, which reduces the use of fossil fuels needed for water conveyance, transportation, materials manufacturing, and maintenance.

Additionally, the City's General Plan Circulation Element identifies policies to reduce Vehicle Miles Traveled (VMT) through the City, which would reduce greenhouse gas emissions. These policies include:

- Maintain and encourage use of innovative nonpolluting modes of City transit.
- Encourage the use of public transportation
- Enhance transportation opportunities for the young, elderly, and handicapped by installing lifts, providing priority seating, expanding bicycle carrying capacity and creating a monthly pass program which reduces fares on a monthly basis.
- Increase use of transit systems by advertising in local newspapers and cable television and promoting the system at major user destinations such as the Senior Center, local schools and South Coast Medical Center.
- Continually review the transit system to determine methods for increasing ridership and responding to seasonal demands and special events.

Approval of the Proposed Program would not directly or indirectly conflict with any local policies that would reduce greenhouse gas emissions. Therefore, approval of the Proposed Program would have no impacts in regard to potential conflicts with state and local plans and programs that provide for the reduction of greenhouse gas emissions. No mitigation is required.

**4.9 Hazards/Hazardous Materials**

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a Project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Existing Regulatory Setting**

Title 22 of the California Code of Regulations (CCR), Division 4.5, Chapter 11, Article 3 classifies hazardous materials into the following four categories based on their properties: toxic (causes human health effects), ignitable (has the ability to burn), corrosive (causes severe burns or damage to materials), and reactive (causes explosions or generates toxic gases). Hazardous

materials have been and are commonly used in commercial, agricultural and industrial applications as well as in residential areas to a limited extent. Hazardous wastes are hazardous materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated, or are being stored prior to proper disposal. The health impacts of hazardous materials exposure are based on the frequency of exposure, the exposure pathway, and individual susceptibility.

### **Environmental Analysis**

(a-c) **Less than Significant Impact.** Approval of the Proposed Program would not in itself cause any activities that would directly create hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City, which could involve the handling of incidental amounts of hazardous substances, such as paints, solvents, fuels and oil. Like other construction activities in the City, projects involving historic resources would be required to comply with local, state and federal laws and regulations regarding the use and disposal of hazardous materials. With compliance with local, state and federal laws and regulations regarding the handling of hazardous materials, potential hazardous material impacts to the public and environment would be less than significant. No mitigation is required.

(d) **No Impact.** A database search of State Water Resources Quality Control Geotracker Database was conducted to determine the presence of any hazardous wastes sites within the City. Based on the output of the GeoTracker, there are no Department of Toxic Substances Control (DTSC) hazardous waste sites within Laguna Beach City limits. Open cleanup sites in the City include two DTSC Sites, three leaking underground storage tank (LUST) Sites, one Program Site and several closed and permitted underground storage tanks. Both DTSC Cleanup sites have been inactive since 2005. They are located near Alta Laguna Park and Cameo Cove. The LUST sites are currently or were previously gas stations located at 104, 604, and 32342 Coast Highway. The one cleanup program site is located at 439 Forest Avenue. The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City. It is unlikely that any proposed modification to the City's regulations would interfere with active cleanup site operations or create significant hazard to the public or environment. Therefore, approval of the Proposed Program would have no impact in regard to being located on a hazardous waste site and creating significant hazard to the public or environment. No mitigation is required.

(e) **No Impact.** The closest airport to the City of Laguna Beach is the John Wayne Airport, located approximately 6 miles from the City. According to the John Wayne Airport Environs Land Use Plan, the City of Laguna Beach is not located within an Airport Influence Area and would not expose people to aircraft safety hazards or excess aircraft noise impacts. Therefore, approval of the Proposed Program would have no impact in regard to exposing people to aircraft safety hazards or excess aircraft noise impacts. No mitigation is required.

(f) **No Impact.** The Proposed Program establishes policies, regulations, implementation actions and property preservation, maintenance, and rehabilitation incentives for historic resources. Approval of the Proposed Program would not cause any activities that would directly or indirectly interfere with an adopted emergency response plans or emergency evacuation plans for the City. No mitigation is required.

(g) **Less than Significant Impact.** According to California Department of Forest and Fire Protection, almost all the inland area of the City of Laguna Beach is designated a wildland fire hazard area. Additionally, at a local level, the City has established a high fire hazard zone which encompasses the whole City and has adopted building code requirements that exceed building requirements compared to the requirements for non-fire hazard areas. Approval of the Proposed Program would not involve any activities that would increase the risk for wildland fire impacts. The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City, which could involve construction and the use of flammable materials. Like other construction activities in the City, projects involving historic resources would be required to comply with local, state and federal laws and regulations regarding the handling and storage of flammable materials. With compliance with local, state and federal laws and regulations, potential wildland fire risk impacts would be less than significant. No mitigation is required.

**4.10 Hydrology/Water Quality**

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Existing Regulatory Setting**

Laguna Beach contains three watersheds within its City limits. The majority of City, slightly over seven square miles, is within the Laguna Coastal Streams watershed. Two square miles

is within the Dana Point Coastal Streams Watershed. A small portion, about two-tenths of a square mile, of the City also falls within the Aliso Creek watershed.

The 11-square mile Laguna Coastal Streams Watershed consists of the Laguna Canyon Creek watershed and several smaller coastal-draining watersheds adjacent to it. Laguna Canyon Creek runs north to south, directly through the middle of its watershed, and ultimately discharges into the Pacific Ocean at Laguna Beach. The lower 2.6 miles of Laguna Canyon Creek are concrete lined channel with two dry weather diversion units in place to capture nuisance flows. Several other smaller watersheds, including Boat Canyon, Blue Bird Canyon, Rim Rock Canyon, and Hobo Canyon, also drain portions of these cities. All smaller watersheds are channelized or piped to the discharge points on the beach and most have dry weather diversions in place.

The main tributary of the Dana Point Coastal Streams watershed is Salt Creek, which ultimately drains into the Pacific Ocean. A few small, unnamed drainages and larger tributaries (Arroyo Salado Creek and San Juan Canyon Creek) join Salt Creek as it makes its way through the watershed before discharging into the Pacific Ocean.

The Aliso Creek Watershed is an approximate 36-square-mile watershed that includes a portion of Laguna Beach. Aliso Creek drains along a narrow coastal canyon with headwaters in the Cleveland National Forest. The creek ultimately discharges into the Pacific Ocean at Aliso Beach. Contributing tributaries to Aliso Creek include English Canyon, Sulphur Creek, and Wood Creek.

### **San Diego Regional Water Quality Control Board Basin Plan**

The City of Laguna Beach and associated watersheds are located within the jurisdiction of the San Diego Regional Water Quality Control Board. The San Diego Region Basin Plan designates beneficial uses for waters for the coast streams and coastal waters in the region that are required to be protected. Additionally, the Basin Plan identifies impaired water bodies and environmental sensitive areas within the region that afford additional protection.

#### Coastal Streams and Coastal Waters Beneficial Uses

Table 2 and Table 3 show beneficial uses established by San Diego Regional Water Quality Control Board for Coastal Streams and Coastal Waters within and surrounding the City.



**Table 2: Coastal Streams Beneficial Uses**

Stream	Agriculture	Recreation 1	Recreation 2	Biological	Warm Waters	Wild
Laguna Coastal Streams Watershed						
Boat Canyon	E	P	E	E	E	E
Laguna Canyon	E	P	E		E	E
Bluebird Canyon	E	P	E		E	E
Rim Rock Canyon	E	P	E		E	E
Hobo Canyon	E	P	E		E	E
Dana Point Coastal Streams Watershed						
Salt Creek	E	P	E		E	E
San Juan Canyon	E	P	E		E	E
Arroyo Salado	E	P	E		E	E
Aliso Creek Watershed						
Aliso Creek	E	P	E		E	E
English Canyon	E	P	E		E	E
Sulphur Creek	E	P	E		E	E
Wood Canyon	E	P	E		E	E
E-Existing, P-Proposed						

**Table 3: Laguna Beach Coastal Water Beneficial Uses**

Beneficial Uses			
Industrial Service Supply	Navigation	Water Contact Recreation	Shellfish Harvesting
Noncontact Water Recreation	Commercial and Sport Fishing	Preservation of Biological Habitats of Special Significance	Marine Ecosystem
Estuarine Habitat	Wildlife Habitat	Preservation of Rare and Endangered Species	Aquaculture
Fish Migration	Fish Spawning	Warm Freshwater Habitat	Industrial Process Supply

Environmentally Sensitive Areas

The San Diego Regional Water Quality Control Board defines Environmentally Sensitive Areas (ESAs) as those areas that include, but are not limited to:

- All Clean Water Act (CWA) Section 303(d) impaired waters (see below)
- Areas designated as Areas of Special Biological Significance by the SWRCB in the Water Quality Control Plan for the San Diego Region (a.k.a. the Basin Plan)
- State Water Quality Protected Areas
- Water bodies designated with the RARE Beneficial Use category by the SWRCB in the Basin Plan (RARE)
- Areas designated as preserves or their equivalent under the Natural Communities Conservation Planning Program (NCCP)
- Any other ESAs identified by the City

ESAs in Laguna Beach are concentrated along the Pacific Ocean shoreline within 200 feet of the mean high tide line, within 200 feet of select areas of the Laguna Canyon Creek channel and within 200 feet of Aliso Creek.

**Section 303 (d) Water Bodies**

Under Section 303 (d) of the Clean Water Act, the SWRCB is required to develop a list of impaired water bodies. Each of the individual RWQCBs are responsible for establishing priority rankings and developing action plans, referred to as total maximum daily loads (TMDLs) to improve water quality of water bodies included in the 303(d) list. A list of the study area receiving water bodies that have been listed as 303 (d) impaired water bodies is shown in Table 4.

**Table 4: 303 (D) Listed Impaired Water Bodies**

Water Body	Impairment
Boat Canyon	Enterococcus, Fecal Coliform, Total Coliform
Laguna Canyon	Enterococcus, Fecal Coliform, Total Coliform
Bluebird Canyon	Enterococcus, Fecal Coliform, Total Coliform
Hobo Canyon	Enterococcus, Fecal Coliform, Total Coliform
Aliso Creek	Enterococcus, Fecal Coliform, Total Coliform
Laguna Beach Shoreline	Enterococcus, Fecal Coliform, Total Coliform
Laguna Beach Coastal Stream	Enterococcus, Fecal Coliform, Total Coliform
Boat Canyon	Enterococcus, Fecal Coliform, Total Coliform

**Stormwater Management**

Section 402 of the Clean Water Act established the National Pollutant Discharge Elimination System permit system to control water pollution by regulating non-point sources that discharge pollutants into Waters of the United States. In the State of California, the EPA has authorized the State Water Resources Control Board (SWRCB) to be the permitting authority to implement the NPDES Program. The SWRCB issues two baseline general permits, one for industrial discharges and one for construction activities (General Construction Permit). Additionally, the NPDES Program includes the long-term regulation of storm water discharges from medium and large cities through the Municipal Separate Storm Sewer System (MS4) Permit. The City of Laguna Beach is a co-permittee to the County of Orange NPDES MS4 Permit and would be responsible for the implementation of the permit requirements.

**Environmental Analysis**

(a) **Less than Significant Impact.** As shown in the above tables, the Basin Plan identifies beneficial uses, impaired water bodies and environmentally sensitive areas for coastal streams and coastal waters within the Laguna Streams Watershed, Dana Point Streams Watershed and Aliso Creek Watershed. The Proposed Program would establish policies, regulations, and implementation actions in support of preservation, maintenance, and rehabilitation of historic resources within the City. Approval of the Proposed Program would not in itself cause any activities that would directly result in conflict with beneficial uses, further impair water bodies or adversely affect environmentally sensitive coastal water areas. The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the

City. During construction activities, there would be the potential that degraded surface water runoff could be generated from construction sites and conveyed into local drainage facilities and to downstream receiving coastal streams and coastal waters. Like other construction activities occurring in the City, projects involving historic resources would be required to comply with state and local stormwater management programs. Best Management Practices would be required to be implemented to minimize degraded surface water runoff impacts from being conveyed into downstream receiving water bodies. With compliance with the state and local stormwater management programs, potential adverse water quality impacts would be less than significant. No mitigation is required.

(b) **No Impact.** Groundwater resources available to the City include the Orange County Groundwater Basin and Laguna Canyon Basin. Currently, no active pumping is occurring in the Laguna Groundwater Basin. Approval of the Proposed Program would not directly or indirectly involve the extraction of groundwater or involve any activities that would interfere with groundwater recharge. Therefore, approval of the Proposed Program would have no adverse impacts on underground water supplies. No mitigation is required.

(c i-iii) **Less than Significant Impact.** Implementation of the Proposed Program would not involve any activities that would alter existing drainage systems, increase existing rates of surface water runoff, or provide substantial additional sources of polluted runoff. The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City, which could involve construction activities. Like other construction activities occurring in the City, projects involving historic resources would be required to comply with state and local water quality regulations and stormwater management programs. With compliance with state and local water quality policies and regulations and stormwater management programs, potential water quality impacts regarding activities that alter existing drainage systems, increase existing rates of surface water runoff or provide substantial additional sources of polluted runoff would be less than significant. No mitigation is required.

(c iv-d) **No Impact.** Similar to other coastal cities, the City of Laguna Beach would have flood risks associated with a tsunami event. Approval of the Proposed Program would not directly or indirectly increase the risk for tsunami or impede flood flows. No mitigation is required.

(e) **No Impact.** The California Sustainable Groundwater Management Act (SGMA) was passed in 2014. The law provides increased authority for local agencies to manage groundwater and requires that most groundwater basins be under sustainable management within 20 years in a manner that would be maintained without causing undesirable results. Undesirable results include, chronic lowering of groundwater levels indicating a significant and unreasonable depletion of supply, reductions in groundwater storage, seawater intrusion, degraded water quality, land subsidence, and surface water depletions that have adverse impacts on beneficial uses. Approval of the Proposed Program would not directly or indirectly involve any activities that would reduce underground water supplies and that would affect the sustainability of groundwater supplies in the region. No mitigation is required.

**4.11 Land Use/Planning**

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Analysis**

(a) **No Impact.** The Proposed Program would establish policies, regulations, and implementation actions in support of preservation, maintenance, and rehabilitation of historic resources within the City. The proposed program of direct and indirect financial incentives and benefits provides additional opportunity for owners of historic resources to rehabilitate their designated properties. These designated historic resources, as well as historic resources mandated for treatment as such by the City, contribute to and strengthen the character of the established communities within the City. The Proposed Program would not directly divide any established communities. Projects involving historic resources would comply with CEQA, and require consistency with the Secretary of the Interior’s Standards and the City’s design guidelines in order to ensure that proposed activities are compatible with the historic resource and its surrounding land uses such that it would not adversely impact an established community. No mitigation is required.

(b) **No Impact.** The Proposed Program includes amendments to the City of Laguna Beach Historic Preservation Ordinance, General Plan Historic Resources Element, General Plan Land Use Element, the City’s Residential Design Guidelines, and various sections of the Municipal Code to establish a voluntary incentive based historic resources preservation program that complies with the mandates of CEQA. With approval of the Proposed Program, all relevant city policies and programs would be internally consistent. No mitigation is required.

**4.12 Mineral Resources**

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Analysis**

(a-b) **No Impact.** According to the California Department of Conservation, portions of the City of Laguna Beach are designated Mineral Resource Zone 1 (MRZ-1), which identifies the area as having adequate information indicating that no significant mineral deposits would be present, or where it is judged that little likelihood exists for their presence. Additionally, according to California Division of Mines and Geology, there are no oil or gas-producing resource areas in the City. Therefore, approval of the Proposed Program would have no impact regarding the loss of mineral resources of local or regional value. No mitigation is required.

**4.13 Noise**

Would the Project result in?

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise Ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people be residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Existing Regulatory Setting**

The City of Laguna Beach Noise Ordinance establishes noise levels for different land uses and locations in the City. As shown in Table 5, the allowable exterior noise levels range from as low as 50 dBA between 10:00 p.m. and 7:00 a.m. for residential land uses to as high as 70 dBA for other land uses between 7:00 a.m. and 10:00 p.m.

**Table 5: City of Laguna Beach Noise Standards**

Land Use	Allowed Noise Level	
	7:00 a.m. to 10:00 p.m.	10 p.m. to 7:00 a.m.
Residential	60 dBA	50 dBA
Commercial	65 dBA	65 dBA
Residential Portion	65 dBA	55 dBA
Downtown Specific Plan Visitor Commercial, Central Bliss, Civic Arts District	70 dBA	60 dBA
Other Land Use	70 dBA	60 dBA

**Exemptions to Noise Ordinance**

According to the City of Laguna Beach Noise Ordinance, the following activities are exempted from the City’s allowable daytime and nighttime noise standards.

- Noise sources associated with the maintenance of real property. Such noise generating activities are subject to the provisions of Section 7.25.070 of this chapter;

- Noise sources associated with construction, repair, remodeling, demolition or grading of any real property. Such noise generating activities are subject to the provisions of Section 7.25.080 of this chapter;

### **Environmental Analysis**

(a) **Less than Significant Impact.** Implementation of the Proposed Program would not involve any activities that would directly increase noise levels within the City. The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City. Projects involving historic resources could involve the operation of construction tools and equipment that could cause a temporary increase in noise levels. Like other construction activities in the City, projects involving historic resources would be required to comply with the City's Noise Ordinance and the specified hours when construction activity would be permitted to occur. With compliance with the City's Noise Ordinance, potential construction noise impacts would be less than significant. No mitigation is required.

(b) **Less than Significant Impact.** The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City. It would be unlikely that projects at historic resources would involve construction activities that would cause excessive vibration impacts, however, any potential demolition or major alteration activities at or adjacent to historic resources would be required to comply with the City's Municipal Code requirements to minimize vibration impacts. Potential vibration impacts would be less than significant. No mitigation is required.

(c) **No Impact.** The closest airport to the City of Laguna Beach is the John Wayne Airport, located approximately 6 miles from the City. According to the John Wayne Airport Environs Land Use Plan, the City of Laguna Beach is not within the Airport's noise impact area. No mitigation is required.

**4.14 Population/Housing**

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Analysis**

(a-b) **Less than Significant Impact.** Approval of the Proposed Program would not directly result in the construction of new homes or businesses, nor would it directly result in the displacement of existing housing. The Proposed Program includes incentives that encourage the retention, preservation, maintenance, and rehabilitation of historic resources within the City, activities for which could create new short-term employment opportunities within the City. However, more than likely these new employment opportunities would be filled by the local labor pool and would not necessitate the construction of new housing. Potential population and housing impacts would be less than significant. No mitigation is required.



**4.15 Public Services**

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Analysis**

(a) **No Impact.** Approval of the Proposed Program would not increase the demand for fire protection, police protection, schools, parks or other public facilities or public services over the current level of demand and would not require the construction of any new governmental facilities. No impacts to public services would occur. No mitigation is required.

**4.16 Recreation**

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Environmental Analysis**

(a-b) **No Impact.** The Proposed Program does not propose any new residential uses that would increase the use of existing parks or recreational facilities. Additionally, the Proposed Program would not directly or indirectly require the construction of new recreation facilities or expansion of existing recreation facilities. No impacts to recreation facilities would occur. No mitigation is required.

**4.17 Transportation/Traffic**

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, Ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in adequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Analysis**

(a) **No impact.** The City of Laguna Beach General Plan Circulation Element would be the most relevant policy document to determine potential conflicts to the City’s vehicle, pedestrian and public transportation system. Approval of the Proposed Program would not directly or indirectly generate new vehicle trips that would reduce the level of service of any roadway segments or intersections in the City. Additionally, approval of the Proposed Program would not affect existing or planned pedestrian or mass transit facilities or result in activities that would conflict with policies and programs in the Circulation Element that promotes the use of bicycles or mass transit facilities. No potential impacts associated with conflicts with transportation programs and policies would occur. No mitigation is required.

(b) **No Impact.** Section 15064.3 of CEQA Guidelines requires that VMT be used as a metric to evaluate potential transportation impacts as of July of 2020. At this time no specific standards have been established, but generally an increase in vehicle miles over the current condition could be considered a potential significant impact. Approval of the Proposed Program would not directly or indirectly generate additional VMT throughout the City. Therefore, approval of the Proposed Program would not conflict with CEQA Guidelines Section 15064.3. No mitigation is required.

(c-d) **Less than Significant Impact.** The Proposed Program would not involve any roadway improvements that would have the potential to increase vehicle hazards. The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City. Similar to other construction activities occurring in the City, projects involving historic resources would be required to comply with the City’s code requirements to ensure safe vehicle, pedestrian and emergency access. With compliance with City code requirements, potential traffic hazard impacts and emergency access impacts would be less than significant. No mitigation is required.

**4.18 Tribal Cultural Resources**

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
1) Listed or eligible for listing in the California Register of Historic Resources, or in a local Register of Historic resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Analysis**

(a) **Less than Significant Impact.** Native American scoping and consultation is required for the Proposed Amendment under Assembly Bill (AB 52) and Senate Bill 18 (SB 18), under CEQA.

**AB 52 Tribal Consultations**

For AB 52, six Native American Tribal organizations included on the City of Laguna Beach consultation list were informed of the Proposed Program by mail and were offered an opportunity to consult on the Proposed Amendments. The following individuals/ tribes were sent email letters:

- Gabrielinos Band of Mission Indians - Kizh Nation
- Gabrielino Tongva Tribe
- Tongva Ancestral Territorial Tribal Nation
- Gabrieleño/Tongva San Gabriel Band of Mission Indians
- Juaneno Band of Mission Indians

At the conclusion of the one-month consultation period, no responses were received from any of the Native American Tribes that were contacted.

### **SB18 Consultation**

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the Proposed Program to determine the potential for Native American Sacred Lands to be present within the City. The record search identified that there were known sacred lands sites within the City and vicinity and that Juaneno Band of Mission Indians and the Juaneno Band of Mission Indians Acjachemen Nation should be contacted for more information. Additionally, the NAHC provided a list of other Native American tribes to contact who may also have knowledge of cultural resources in the region. Responses were received from the Pala Band of Luiseno Indians and the Pala Band of Mission Indians. However, because the Proposed Program would not involve any earth disturbing activities, both indicated that consultation was not required and no additional information was provided.

Implementation of the Proposed Program would not in itself allow a specific activity that would directly impact Native American cultural resources. The Proposed Program would provide the protection of structures that qualify as a historic resource under the proposed Ordinance update. Typically, historic resources are located in areas that have been heavily developed, and thus, the potential for discovery of Native American cultural resources would be low. The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City. Additionally, similar to other construction activities occurring in the City, projects involving historic resources may be subject to the CEQA and compliance with the Secretary of the Interior's Standards and the City's design guidelines. As part of CEQA review, project analysis would evaluate the sensitivity of an area for encountering Native American cultural resources and, where appropriate, measures would be identified to ensure no adverse impacts to Native American cultural resources would occur. No mitigation is required.

**4.19 Utilities and Service Systems**

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's Projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Analysis**

Utility Service systems providers for the City of Laguna Beach:

- Gas: Southern California Gas Company
- Electricity: San Diego Gas and Electric, Southern California Edison
- Water: Laguna Beach County Water District, South Coast Water District
- Wastewater: City of Laguna Beach
- Phone: AT&T, Verizon
- Cable/Internet/Telecommunications: Cox Communications
- Trash/Recycling: Waste Management

(a-c) **Less than Significant Impact.** Approval of the Proposed Program would not cause a new development activity to be undertaken that would increase demands for water, wastewater or utility service systems or require the construction of new or expansion of existing water, wastewater

utility service systems. The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City. These activities could potentially increase demands for water, wastewater and utility service systems. However, potential increases are anticipated to be minimal and would have no adverse effect on water supplies available to the City or on the capacity wastewater treatment providers. Although unlikely, projects involving historic resources could result in the construction of new utility service systems or expansion of existing utility service systems. Like other construction activities proposed in the City, any new construction or expansion of existing utility systems would need to be coordinated with the utility purveyor and constructed in accordance with State and local building code regulations. With coordination with utility service system providers and compliance with State and local building code requirements, impacts associated with the potential new construction or expansion of existing utility service systems would be less than significant. No mitigation is required.

(d-e) **Less than Significant Impact.** The City of Laguna Beach would be required to comply with state and local statutes and regulations related to solid waste. Applicable regulations include; California's Integrated Waste Management Act of 1989 (AB 939) which requires cities and counties throughout the state to divert 50 percent of all solid waste from landfills through source reduction, recycling, and composting. Additionally, California Solid Waste Reuse and Recycling Access Act (AB 1327) requires local agencies to adopt an Ordinance to set aside areas for collecting and loading recyclable materials in development projects and the California Department of Resources Recycling and Recovery Act requires cities to implement Management Practices to reduce solid waste disposal such as recycling of all plastic bags, containers, and green waste composting, chipping, and shredding. Approval of the Proposed Program would not cause a new construction activity to be undertaken that would directly generate solid waste that would exceed State or local standards and goals or exceed the capacity and solid waste disposal service systems. The City's required compliance with state and local statutes and regulations related to solid waste would reduce the demand for solid waste disposal and would help extend the life of landfill facilities within the region. The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City, which could generate construction debris. As retention of character-defining features is required for historic resources, the amount of construction debris generated would be minimal compared to the amount of available landfill capacity. Additionally, some construction debris generated from remodeling or rehabilitation activities are anticipated for recycling or reuse to reduce solid waste generation in accordance with regulations. With compliance with solid waste reduction laws and regulations, potential solid waste disposal impacts would be less than significant. No mitigation is required.

**4.20 Wildfire**

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Analysis**

(a-d) **Less than Significant Impact.** Pursuant to California Public Resources Code Section 4125 et seq., which is commonly known as the State Fire Responsibility Act (the "SFR Act"), the State Board of Forestry classifies all lands within the State of California based on factors such as cover, beneficial use of water from watersheds, probable damage from erosion, and fire risks and hazards to determine those areas for which the financial responsibility of preventing and suppressing fires is primarily the responsibility of the State of California. The prevention and suppression of fires in all areas which are not within a state responsibility area is primarily the responsibility of the local or federal agencies, as applicable. According to the State Board of Forestry, the City of Laguna Beach is classified as a wildland fire risk area, but does not contain any state responsibility areas. Approval of the Proposed Program would not directly involve the construction of any structures that would increase the risk for wildland fire hazards, involve any road closures that would impair emergency response plans, or activities that would expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff or post-fire slope instability. The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City. Since most of the City is within the wildland fire risk area, there would be the potential that some construction activities could occur within wildland fire risk areas. Like other construction activities in the City, projects involving historic



resources would have to comply with State and local fire code and building code requirements to minimize fire risks. During the City's building plan check process, recommendations would be made and incorporated into the building plans to minimize fire risks. With coordination and compliance with State and local fire code and building code requirements, potential wildland fire hazard risks would be less than significant. No mitigation is required.

**4.21 Mandatory Findings of Significance**

	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the Project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past Projects, the effects of other current Projects, and the effects of probable future Projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Environmental Analysis**

(a) **Less than Significant Impact.** The Proposed Program provides for the protection and preservation of historic resources in the City of Laguna Beach. Implementation of the Proposed Program would have no direct impact on environmental resources, including plant, fish and wildlife species and their habitat. The Proposed Program includes incentives that encourage retention and continued use of historic resources. Demolition permits are subject to CEQA, and thus, would require evaluation for significant impacts to the environment and where needed, mitigation measures would be provided to minimize or avoid significant impacts.

The purpose of the Proposed Program is to update the City of Laguna Beach’s Historic Preservation Program, including the existing Historic Preservation Ordinance, and associated General Plan and Municipal Code sections. The City’s Historic Preservation Program provides for the identification, registration, and treatment of historic resources, and additionally provides incentives for protection of historic resources within the City. The Proposed Program would implement a voluntary designation process for historic resources to be formally included on the Local Historic Register, identification of historic resources in discretionary project review processes as mandated by State law, and enhances the existing program of incentives for historic resources that are formally included on the Local Historic Register. Approval of the Proposed Update to the

Historic Preservation Program would not result in the significant loss of important examples of California's history or prehistory.

(b) **Less than Significant Impact.** A cumulative impact may be significant if a project's incremental effect, though individually limited, is cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects. The Proposed Program would establish procedures and standards for the preservation and appropriate rehabilitation of historic resources. The update does not involve removing any structures or properties from the City's Local Historic Register or cause any substantial adverse change to a historic resource. Therefore, no direct adverse impacts would occur that would contribute to a significant cumulative effect. The Proposed Program includes property incentives that encourage the retention, rehabilitation, and extended use of historic resources. Compliance with the Secretary of the Interior's Standards ensures that potential impacts to the environment would be reduced to a less than significant level. With compliance with applicable federal, State and local regulatory requirements, potential impacts associated with future construction activities involved with the implementation of the Proposed Program, would reduce its contribution to a less than cumulatively considerable. Therefore, potential impacts would be individually limited and not cumulatively considerable.

(c) **Less than Significant Impact.** Approval of the Proposed Program would not directly cause substantial adverse effects on human beings. The Proposed Program includes incentives that encourage the preservation, maintenance, and rehabilitation of historic resources within the City. Like other construction activities within the City, projects involving historic resources would be required to comply with State and local applicable laws, regulations and building codes, to avoid adverse impacts to human beings.

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## **SECTION 6.0 REFERENCES**

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## **APPENDIX A. EXISTING HISTORIC PRESERVATION ORDINANCE**

## Chapter 25.45 HISTORIC PRESERVATION

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### 25.45.002 Intent and purpose.

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The purpose of this chapter is to promote the public health, safety, and general welfare by providing for the identification, protection, enhancement, perpetuation, and use of improvements, buildings and their settings, structures, objects, monuments, sites, places, and areas within the city that reflect special elements of the city's architectural, artistic, cultural, engineering, aesthetic, historical, political, social, and other heritage to achieve the following objectives:

- (A) Safeguard the heritage of the city by providing for the protection of historic resources representing significant elements of its history;
- (B) Enhance the visual character of the city by encouraging the preservation of those buildings which make a significant contribution to the older neighborhoods of the city particularly to the designated historic register structures reflecting unique and established architectural traditions;
- (C) Foster public appreciation of and civic pride in the beauty of the city and the accomplishments of its past;
- (D) Strengthen the economy of the city by protecting and enhancing the city's attractions to residents, tourists and visitors;
- (E) Promote the private and public use of historic resources for the education, prosperity and general welfare of the people;
- (F) Stabilize and improve property values within the city. (Ord. 1458 § 1, 2006; Ord. 1179 § 5, 1989).

### 25.45.004 General provisions.

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- (A) **Laguna Beach Historic Register.** The city clerk shall maintain a current record of historic structures on the city's historic register. Structures identified on the historic resources inventory (which was officially recognized per Resolution 82.111) and those structures identified as heritage structures in the South Laguna Specific Plan shall be referred to as the historic inventory and are eligible to apply for placement on the city's historic register. Structures on the historic resources inventory which are placed on the historic register are classified into three categories of historical significance, "E" Exceptional, "K" Key and "C" Contributive. For a complete description of these categories see the city's historic resources element.
- (B) **Design Review Approval.** The building official shall not issue a permit for construction, exterior alteration or enlargement of a building or structure listed on the city's historic register without receiving design review approval during a public hearing. Interior modifications and minor exterior alterations shall be exempt as noted in Section 25.05.040(B)(2)(b) and (c) (design review). The building official shall not issue a permit for demolition of a building or structure listed on the city's historic inventory or register until the procedures for demolition listed in Section 25.45.010 of this chapter have been completed.
- (C) **Heritage Committee.** The heritage committee, as established by city council, will serve an advisory role on matters pertaining to historic preservation as specified within this chapter.
- (D) **Designation Procedures.**
  - (1) Structures identified on the historic inventory shall be placed on the historic register upon submittal of a completed application to the city clerk and recordation of a written agreement between the city and the property owner, acknowledging the owner's obligations and responsibilities to ensure preservation of the historic character of the structure. Applications shall contain information on remodels or exterior alterations made after official recognition of the historic resources inventory (December 21, 1982) or the South Laguna Specific Plan (September 1983), whichever is applicable. There shall be no filing fee for application to the historic register. Only the property owner may apply for placement on the historic register.



(2) If a structure is not on the historic inventory, but the owner desires inclusion of the structure on the historic register, application shall be made to the heritage committee. Any structure considered for placement on the historic register must be at least fifty years old and the following criteria shall be used in consideration:

- (a) Structures that most retain their original appearance and architectural integrity using the rating system of “E,” “K” and “C” as described in the historic resources element of the general plan;
- (b) Structures that most represent character, interest or value as part of the heritage of the city;
- (c) The location as a site of significant historic event;
- (d) The identification with a person or persons or groups who significantly contributed to the culture and development of the city;
- (e) The exemplification of a particular architectural style or way of life important to the city;
- (f) The embodiment of elements of outstanding attention to architectural design, detail, materials or craftsmanship.

(3) In its consideration of placement on the register, the heritage committee may request information and plans on any future planned changes to the structure. Placement on the register shall be recommended by the heritage committee and finalized by the heritage committee staff liaison. There shall be no filing fee for register consideration.

(E) Removal from the Historic Register. Removal from the register can be initiated by the property owner or by the city and shall be subject to city council approval with recommendation from the heritage committee.

(F) Repayment or Restoration of Benefits/Incentives. The decision to remove a structure from the historic register shall be considered at a public hearing by the city council and shall take into consideration repayment or restoration of any utilized benefits/incentives as set forth in Section 25.45.006 of this chapter when (a) the property owner or the city initiates a request to remove the structure from the historic register; or (b) anytime unauthorized modifications to the historic structure are made including demolition and partial demolition of an historic structure. Additional penalties for unauthorized demolition are also specified in Section 25.45.014 of this chapter. Filing fees for removal of a structure from the register shall be determined by resolution by the city council. (Ord. 1458 § 1, 2006; Ord. 1179 § 5, 1989).

### **25.45.006 Historic register preservation incentives.**

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Structures listed on the city’s historic register are eligible to apply for the following preservation benefits. The consideration of benefits shall occur at a public hearing and the granting of any benefit shall be conditioned upon the recordation of a written agreement between the city and property owner that ensures preservation of the building’s historic character. The notice of public hearing shall include notice that the applicant is requesting approval of historic preservation incentives and what those requested benefits are.

(A) Parking. The following benefits are subject to design review board approval, except when a conditional use permit is required, in which case the city council shall be the final approval authority, upon recommendation by the planning commission. The planning commission shall consider recommendations of the heritage committee.

(1) Historic single-family dwellings that are nonconforming due to substandard parking shall not be required to provide parking in accordance with Chapter 25.52 of this title when additions are proposed, provided that such additions do not exceed more than fifty percent of the original square footage of the structure and that at least one covered parking space has been provided on-site. When a second residential unit is being added to a historic structure under the provisions of Chapter 25.17 (Second Residential Units), parking shall be in accordance with the requirements of that chapter unless modified by the city council for purposes of achieving the goals of the historic preservation ordinance.

(2) Historic multiple-family dwellings that are nonconforming due to substandard parking shall not be required to provide parking in accordance with Chapter 25.52 when additions are proposed, provided that such additions do not exceed more than fifty percent of the original square footage of the structure and that at least half of the parking spaces required in Chapter 25.52 have been provided.

(3) “E” rated historic structures located in commercial zones may be granted a conditional use permit to allow a reduction in parking requirements up to a maximum of seventy-five percent based on the degree to

which the historic character of the building is preserved and/or enhanced. The historic character of the building shall include exterior and visible interior elements if, and only if, integral to the historic building design.

(4) Historic structures located in commercial zones and which have “K” or “C” ratings may be granted a conditional use permit to allow a reduction in parking requirements up to a maximum of fifty percent based on the degree to which the historic character of the building is preserved and/or enhanced. The historic character of the building shall include all exterior and visible interior elements if, and only if, integral to the historic building design.

(B) Building Permit and Planning Application Fees. All building permit and planning application fees for structures placed on the historic register will be refunded for those projects if, prior to the finalization of the building permit, the heritage committee finds the changes are consistent with approved plans and preserve the historic character of the subject building.

(C) Building Code Deviations. The city may allow deviations from Title 14 of this code requirement when findings can be made by the director of community development that the historic building is in conformance with the state of California Historical Building Code.

(D) Additions to Historic Commercial Structures. Historic commercial structures may add up to fifteen percent of the existing floor area, not to exceed five hundred square feet, without providing additional parking and without bringing any existing nonconformities into compliance with current zoning regulations, subject to review and approval by the design review board. The addition must be removed if the historical building is removed from the historic register.

(E) Setback Flexibility. Additions to historic structures shall be allowed to maintain setbacks up to the line of existing encroachments; provided, that all setbacks as required by the [Uniform Building Code](#) are maintained for new construction.

(F) Density Bonuses. Historic structures located in the local business professional zone and in the downtown specific plan area may be eligible for residential density bonuses. See Section 25.18.002(O) and the downtown specific plan for applicable provisions.

(G) Official Recognition. Properties on the historic register shall be eligible for special designation plaques.

(H) Financial Incentives. Owners of properties rated “K” or “E” on the historic register are eligible to apply for a Mill’s Act contract. Owners of any historic property listed on the historic register are eligible to apply for any other local, state and national financial benefits, if any.

(I) Relief from Nonconforming Structure Requirements.

(1) Structures listed on the historic register may be allowed to add more than fifty percent of the original structure without bringing existing nonconformities into compliance if it is determined that such an addition will not diminish or detract from the historic significance of the original structure, and if such addition is found to be compatible in scale and character with the surrounding neighborhood.

(2) Properties located in multifamily zones (R-2 and R-3), where only one unit currently exists, may apply for additional units without bringing existing nonconformities into conformance, if it is determined that the additional unit will not diminish or detract from the historic significance of the original structure, and if such additional unit is found to be compatible in scale and character with the surrounding neighborhood. Requests for this benefit shall be subject to approval by the design review board with recommendation of approval provided by the heritage committee. (Ord. 1458 § 1, 2006; Ord. 1309 § 2, 1995; Ord. 1179 § 5, 1989).

#### **25.45.008 Procedures for the alteration of historic register structures.**

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(A) Prior to the issuance of a building permit to remodel or alter any historic structure (with the exception of minor exterior modifications), the design review board shall review the proposed changes in accordance with Chapter 25.05 of this title and find the proposal consistent with the following applicable rehabilitation guidelines. Interior changes shall not be reviewed unless the changes involve interior elements which are integral to the historical building design. Prior to design review board review of alterations to any historic structures, the heritage committee shall provide a recommendation on the proposed change(s). A structural and historical assessment of the structure to determine if proposed alterations can be accomplished without removing the identified historic character defining

features of the structure shall be submitted for heritage committee and design review board consideration. Plans shall be submitted for the alteration of historic structures clearly identifying the actual historic character defining fabric (elements such as siding, windows, doors, moldings, etc.) of the structure that will be retained and/or removed.

(B) Rehabilitation Guidelines. The following guidelines shall be used to evaluate any proposed alteration to structures on the historic register:

- (1) When altering or adding to historically significant structures, the historic character of the original structure shall be retained. Any changes shall be guided by the policies of the city's historic resources element and specific plans where applicable.
- (2) Alterations and additions to any historically significant or architecturally significant building shall not introduce some new or conflicting element and shall complement the prevailing architecture.
- (3) Every reasonable effort shall be made to provide a compatible use for the property which requires minimal alteration to the building.
- (4) The removal or alteration of any historic material or distinctive architectural features shall be avoided.
- (5) Changes which may have occurred over time are evidence of the history and development of the building. These changes may have acquired significance in their own right and shall be preserved except where such changes have occurred inappropriately.
- (6) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be preserved.
- (7) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall be the same material as the original if at all possible, or shall match in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (8) Surface cleaning of historic structures shall be conducted carefully and gently. Sandblasting and other cleaning methods that damage historic materials shall not be utilized.
- (9) Contemporary design for alteration and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural materials, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- (10) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

(C) Prior to the issuance of a building permit, a preconstruction meeting shall occur and shall consist of the property owner, contractor, inspector assigned to inspect the structure, a city staff member and/or heritage committee member and the project architect. This meeting will be used to convey the obligations and responsibilities of the property owner and his or her contractors and architects in protecting and avoiding destruction of the identified historic fabric that is to be retained. (Ord. 1458 § 1, 2006; Ord. 1309 § 3, 1995; Ord. 1179 § 5, 1989).

#### **25.45.010 Procedures for demolition.**

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The following procedures shall be applied to all historic structures listed on the historic register and those structures listed on the historic inventory.

- (A) Demolition permits are subject to compliance with the provisions of the California Environmental Quality Act and Title 14 of this code.
- (B) Applicants for demolition of historic buildings which appear on the city's historic inventory or register or as required in this chapter shall make application for a demolition permit with the department of community development.

(C) Upon receipt of the application to demolish, the department of community development shall, within thirty days, solicit input from the heritage committee prior to scheduling the request for public hearing before the design review board. Public notice for the design review board hearing shall be subject to the provisions of Section 25.05.065, except that if a coastal development permit is required pursuant to Chapter 25.07, noticing for that type of permit shall instead be carried out through the public notice provisions of Section 25.07.014.

(D) Design Review Board Action. After the appropriate environmental review, pursuant to the California Environmental Quality Act (CEQA), the design review board shall receive a recommendation from the heritage committee and shall address and mitigate the cumulative impacts of allowing the demolition of structures that contribute to the overall neighborhood character or streetscape, but which may be individually insignificant. After conducting the public hearing, the design review board shall take the following action:

Approve permit, subject to a waiting period of up to ninety calendar days to consider relocation and/or documentation.

- (1) During the waiting period, the applicant shall advertise the proposed demolition in a paper of general circulation in the city once a month for the first two months following the design review board's hearing. Such advertisement shall be one-quarter page in size and shall include a photograph of the structure, the address at which the structure proposed for demolition is located, information as to how arrangements can be made for relocation and the date after which a demolition permit may be issued. Evidence of this publication must be submitted to the department of community development prior to issuance of a demolition permit.
- (2) Any application for relocation of the structure shall be filed within the specified waiting period as determined by the design review board.
- (3) The design review board may extend the waiting period up to one hundred eighty days if it determines that relocation is imminent.
- (4) During the continuance period, the heritage committee may investigate relocation of the building or modification of the building for future uses in a way which preserves the architectural and historical integrity of the building.
- (5) During the continuance period, the applicant may pursue plan approval.

(E) Findings. Prior to the issuance of a demolition permit, the design review board shall make one of the following findings:

- (1) The action proposed is consistent with the purposes of the ordinance and the historic resources element of the general plan; or
- (2) There are no reasonable alternatives to demolition. (Ord. 1577 § 11, 2013; Ord. 1555 § 11, 2011; Ord. 1458 § 1, 2006; Ord. 1179 § 5, 1989).

#### **25.45.012 Unsafe or dangerous conditions.**

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None of the provisions of this chapter shall be construed to prevent any demolition necessary to correct the unsafe or dangerous conditions of any structure, feature, or part thereof, when such condition has been declared unsafe or dangerous by the building official or the fire chief and where the proposed measures have been declared necessary by such official to correct such conditions. However, only such work as is necessary to correct the unsafe or dangerous condition may be performed. In the event any structure or other feature shall be damaged by fire or other calamity, the building official may specify, prior to the commission's review, the amount of repair necessary to correct any unsafe conditions. (Ord. 1458 § 1, 2006; Ord. 1179 § 5, 1989).

#### **25.45.014 Illegal demolition—Penalty for violations.**

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- (A) The removal or demolition of any structure listed on the historic register without an approved demolition permit shall result in a five-year stay in the issuance of a building permit for any new construction at the site previously occupied by the historic structure.
- (B) The removal or demolition of any structure listed on the historic inventory without an approved demolition permit shall result in a two-year stay in the issuance of a building permit for any new construction at the site

previously occupied by the historic structure.

(C) In addition to the repayment or restoration provisions of Section 25.45.004(F) of this chapter, any person who partially demolishes a structure listed on the city's historic inventory or historic register may be subject to an administrative penalty of up to one hundred thousand dollars for each violation. The determination of the application of this provision and the amount of the penalty fee shall be determined at a public hearing by the city council upon recommendation from the heritage committee. The determination shall be based on the extent of the partial demolition and the benefits received, including setback and parking incentives. (Ord. 1458 § 1, 2006; Ord. 1179 § 5, 1989).

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## **APPENDIX B. PROPOSED HISTORIC PRESERVATION ORDINANCE**

## Chapter 25.45 - HISTORIC PRESERVATION

### Sections:

25.45.002	Intent and purpose.
25.45.004	Definitions.
25.45.006	Historic register designation.
25.45.008	Property preservation incentives.
25.45.010	Procedures to modify a historic resource.
25.45.012	Historic property disclosure.
25.45.014	Procedures for demolition of a historic resource.
25.45.016	Unsafe or dangerous conditions.
25.45.018	Property owned by public agencies.
25.45.020	Property maintenance required.
25.45.022	Illegal demolition-penalty for violations.

### **25.45.002 Intent and purpose.**

The purpose of this chapter is to promote the public health, safety, and general welfare by providing for the identification, protection, enhancement, perpetuation, and use of improvements, buildings and their settings, structures, objects, monuments, sites, places, and areas within the City that reflect special elements of the City's architectural, artistic, cultural, engineering, aesthetic, historical, political, social, and other heritage to achieve the following objectives:

- (A) Safeguard the heritage of the City by encouraging the voluntary protection of historic resources representing significant elements of its history;
- (B) Enhance the visual character of the City by encouraging and providing for the voluntary preservation of those buildings that make a significant contribution to the older neighborhoods of the City, particularly to the designated historic register structures reflecting unique and established architectural traditions;
- (C) Foster public appreciation of and civic pride in the beauty of the City and the accomplishments of its past;
- (D) Strengthen the economy of the City by protecting and enhancing the City's attractions to residents and visitors;
- (E) Promote the private and public use of historic resources for the education, prosperity and general welfare of the people;
- (F) Stabilize and improve property values within the City; and
- (G) Achieve historic preservation through the encouragement and promotion of voluntary means, consistent with the City's original historic preservation efforts, to the extent permitted by state law.

### **25.45.004 Definitions.**

Unless specifically defined below, words or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application.

"Character-defining features" include the overall shape of the building, its materials, craftsmanship, decorative details and features, as well as the various aspects of its site and environment. These features exude the historic character of a building.

“Cultural landscape” means a geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with an historic event, activity, or person or exhibiting other cultural or aesthetic values.

“Department” means the City of Laguna Beach’s Community Development Department.

“Director” means the City’s director of community development, or her/his designee.

“Demolition” means any act which removes all the existing exterior walls, cladding and or roof framing. Demolition for purposes of this chapter does not include activities that constitute a Major Remodel as defined in Section 25.08.24 of this title.

“Local Design Guidelines or Style Guide” means a set of guidelines that provide recommendations for treatments of various building systems, such as windows and roofs, as well as information specific to particular architectural styles. This document will provide preferred design examples and guidelines for the alteration of historic structures. Projects which are consistent with these guidelines will typically not create an adverse impact to an historic resource.

“Historic resource assessment” means an historic building or site assessment report to identify whether a property is an historic resource or if a project will adversely affect an historic resource. An assessment shall be prepared by a consultant that meets the Secretary of the Interior’s (SOI) professional qualifications standards, as defined in the Code of Federal Regulations, (36 CFR 61) or its successor.

“Historic context” means historical patterns that can be identified through the consideration of the history of the property and the history of the surrounding property. Historic context may also relate to an event or series of events, pattern of development, building form, architectural style, landscape, artistic value, use of materials and methods of construction, or be associated with a life of an important person.

“Historic integrity” means the ability of a property to convey its significance. Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity. The seven aspects of integrity are location, design, setting, materials, workmanship, feeling and association.

“Historic monitor” means a professional, who meets the qualification standards contained in the Code of Federal Regulations (36 CFR Part 61), who is hired at the applicant’s expense to oversee a development project to ensure that the construction and modifications are consistent with the Secretary of the Interior’s Standards as conditioned in the project approval

“Historic register (or the register)” means the City’s list of properties formally designated as historic resources after an application was filed by the property owner. The current list of designated properties will be kept on file at the City Clerk’s office. Properties on the California and National Register are automatically eligible for the City’s historic register and are not subject to Heritage Committee review for designation.

“Historic resource” means a property or structure that (1) is listed on the City’s historic register, (2) is listed on the California Register of Historical Resources, (3) has been officially determined to be eligible for the California Register of Historical Resources by the State Historical Resource Commission, (4) is listed on the National Register of Historic Places, (5) has been officially determined to be eligible for the National Register of Historic Places by the National Park Service, or (6) the City is mandated by law to treat as an historic property or resource.

“Heritage Committee” means the committee, as established by City Council, that serves



an advisory role on matters pertaining to historic preservation as specified within this chapter.

“Mills Act” means the state law set forth in Sections 50280-50290 of the California Public Resources Code, which allows cities to enter into contracts with the owners of structures on the City’s historic register who may receive a reduction in property taxes. To qualify as an historic resource, a property must be listed on the City’s historic register.

“Replacement In-Kind” means the replacement of a building material or finish with the exact same materials as existing, or with an historically accurate replacement.

**25.45.006 Historic Register Designation, Criteria and Procedures and Removal from Register.**

(A) Purpose and Intent. The purpose of the Laguna Beach historic register is to provide a means to preserve, protect and enhance historic resources within the community, including buildings, structures, sites, objects, districts and cultural or historic landscape features. All subsequent identified eligible resources shall be added to the register pursuant to the procedures established in this chapter. Properties listed on the register may be identified on-site with an exterior marker or plaque displaying pertinent information about the property. The current list of homes on the register will be kept on file with the City Clerk.

(B) Designation Procedures.

(1) The property owner shall complete the application for the proposed designation on a form provided by the department, include all information required and file the application with the department.

(2) The Heritage Committee will review the application for designation. In its consideration of placement on the register, the Heritage Committee may request additional information and plans for any future planned changes to the structure. There shall be no application fee for placement on the register.

(3) Recordation of a written historic resource preservation agreement between the City and the property owner, acknowledging the owner’s obligations and responsibilities to ensure preservation of the historic character of the structure shall be filed after the property is designated by the Heritage Committee. This agreement shall be recorded with the County and will apply to any subsequent owners. A property approved for the Historic Register shall not be formally designated until the property owner executes the preservation agreement, and it is recorded with the County.

(C) Criteria for Historic Register Listing. Upon submittal of an application by the property owner(s), a building, grouping of buildings, structure, site, object, or district shall be considered for designation by the Heritage Committee if it meets criteria (1) and (2), and also one or more of criteria (3) through (12):

(1) The owner of the property agrees that the property is an historic resource;

(2) The buildings or structures on the property are fifty years or more old;

(3) It is listed on the National Register or the State Register;

(4) It exemplifies the cultural, political, economic, social or historical heritage of the community;

(5) It is identified with a person, events, culture or site significant in local, state or national history;

(6) It is representative of the work of a notable builder, designer, architect, or artist including those of local importance;

- (7) It embodies distinguishing architectural characteristics of a style, type, period or method of construction that exemplify a particular architectural style or way of life important to the City;
  - (8) It embodies elements that represent a significant structural, engineering, or architectural achievement or innovation;
  - (9) It has a unique location, a singular physical characteristic, or is an iconic visual feature or public view point within the City;
  - (10) Is one of the remaining examples in the City, region, state or nation possessing distinguishing characteristics of architectural, cultural or historical importance;
  - (11) Is an iconic landscape, garden, space or public view point that is significant to the history and heritage of the City; or
  - (12) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.
- (D) Findings of the Heritage Committee. Upon review of the application and any supporting material, the Heritage Committee shall adopt findings that the registered property does or does not meet the both criteria (1) and (2) above, as well as one or more of criteria (3) through (12) of subsection (C) above.
- (E) Removal from the Historic Register. Removal from the historic register can be initiated by the property owner or by the City. An historic resource assessment may be requested as part of the application and will be paid for by the applicant. After the appropriate environmental review, pursuant to the California Environmental Quality Act (CEQA), the decision to remove a structure from the register shall be considered at a public hearing by the City Council with recommendation from the Heritage Committee.
- (F) Repayment or Restoration of Benefits/Incentives. In considering a request for removal from the historic register, the City Council shall take into consideration repayment or restoration of any utilized benefits/incentives as set forth in Section 25.45.008 of this chapter when (a) the property owner or the City initiates a request to remove the structure from the historic register; or (b) anytime unauthorized modifications to a structure on the historic register are made, including demolition and partial demolition of an historic structure. Additional penalties for unauthorized demolition are also specified in Section 25.45.022 of this chapter. Filing fees for removal of a structure from the register shall be determined by resolution of the City Council.

**25.45.008 Incentives to Properties on the City’s Historic Register.**

Owners of structures listed on the City’s historic register are eligible to apply for the following preservation benefits. The consideration of granting benefits shall occur at a public hearing and the granting of any benefit shall be conditioned upon compliance with the Secretary of the Interior’s Standards for Rehabilitation; and upon the recordation of a written agreement between the City and the property owner that ensures preservation of the building’s historic character and identifies any historic incentives granted for the property. Except as described below, the Design Review Board shall conduct a noticed public hearing on design review applications. However, the Planning Commission shall be the body to consider the granting of preservation incentives for all projects located in the downtown specific plan area and for projects that the Planning Commission is the primary discretionary review authority, such as approval of a conditional use permit. If a project would otherwise not be subject to design review, except for the request for a preservation incentives, preservation incentives for the project may be reviewed through administrative design review as provided in Section 25.05.040 (B)(3), except that commercial parking reduction requests may not be granted through administrative design review and may

only be granted consistent with the procedures set forth in subsection (A) below. Except as provided below, the notice of public hearing for a project involving preservation incentives shall include a statement that the applicant is requesting approval of preservation incentives and identify the requested benefits. A request for preservation incentives in conjunction with an application to modify an historic resource must receive a recommendation from the Heritage Committee. If a property owner is seeking placement on the historic register concurrently with the review of the preservation incentive, then formal placement on the historic register can be noted as a condition of approval of the preservation incentives.

(A) Parking. The following benefits are subject to Design Review Board approval, except when a conditional use permit is required for the project, in which case the City Council shall be the final approval authority, with a recommendation from the Planning Commission.

(1) Single-family dwellings that are nonconforming due to substandard parking shall not be required to provide parking in accordance with Chapter 25.52 when additions are proposed, provided that such additions do not exceed more than fifty percent of the existing square footage of the structure and that at least one parking space has been provided on-site. When a second residential unit is being added to an historic structure under the provisions of Chapter 25.17 (Second Residential Units), parking shall be in accordance with the requirements of that chapter unless modified by the City Council for purposes of achieving the goals of this chapter.

(2) Multiple-family dwellings that are nonconforming due to substandard parking shall not be required to provide parking in accordance with Chapter 25.52 when additions are proposed, provided that such additions do not exceed more than fifty percent of the original square footage of the structure and that at least half of the parking spaces required in Chapter 25.52 have been provided.

(3) Projects involving modifications to properties listed on the historic register that are located in commercial zones may be granted a conditional use permit to allow a reduction in parking requirements up to a maximum of seventy-five percent of the otherwise required parking spaces if the project complies with Secretary of the Interior's Standards (SOIS) or Local Design Guidelines or Style Guide. If the requested incentive involves a reduction of 11 or more spaces, a parking demand study should be required to evaluate the existing or proposed use, potential neighborhood impacts and the available off-site and on-street parking when considering proposed parking reductions.

(B) Building Permit and Planning Application Fees. All City building permit and planning application fees for projects involving structures on the historic register will be refunded if, following the final inspection and finalization of the building permit, the City finds the changes are consistent with approved plans and preserve the historic character of the subject building. Variance fees are not subject to refund unless the variance is required to restore and/or maintain an original historic feature of the building. A request for Fee Refunds does not need to be included in any public notice relating to the project.

(C) Building Code Deviations. The City may allow deviations from Title 14 of this code when findings can be made by the Director that the historic resource is in conformance with the California Historical Building Code contained within Section 18950-18961 of the California Health & Safety Code. A request for this incentive does not need to be included in any public notice relating to the project.

(D) Additions to Commercial Structures. Commercial structures may add up to fifteen percent of the existing floor area, not to exceed five hundred square feet, without providing additional

parking and without bringing any existing nonconformities into compliance with current zoning regulations.

(E) Setback Flexibility. Additions to structures shall be allowed to maintain setbacks up to the line of existing encroachments; provided, that all setbacks as required by the Uniform Building Code are maintained for new construction.

(F) Rear Yard Setback Relief. Rear yard setback relief for new structures or additions to existing structures on the historic register that are proposed to be constructed within five feet of a rear property line may be approved, subject to design review. New improvements may not encroach into a blufftop setback.

(G) Density Bonuses. Properties listed on the historic register that are located in the R-2 residential medium density zone, the R-3 residential high density zone, or the local business professional zone, may add residential units at a density of one unit per one thousand square feet of lot area, provided the historic resource is preserved. Residential density credit for historically significant buildings shall be based on the lot size on which the structure is located, and shall not include adjoining parcels or lots under the same ownership; these residential density credits shall not apply if the historically significant building is demolished. See the downtown specific plan for the applicable density provisions related to the downtown specific plan area.

(H) Single-Family Density Bonuses. Properties located in the R-1, residential low density zone may be eligible for residential density bonuses for a second residential unit. See Section 25.17 for applicable provisions.

(I) Open Space Requirements. Properties that do not currently provide the required open space area may be enlarged or expanded without providing the required open space if it is determined that the proposed alterations will not diminish or detract from the historic significance of the original structure.

(J) Official Recognition. Properties on the historic register shall be eligible for special designation plaques. A request for this incentive does not need to be included in any public notice for the project. Properties on the National or State Register will automatically be qualified.

(K) Priority Processing. Properties shall receive priority building and planning/zoning division plan check processing. This incentive does not need to be included in any public notice public notice for the request.

(L) Financial Incentives/Mills Act. Owners of properties on the historic register are eligible to apply for a Mills Act contract. Owners of any historic property listed on the historic register are also eligible to apply for other local, state and national financial benefits, if any.

(M) Bed and Breakfast incentives. Refer to Section 25.22.050.

(N) Relief from Nonconforming Structure Requirements.

(1) Structures may be allowed to add more than fifty percent of the existing structure without bringing existing nonconformities into compliance if it is determined that such an addition will not diminish or detract from the historic significance of the original structure, and if such addition is found to be compatible in scale and character with the surrounding neighborhood.

(2) Owners of properties located in multifamily zones (R-2 and R-3), where only one unit currently exists, may apply for additional units without bringing existing nonconformities into conformance, if it is determined that the additional unit will not diminish or detract from the historic significance of the original structure, and if such additional unit is found to be compatible in scale and character with the surrounding neighborhood. Requests for this benefit shall be subject to design review approval with

recommendation of approval provided by the Heritage Committee.

**25.45.010 Procedures for alteration of an historic resource.**

(A) Review. Prior to the issuance of a building permit to remodel or alter any historic resource, City staff shall review the proposed changes to determine if the proposal is consistent with the Secretary of the Interior's Standards (SOIS) and/or the City's Local Design Guidelines. Interior changes shall not be reviewed unless the changes will alter a character defining features of the historic resource or if the interior area is publicly accessible.

(B) If the project is found to be consistent with the SOIS and/or the City's Local Design Guidelines, but otherwise requires design review pursuant to Section 25.05.040(B), the Heritage Committee shall make a recommendation to the approval authority prior to design review. Repair or replacement of existing materials with in-kind or historically appropriate materials, in the same location, does not require design review approval. Minor alterations may be subject to Section 25.05.040 (B)(3).

(C) If staff believes the project is not consistent with the SOIS and/or the City's Local Design Guidelines, then after the appropriate environmental documentation has been prepared pursuant to CEQA, design review shall be required. The Heritage Committee shall make a recommendation to the approval authority prior to design review.

(D) Historic Resource Assessment Report. If an historic resource assessment has not been prepared for the property, the Heritage Committee or the design review authority may request that an historic resource assessment paid for by the City be prepared prior to the review of the project to evaluate the project impacts to the property.

(E) Environmental Determination. During its review, the design review authority will adopt the appropriate environmental determination pursuant to the CEQA. An historic resource assessment may be required to evaluate a project's potential environmental impact. Projects that comply with the SOIS and the local design guidelines may be eligible for a categorical exemption.

(F) Pre-construction Meeting. Prior to the issuance of a building permit, a preconstruction meeting shall occur and shall consist of the property owner, contractor, inspector assigned to inspect the structure, a City staff member, the project architect/designer and historic monitor (if required). This meeting will be used to convey the obligations and responsibilities of the property owner and his or her contractors and architects in protecting and avoiding destruction of the identified historic fabric that is to be retained.

**25.45.012 Historic property disclosure.**

(A) Agent Disclosure. If property has been included in the City's historic register, the owner of the property or the owner's representative shall, in any real property transaction, provide the buyer of the property with notice informing the buyer of the property's listing on the register. Distribution of a current Real Property Report issued pursuant to Section 14.76.090 of this code to the buyer shall satisfy the requirements of this subsection.

(B) Penalty. Any person who violates the provisions of subsection (A) of this section shall be subject to the penalties and remedies specified in Section 14.76.090 of this code.

**25.45.014 Procedures for demolition of an historic resource.**

The following procedures shall be applied to all structures identified as an historic resource.

(A) Application. An application for demolition of an historic resource shall be filed with the department. Demolition permits require that the applicant obtain a Coastal Development Permit and are subject to compliance with the provisions of CEQA, unless exempt.

(B) Heritage Committee Review. Upon receipt of a complete application to demolish an historic resource, the department shall, within thirty days, schedule the application to be reviewed by the Heritage Committee for a recommendation to the design review authority.

(C) Design Review Action. After the appropriate environmental documentation has been prepared pursuant to CEQA, and the Heritage Committee has provided a recommendation, the design review authority shall address any project impacts and identify project alternatives which may mitigate the defined project impacts. The design review authority shall consider project mitigation measures. After conducting the public hearing, the design review authority shall either approve or deny the permit.

(D) Public Notice. Public notice for the design review hearing shall be subject to the provisions of Section 25.05.065, and Chapter 25.07.

(E) Demolition Approval. If the design review authority approves a permit for demolition, the permit is subject to a waiting period of ninety calendar days to consider relocation and/or documentation unless building relocation is included as part of the project mitigation measures as adopted by the design review authority.

(1) During the waiting period, the applicant shall advertise the proposed demolition in a paper of general circulation in the City once a month for the first two months following the design review hearing. Such advertisement shall be one-quarter page in size and shall include a photograph of the structure, the address at which the structure proposed for demolition is located, information as to how arrangements can be made for relocation, and the date after which a demolition permit may be issued. Evidence of this publication must be submitted to the department prior to issuance of a demolition permit.

(2) Any application for relocation of the structure shall be filed within the specified waiting period as determined by the design review authority.

(3) The design review authority may extend the waiting period up to one hundred eighty days if it determines that relocation is imminent.

(4) During the continuance period, the Heritage Committee may investigate relocation of the building or modification of the building for future uses in a way which preserves the architectural and historical integrity of the building.

(5) During the continuance period, the applicant may pursue plan approval.

(F) Findings. Prior to the issuance of a demolition permit, the design review authority shall make one of the following findings:

(1) The action proposed is consistent with the purposes of this chapter and the historic resources element of the general plan; or

(2) There are no reasonable alternatives to demolition.

#### **25.45.016 Unsafe or dangerous conditions.**

None of the provisions of this chapter shall be construed to prevent any demolition necessary to correct the unsafe or dangerous conditions of any structure, feature, or part thereof, when such condition has been declared unsafe or dangerous by the building official or the fire chief and where the proposed measures have been declared necessary and permitted by such official to correct such conditions. A City permit is required prior to demolition. However, only such work as is necessary to correct the unsafe or dangerous condition may be performed. In the event any structure or other feature shall be damaged by fire or other calamity, the building

official may specify, prior to the Planning Commission's review, the amount of repair necessary to correct any unsafe conditions.

**25.45.018 Property owned by public agencies.**

Public agencies that own property in the City shall be notified of the provisions of this chapter and encouraged to seek the advice of the Heritage Committee before the construction, alteration, demolition, or relocation of any historic resource.

**25.45.020 Property maintenance required.**

(A) The City's intention is to preserve from deliberate or inadvertent neglect the exterior portions of any historic resource and all interior portions thereof whose maintenance is necessary to prevent deterioration of an historic resource. No owner, lessee, or occupant of any historic resource shall fail to undertake such repairs or maintenance as are necessary to prevent significant deterioration of the property beyond the condition of the property on the effective date the property is identified as an historic resource.

(B) No owner, lessee, or occupant of any property listed in the historic register shall fail to comply with all applicable provisions of this code and other ordinances of the City regulating property maintenance, including, without limitation, weed control, garbage, and housing.

(C) Before the City Attorney files a complaint in a court of competent jurisdiction for failure to maintain the historic property, the director shall notify the property owner, lessee, or occupant of the need to repair, maintain, or restore the property, and shall give the owner a minimum of thirty days within which to perform such work.

**25.45.022 Illegal construction - penalty for violations.**

The following penalties shall be determined by the City Council after a public hearing, with a recommendation from the Heritage Committee.

(A) The removal or demolition of any structure listed on the historic register without an approved demolition permit shall result in a five-year stay in the issuance of a building permit for any new construction at the site previously occupied by the historic structure.

(B) In addition to the repayment or restoration provisions of Section 25.45.006(F), any person who partially demolishes a structure listed on the City's historic register may be subject to an administrative penalty of up to one hundred thousand dollars for each violation. This determination shall be based on the extent of the demolition and the benefits received, including setback and parking incentives.

## **APPENDIX C. GENERAL PLAN HISTORIC RESOURCES ELEMENT**



# Laguna Beach



## Historic Resources Element

# **CITY OF LAGUNA BEACH HISTORIC RESOURCES ELEMENT**

## **CITY COUNCIL**

Elizabeth Pearson-Schneider, Mayor  
Steve Dicterow, Mayor Pro Tem  
Toni Iseman  
Jane Egly  
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## **PLANNING COMMISSION**

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Carolyn Martin, Principal Planner  
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Jenifer Murillo, Assistant Planner  
Linda Kleppe, Administrative Secretary

**CITY OF LAGUNA BEACH**

**HISTORIC RESOURCES ELEMENT**

**Originally Adopted**  
**July, 1981**

**Amendment Adopted by City Council January 10, 2006**  
**Resolution No. 06.006**

**CITY OF LAGUNA BEACH  
HISTORIC RESOURCES ELEMENT**

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## **PURPOSE OF THE HISTORIC RESOURCES ELEMENT**

The Historic Resources Element provides the foundation for the protection and preservation of historic structures identified in the inventory.

A defining feature of Laguna Beach is its variety and number of older homes and buildings. If the positive and inviting image of Laguna Beach as a pedestrian community with a unique village atmosphere and significant aesthetic amenities can be retained, the City will continue to enjoy prosperity and increased property values.

The loss of numerous older buildings due to the escalating coastal real estate market and changes in the housing sizes and styles was the catalyst for the original Historic Resources Element adopted by the City in 1983. The City Council of Laguna Beach recognized the importance of enacting measures to protect its numerous historic buildings. In 1980 the City Council took a proactive approach composing a citywide inventory of structures with historic value. The Historic Resources Element provides guidelines, goals and policies that assist the City of Laguna Beach in preserving its historic and cultural resources. It establishes a broad framework for both public and private efforts and outlines an implementation program of both financial and planning incentives to promote long-term appreciation and preservation of historic resources.

Through the Historic Resources Element and the Historic Preservation Ordinance, the City incorporates historic preservations as a major component of its local planning process and recognizes its importance to maintaining the quality of life of its residents, as well as promoting its attraction to visitors.

## **SCOPE AND CONTENT OF THE HISTORIC RESOURCES ELEMENT**

The Historic Resources Element is not a state-mandated element of the General Plan. Even though this element is optional, it follows specified procedures developed for mandatory elements in terms of content, style and process. The Historic Resources Element is composed of three main components: 1) Introduction, 2) Issues, Goals and Policies, and 3) The Implementation Plan. The Issues, Goals and Policies section provides a description of the major issues related to preservation and protection of historic resources. Goals, which are overall statements of the community's desires, are comprised of broad statements of purpose and direction. Policies are action statements presented to address these issues. Implementation measures explain how the goals and policies will be achieved and implemented.

## **RELATIONSHIP WITH OTHER GENERAL PLAN ELEMENTS**

The State of California General Plan Guidelines discusses the need for internal consistency among elements of a general plan. The goals, policies and implementation measures are consistent with the applicable elements of the City's General Plan, specifically the Land Use and Housing Elements. Throughout the preparation of this document, consistency and coordination has been maintained, not only with the General Plan, but also with other plans, such as the Vision Laguna Strategic Plan.

## **RELATED PLANS AND PROGRAMS**

### **Vision Laguna Strategic Plan**

In the spring of 1999, the Laguna Beach City Council appointed the Laguna Beach Vision Steering Committee to oversee and manage the Vision Laguna Strategic Plan. The mission of Vision Laguna 2030 was to generate a consensus about the future direction of Laguna Beach. The Vision Laguna 2030 process required gathering a database, identifying a shared vision, developing a strategic plan, and planning for implementation. This update to the City's Historic Resources Element has incorporated pertinent historic preservation goals and projects from the Vision Laguna Strategic Plan.

### **Downtown Specific Plan**

Downtown Laguna Beach was one of the first areas of the City to be extensively developed in the early 1900's. The downtown presence and character distinguishes the community from most of the surrounding cities. The policies established in the Downtown Specific Plan are for the purpose of maintaining and enhancing this unique character. Historic preservation is identified as an important concern in the downtown because of the close relationship to other planning and design considerations. The goals and policies of the Downtown Specific Plan are consistent with the policies of the Historic Resources Element of the City's General Plan

### **Historic Preservation Ordinance**

The provisions of the City of Laguna Beach Historic Preservation Ordinance provide a tool for implementing the Historic Resources Element. The Ordinance promotes voluntary implementation and provides incentives for adding to and modifying historic structures while ensuring preservation of the original architectural integrity of the structure. The incentives include fee waivers, setback flexibility, parking reductions and a property tax reduction (Mills Act) for qualified historic structures.

Properties on the historic inventory are rated either "E" for Exceptional, "K" for Key or "C" for Contributive. "E" rated buildings are usually in excellent condition and unique; some are eligible for the National Register. Structures with a "K" rating are buildings which strongly maintain their original integrity and demonstrate a particular architectural style or time period. "C" rated structures contribute to the overall historic character of the neighborhood, but are not unique or distinctive; however, these properties are still important to the streetscape of Laguna

Beach. The City of Laguna Beach has a total of 745 properties listed on its Historic Inventory, with 130 “E” rated structures, 351 “K” rated structures, and 258 “C” rated structures.

### **California Environmental Quality Act**

The California Environmental Quality Act (CEQA) was adopted by the state legislature in response to a public mandate for thorough environmental analysis of any projects that have the potential to affect the environment. The provisions of the law and environmental review procedures are described in the CEQA Statutes and the CEQA Guidelines. Implementation of CEQA ensures that during the decision-making stage of development, City officials and the general public will be able to assess the environmental impacts associated with private and public development projects to historic, archaeological and paleontological resources.

### **Certified Local Government**

The 1980 amendments to the National Historic Preservation Act of 1966 provided for the establishment of a Certified Local Government (CLG). This program allows for direct local government participation and integration in a comprehensive statewide historic preservation planning process. Certified Local Governments are eligible on a competitive basis for special matching grants from a pool of money representing at least 10 percent of California’s annual grant from the National Historic Preservation Fund. Although it is a federal program, the CLG program is administered by the Office of Historic Preservation in California. A local government that agrees to enforce state and local legislation for the designation and protection of historic properties, maintains a review board, maintains a system for the survey and inventory of historic properties and provides public participation in the local historic preservation process.

### **California Register of Historical Resources**

The California Register of Historic Resources, enacted in 1992, is an authoritative guide to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources. The California Register program encourages public recognition of architectural, historic, archaeological, and cultural significance resources; identifies historical resources for state and local planning purposes; and defines threshold eligibility for state historical grant funding. Individuals or local governments may directly nominate properties to the California Register. Local public agencies may assist in the nomination of properties and may comment on nominations, which originate from private groups or individuals within their jurisdiction. Property owners must be notified and provided an opportunity to comment upon the nominations.

### **National Register of Historic Places**

The National Register of Historic Places is the official list of the nation’s cultural resources worthy of recognition and preservation. It is a federal program maintained by the National Park Service and administered by the Office of Historic Preservation in California. Properties qualify when they (a) are associated with events that have made a significant contribution to the broad patterns of history, (b) are associated with the lives of persons significant in our past, (c) embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values; or represent a significant and distinguishable entity whose

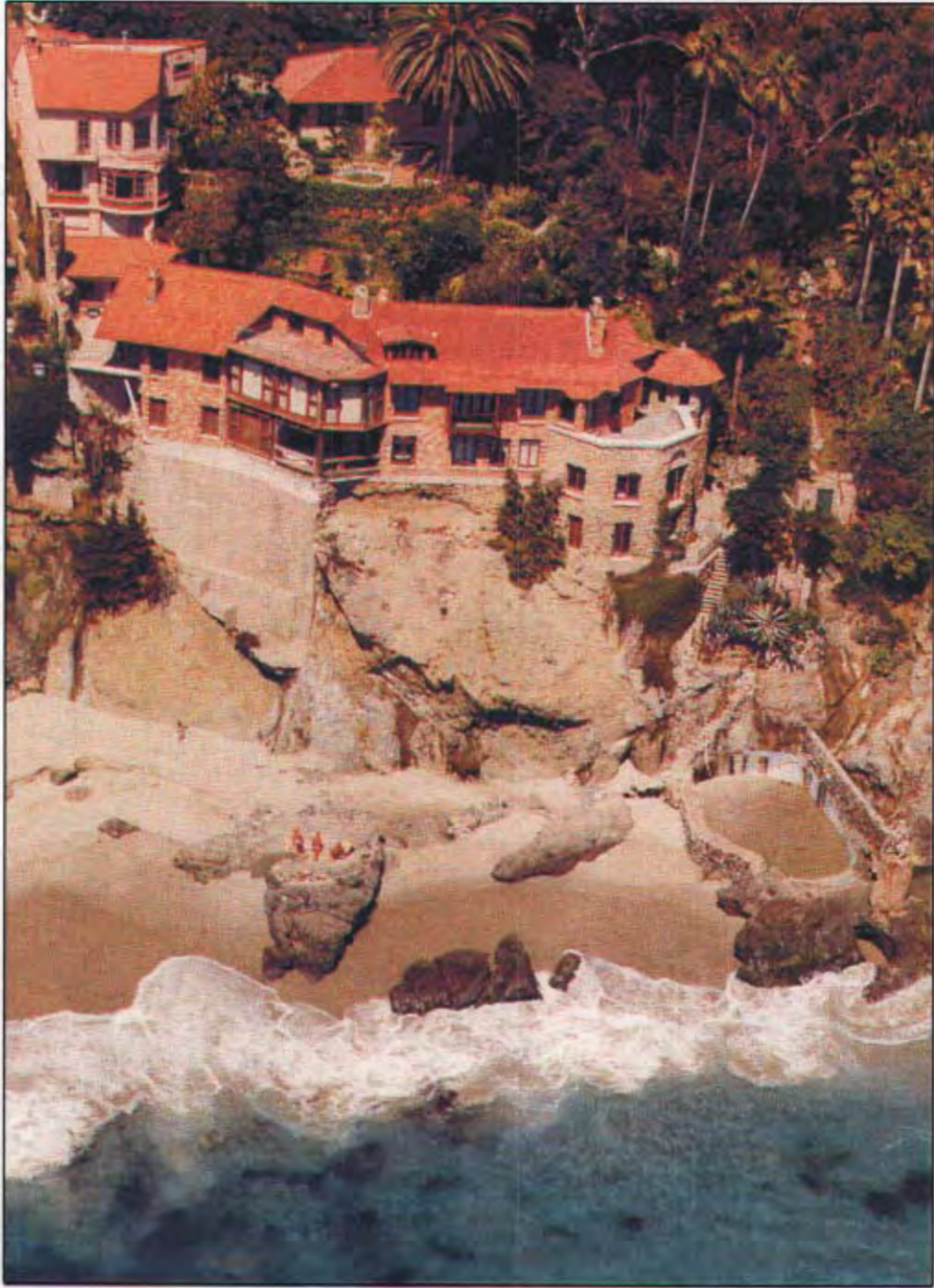
components may lack individual distinction or (d) have yielded, or may be likely to yield, information important in prehistory or history. Any individual or group may prepare a National Register nomination. Completed applications are submitted to the Office of Historic Preservation.

Although there are 38 properties eligible, only two properties in Laguna Beach are currently listed on the National Register of Historic Places; one is Villa Rockledge (c.1918-1921), a Spanish Mediterranean house designed by noted architect Arthur Benton, designer of the Mission Inn Hotel in Riverside, CA. Villa Rockledge is located at 2529 South Coast Highway. The other property listed on the National Register is the Cathedral Chapel of St. Francis By-the-Sea (American Catholic Church, c.1933), with eclectic architecture and built from the rubble of the Long Beach earthquake. The Cathedral Chapel of St. Francis by the Sea is located at 430 Park Avenue. Photographs of these two structures follow this section.

List of Properties Eligible for the National Register of Historic Places:

411 Arroyo Chico	2191 Ocean Way
820 Catalina Street	2192 Ocean Way
1559 Catalina Street	162 South Coast Highway
372 Center Street	335 South Coast Highway
339 Cleo Street	425 South Coast Highway
550 & 556 Cliff Drive	901- 913 South Coast Highway
305 Forest Avenue	976 South Coast Highway
384 Forest Avenue	1009 South Coast Highway
412 Glenneyre Street	1183 South Coast Highway
1166 Glenneyre Street	1289 South Coast Highway
571 Graceland Drive	1316 South Coast Highway
310 Hawthorne Road	1450 South Coast Highway
770 Hillcrest Drive	1464 South Coast Highway
445 Linden Street	2241 South Coast Highway
390 Magnolia Drive	2475 South Coast Highway
758 Manzanita Street	155 Sunset Terrace
139 Moss Point	2683 Victoria Drive
212 North Coast Highway	290 Wave Street
308 North Coast Highway	<b>South Laguna:</b>
1280-1284 North Coast Highway	31172 Ceanothus Drive
1991 Ocean Way	40 North La Senda





Villa Rockledge as viewed from above.



Villa Rockledge as viewed  
from the front.



The Cathedral Chapel of St.  
Francis by-the-Sea.

## A Short History of Laguna Beach

by  
Karen Turnbull

Reprinted from: *A Hundred Years of Yesterdays: A Centennial History of the People of Orange County and Their Communities*. Edited by Esther R. Cramer..., et al. Sponsored by the Orange County Register. Santa Ana: The Orange County Centennial, Inc., 1988.

Additional material and minor editing by Belinda Blacketer, Jane Janz, Anne Frank, Kathy Les and Norm Grossman

Steep cliffs, water-etched coves, rolling hills, and deep canyons surround a small, flat basin where vacationers used to come in the summer to escape the inland heat. In what is one of the most desirable and expensive communities in Orange County today, it is difficult to believe that at one time land was free to those willing to cultivate and farm it and that oceanfront lots were assessed for about \$5 apiece.

### Before 1880

Although the North Laguna area was originally part of the San Joaquin Rancho, downtown Laguna and South Laguna were never part of a Spanish or Mexican land grant. This meant that these areas remained available for government sponsored homesteading. The Timber Cultures Act of 1872 was designed to encourage migration to the "Golden West" by granting 160 acres of land to anyone planting 10 acres of trees. Families began to arrive and stake out their 160-acre claims and plant the requisite trees, which in Laguna meant the Australian eucalyptus. The groves planted in the 1880's helped form the character of Laguna and added much needed shade, although as lumber they were virtually useless. The groves grew so prodigiously that in the 1910's trees had to be cut down by the dozens to carve out space for the growing community.



1920's view of Main Beach from St. Ann's Beach.



Sleepy Hollow in 1920's. Cleo Street and South Coast Highway before paving.

In 1871, Eugene Salter, the first American settler of South Laguna, claimed part of Aliso Canyon. He soon left and George and Sarah Thurston claimed his 152 acres and one-room shack. George Thurston raised vegetables and melons and sold them in Los Angeles, which required a five-day trip by wagon. Their son, Joseph Thurston, chronicled the family's life and times in *Laguna Beach of Early Days*. The family name is memorialized in Thurston Intermediate School, Thurston Street, and Sarah Thurston Park in Laguna Canyon.

The Brooks brothers, William and Nathaniel, arrived and settled in 1876. Both are referred to as the "father of Laguna" depending on the source cited. William Brooks came to Laguna from Downey on a hunting trip, following the old Indian trail through Laguna Canyon. He claimed 169 acres at Arch Beach (now the Diamond Street area) and laid out a subdivision. He was also Laguna's first stagecoach driver. Nathaniel Brooks brought water from Bluebird Canyon through a series of pipes and tunnels to Arch Beach. They temporarily sold out to another pioneer, Hubbard Goff (remembered in Goff Street and Goff's Island). In 1886, Goff opened the first hostelry in Laguna, the Arch Beach Hotel.

In 1878, John Damron homesteaded 528 acres near the mouth of Laguna Canyon, including Temple Hills and the "flats" above Arch Beach. The downtown was later purchased by George Rogers for \$1,000 and subdivided into individual lots. The Rogers home stood on the site of the present city hall. He and his daughter Elizabeth are credited with planting the prominent pepper tree that stands in front of city hall. Rogers built a one room school house adjacent to his home for his eight children and hired a teacher. Several other children attended as well, marking this as Laguna's first significant attempt at public education.

## 1880 – 1900

By 1888, there were about 15 permanent families living in Laguna. By then, the area had gained a reputation as a lovely seaside resort ideal for summer camping and vacationing. During the summers, rows and rows of canvas tents were pitched by seasonal vacationers.

During the Southern California real estate boom of the 1880's, Arch Beach was a separate village. It was granted a post office in 1889, two years before Laguna received one on May 15, 1891. Laguna Beach was then called "Lagona," a corruption of the Spanish word for lagoon until September 17, 1904, when the residents petitioned the government to change the name to Laguna Beach.



1910 Forest Avenue from the intersection with South Coast Highway.

The first postmasters were Oliver Brooks at Arch Beach and William Brooks in Laguna. South Laguna opened a post office in 1933 under the name "Three Arches," with Mrs. Grace Powers as postmistress. The following year residents voted for a new name. "South Laguna" won by a write-in vote.

In 1888, the Mormons who settled near the intersection of El Toro Road and Laguna Canyon Road built a school for their children. The school was used until 1892 when the land boom ended and most of the Mormons moved to El Toro, taking their houses with them. In 1893, this building was moved to the corner of Canyon Acres and Laguna Canyon Road, then to Legion and Through Streets, where it became a church and later the art studio of Joseph Kleitsch. Building materials were scarce and most buildings were recycled in the early days.

Always a tourist town, Laguna Beach opened its second hotel in 1889. It was built by Henry Goff and purchased by Joseph Yoch for \$600. Yoch also bought the defunct Arch Beach Hotel. He had it cut into three sections, moved it into town, and joined it to his hotel, creating a massive establishment of thirty bedrooms and two bathrooms. This hotel was condemned in 1928 and the present Hotel Laguna opened the following year on the same site.



1940's Hotel Laguna with neon sign on top. The sign, which was removed in the 1960's, was considered a Landmark. In the foreground, the Isch Building, a Mediterranean Revival built in 1927.

The next vacation retreat was the Brooks House, built in 1892. It was a red two-story Victorian structure located on the present site of the Isch Building, the building directly south of and adjacent to Main Beach Park. Unfortunately, the hotel burned down before the paint was completely dry.

Other early residents included Oscar Warling and Fred Trefren who operated a stage line to El Toro and Santa Ana which ran daily from 1884 to 1901. John Nicholas Isch ran the livery stable (on the site of the present Isch Building). He also ran a grocery and was one of the early postmasters. Known for his trusting ways, he never locked up when he went fishing. Customers came in, helped themselves to groceries, picked up their own mail and could pay the next time they came in. For a number of years, the only telephone in town was in the store. The phone was connected with the Irvine ranch house, and messages could be relayed from there to the outside world.

In South Laguna, the Egans, Shrewsburys, Andersons, and Goffs were homesteaders raising beans and melons. South Laguna had several close calls with commercialism. In 1889, the Santa Fe railroad purchased Goff's Island, (now the Montage Resort and Spa) and planned a depot and resort. When the tracks were laid inland instead, those plans failed. The Depression of the 1890's saved South Laguna from an urbanized future.

## 1900-1920

Elmer Jahraus came to Laguna from Santa Ana in 1903 to open a cigar factory and curio shop in the lower floor of the Yoch Hotel. In 1912, his son, Joe Jahraus, started a lumberyard on upper Ocean Avenue, which enabled the community to grow at unprecedented rates. Prior to the lumberyard, construction materials were hauled by mule down Laguna Canyon, or were floated in on the tide from boats - usually the schooner *Emma*.

The third school was built on Park Avenue in 1908 on the site of an old cemetery. This two-room school was still in use in 1926, when it was moved down the hill to its present location on Legion Street, where it is used as Legion Hall.



1920's looking down South Coast Highway and Ocean Avenue. Shown in the foreground are Lewis Blacketer and Doc Mallow.

North Laguna was originally called Laguna Cliffs. This area was developed by Howard Heisler, L.C. McKnight and the Thumb Brothers. In 1905 they purchased the land north of Laguna Creek to Emerald Bay from the Irvine Ranch Company. They subdivided and laid out the only streets in Laguna that ran perpendicular to one another. Water was piped in from Laguna Canyon and this was the first neighborhood offering water with every lot. Wells had been used for years and water was hauled in barrels from Laguna or Aliso Canyons to town.

### Artists Discover Laguna Beach

The first important artist to arrive was Norman St. Clair, who in 1903 reached Laguna Beach by train from Los Angeles and stagecoach from El Toro. He made numerous sketches of the surf, hillsides and lagoons. His fellow plein air artists in San Francisco were so impressed with his work and his praise of the weather that they began to move to the area and a tradition was born.

As news of the picturesque village spread, the artists came in droves. They included such notable artists as Frank Cuprien, Gardner Symonds, William Wendt, William Daniell, Anna Hills, and William Alexander Griffith. Many of these artists banded together in 1913 and rented a small wooden building next to the Hotel Laguna. Under the leadership of Edgar A. Payne, the artists refurbished the building and held their first exhibition in August 1918. Three hundred people attended the first day and two thousand the first month. This showing was the beginning of the Laguna Beach Art Association and the present Laguna Beach Art Museum.



1950's 200 block of Forest Avenue looking towards the ocean.

### 1920-1940

The opening of Pacific Coast Highway on October 9, 1926 was a major stimulant for growth in both Laguna Beach and South Laguna. Famous Hollywood actress, Mary Pickford, accompanied by equally famous husband Douglas Fairbanks Jr., cut the inaugural ribbon. Opening up the coast route brought in not only tourists and film celebrities, but more permanent residents. Finally, with a population of 1,900, Laguna Beach was incorporated as a city on June 29, 1927.



### Festival of Arts and Pageant of the Masters

The first pageant ever held in Laguna was in 1923, as an Indian pageant promoted by Isaac Frazee. It was called *Kitshi Manido* and was held in the large eucalyptus grove in Sleepy Hollow (corner of Catalina and Arroyo Chico streets). The second *Kitshi* was held in 1927 in Laguna Canyon on the Boys Club property. In 1932, Roy M. Ropp conceived of the idea of a pageant and art festival. El Paseo (a little street by Hotel Laguna) was used as the site. Booths were set up and a stage was built on which people posed against painted backdrops to recreate great works of art. In 1935, Ropp took over the presentation of the “old masters,” and he designed and directed what is now the Pageant of the Masters. The citizens of Laguna Beach passed a park tax in 1940 and bought the Irvine Bowl Park to house the festivities from then on.

### Today

Laguna’s “village character” remains in spite of growth and commercialism. No small part of this charm is due to the shaggy eucalyptus and one of a kind architecture. Also, the relative isolation in which Laguna exists, surrounded by mountains, ocean, and greenbelts, keep the town a little different from neighboring cities. This geography makes it unlikely that Laguna will ever be absorbed in a major urban continuum. Concerned citizens work hard to acquire land just to leave it alone. Other groups work hard to promote ordinances to keep the city's charm. The artistic spirit prevails and it seems likely that Laguna’s charm will be here for a long time to come.



1920's Main Beach boardwalk looking north.

## **Architectural Background**

The earliest dwellings and buildings built by homesteading families like the Thurstons, Brooks, and Rogers were of a rudimentary construction and have long since disappeared. Typically they were a board and batten box plan dwelling with a gabled roof and some type of entry porch. Economy and lack of elaborate building materials meant ornamentation was kept to a minimum. Only a handful of these pre-1900 Victorian-era homes remain in Laguna. Because of their age in relationship to the rest of the City's housing stock, they take on special historic importance.

By 1910 Laguna Beach was still a rather rustic and isolated village, but still popular as a seaside resort. There was no electricity in town, cooking and lighting were still performed by kerosene, and only a few homes had hot water from the old well up the canyon.

The early beach houses of Laguna were basically a permanent replacement of the early tent shelters. They were built as country cottages for weekend retreats from the "city." Utilitarian in design, these cottages were often constructed without foundations and were usually single-wall construction. The only reason that some of these cottages still exist is that they were built entirely of redwood, a termite's nightmare. Beach cottage architecture is not unique to Laguna; the style was also prevalent in Newport Beach and other beach communities.

By 1920 Laguna Beach had gained distinction as an art colony and popular vacation spot. The building boom that took place in Southern California in the 1920s hit Laguna as well. Laguna also became a destination point for the movie industry. This created a demand for hotel lodging for film crews and actors, and some of the stars even bought homes for themselves in Laguna Beach.

With the increase in summer visitors, the demand for permanent residents to provide services for vacationers also increased. More and more beach cottages began to be built, and those who had previously been seasonal residents began to make Laguna Beach their permanent home. All manner and style of housing began to be erected in what was almost an "anything goes" atmosphere with very lax building requirements.

During this period, the Craftsman style, was very popular around the region and was utilized in all sizes of construction. The Craftsman style was a derivative of the Arts and Crafts Movement, which spread across Europe and the United States. It was a back-to-nature life-style movement resulting from a reversion from the Machine Age and the Industrial Revolution. The Craftsman style of architecture was an organic design intended to visually anchor homes to the ground and to create a design that was harmonious with the natural setting, much like a mushroom popping out of the ground. The vast majority remaining are in the mid-sized bungalow category, which are humble interpretations of the Craftsman bungalow style set forth by the architects Charles and Henry Greene of Pasadena. The Bungalow style was derived from housing constructed for British residents in India, designed to maximize comfort in a hot climate.

Almost every house built in Laguna Beach prior to 1927 had its roots in the Craftsman tradition. Greene and Greene designed large Craftsman style houses for the very wealthy, but the designs for a wide variety of smaller, more affordable craftsman homes were readily available in catalogs

throughout the country. Those, however, which were built economically and had the least resemblance to a prevailing architectural trend, were simply beach cottages. So many of these structures still exist today that they make up an architectural category in and of themselves.

Unlike most cities whose older buildings are concentrated in one area near the city center, people who came to Laguna Beach had a preference for the seclusion offered by the wide open spaces. Since the vast majority of the early homes were built strictly for summer usage, they were constructed in various scattered locations away from the mainstream of activity.

The influence of artists and movie people of the 1920s led to individualized architecture, which formed good replicas of styles popular in other continents. Thus, Laguna Beach architecture illustrates the personality that results from one-of-a-kind interpretations of styles, as well as strong European influences in the desire to emphasize the village quality. Beginning in the late 1920s and lasting through the mid-1930s, most of the homes and commercial buildings were constructed in the Period Revival styles. This architectural line of thinking sought to recreate the architecture of Europe, in particular, along the Southern California coast. Many of the stylized or whimsical homes that were built for the movie people were designed by stage or set designers. They often designed from pictures of European mansions, but with reduced scale to accommodate the smaller lots in Laguna. The result was an intimate, very low, and human scale of development that contributes to the village atmosphere.

Although people from the movie industry did influence local stylistic trends, most of the "revival" architecture became popular due to events like the Chicago World's Fair and the Pan American Exposition, the latter of which introduced Spanish Colonial Revival Architecture to Southern California. Most popular were the Spanish-Mediterranean and the Provincial Revival styles. There are examples of many other "revival" styles in Laguna, including Mission Revival, Spanish Colonial Revival, Mediterranean Revival, and English Tudor Revival. The pre-1940 commercial buildings which remain in Laguna are largely those in the Period Revival styles.

Art Deco, and the spin off Streamline Moderne, were styles that became prevalent during the Depression. In contrast to revival styles, these styles were more future looking and intended to give a sense of hope during difficult times. Although both styles are considered modern styles that feature cerulean forms, Art Deco typically has a vertical emphasis and angular features, while Streamline Modern is characterized by very curvilinear, robust and horizontal features.

South Laguna is similar to Laguna Beach in that the structures were built in a variety of architectural styles during roughly the same time period (1920- 1940). The development of Tract 849 (South Laguna Village) and Three Arch Palisades (Three Arch Bay) was shepherded by Edward G. Chatham, his son, Lesley G. Chatham, and his brother-in-law, Lewis Lasley. After the opening of the Pacific Coast Highway in 1926 lots were actively promoted for sale in both South Laguna Village and Three Arch Bay. The first home in Three Arch Bay was constructed at 17 South La Senda in 1927. The Three Arch Bay Association was formed in 1936 and policies were developed to oversee the overall architectural character and to deal with governmental agencies. These policies have resulted in the small scale private community that Three Arch Bay is today.

Infill development has occurred in the post-World War II years and the majority of lower Laguna Beach below High Drive on the north and Temple Hills Drive on the south contains a mix of old and new housing. The scale and character of the housing styles and overall density of the neighborhoods follows today a precedent set by those who came to Laguna Beach in the 1920s. About 25% of the city's housing stock in lower Laguna Beach contains pre-1940 housing, which retains its original architectural integrity. These units establish the clear preference for human scale homes constructed in natural materials with a custom design; houses built in harmony with the natural bends of the terrain, and the use of yard space which is both amply and generously landscaped.

The fact that the railroad never had tracks to Laguna Beach and that, still today, only two roads lead in and out of the city, has caused Laguna to remain a somewhat isolated and self-contained village. The village quality has continued to be perpetuated particularly through the local architecture. Today Laguna Beach contains a myriad of residential and commercial building styles all with the mark of charm and individuality that has been popular in the city through the decades. Many of these one-of-a-kind houses are simply referred to as the Eclectic style. The individuality of existing (or newer) homes in Laguna resulted from the general lack of large tract development. Most houses built in Laguna, were designed and built one at a time. The result is a very diverse collection of architecture without large concentrations of one particular style found in other South Orange County Communities.

The older homes and buildings in the city form both an important part of the local history and serve as an important setting component of the quality and character of Laguna Beach. For this reason, it is important that the City of Laguna Beach implement programs which protect and prolong the life of these older buildings.

The following excerpts are from a Historic Resources Report prepared by Environmental Coalition Orange County, November 1980.

**Craftsman Style**  
**1910-1930**

The Craftsman style was the first architectural trend since the founding of the United States to have its roots in the West, rather than the East Coast. Craftsman architecture evolved out of anti-industrial movement which emphasized the importance of craftsmanship, as well as a relationship to the terrain on which the structure was sited.

Craftsman homes are informal in character, horizontal in their massing and incorporate an abundance of landscaping. The style utilizes a variety of woods, with accents provided by brick and stone. The consummate Craftsman house is the Gamble House in Pasadena, designed by the Greene brothers, the foremost pioneers of the style.

The Craftsman houses were built both at a very large scale by the rich and at a smaller bungalow scale by the middle class. The gospel of the Craftsman movement was individuality, so these houses tended to be one of a kind. More than any other style, Craftsman is difficult to generalize about the appearance and features. Usually shingles and clapboard, often in combination, are used to side the exterior of these homes. A certain complexity in appearance is derived from the presence of several gables, each embellished with decorative exposed rafters and ornamentation in the gable face. A front porch is almost always present and is framed with large picture windows further emphasizing the relationship between the interior and outdoor spaces.

**The Craftsman style is typified by the following characteristics:**

**Structural Form**

- Horizontal massing
- Asymmetrical with large front porch
- Usually two stories in height

**Materials**

- Exterior clapboard and/or shingle siding

**Windows and Doors**

- Windows have horizontal emphasis
- Windows in twos and threes
- Doors and windows often have stained or beveled glass

**Roof**

- Low pitched with gables on several levels
- Extended eaves
- Exposed rafters



**Additional Features**

- Gable venting
- Common use of bricks or boulders

## Bungalow Style 1900-1930

By definition, a bungalow is any small cottage-like dwelling. The Bungalow started in California and spread to other parts of the country and in response to the need for inexpensive homes. The Bungalow style is based on the Craftsman tradition. Homes were one-story and usually had a large porch or veranda. A variation in the style is called the California Bungalow. This type of style features double gables and there was always a front porch. The exterior was usually sided in clapboard or shingles and the chimney was often made of stone. The highest concentrations of these Bungalows are in the Aster Street neighborhood.

**The Bungalow Style is typified by the following characteristics:**

### Structural Form

- Asymmetrical with large front porch
- Horizontal massing
- One to one and a half stories
- Similar to Craftsman house, except smaller

### Materials

- Exterior walls of clapboard or shingles
- Occasionally use brick, concrete, boulders, or stucco

### Windows and Doors

- Windows have horizontal emphasis
- Windows grouped in threes
- Windows occasionally have stained or beveled glass

- Doors often have glass panes

### Roof

- Low pitched
- Extended eaves
- Exposed rafters
- Occasionally a dormer

### Additional Features

- Tapered porch columns (sometimes)
- Brackets in gable
- Porch is focal point for embellishments



## Beach Cottage Style 1910-1940

Hardly part of a nationwide or even a region-wide movement, these cottages are more of a product of a local beach culture than of any larger architectural style. This style is indigenous to Laguna Beach and South Laguna. There is no national architectural style called "Beach Cottage."

The building boom of the 1920's, which hit not only Laguna Beach but all of Southern California, made many inland residents wealthy and provided them with extra money for a second home. Typically, these cottages were a family project with everybody contributing to the project in any way they could.

Construction was simple with board and batten being the most common exterior siding. These cottages usually started as a single story basic box with a slightly gabled roof, but were very often enlarged and most transitioned into a full time home.

The local beach cottages were more a derivative of the Craftsman style than anything else, and therefore, when it could be afforded, were embellished on a simple scale like the Craftsman houses. These embellishments included decorative porch treatment, exposed rafters and decorative shingles. This is the most prevalent architectural style in South Laguna.

**The Beach Cottage Style is typified by the following characteristics:**

### **Structural Form**

- Simple box or rectangular plan
- Usually asymmetrical
- Originally one story

### **Materials**

- Board and batten, shingled and overlap siding

### **Windows and Doors**

- Windows regularly shaped
- Windows and doors simply framed

### **Roof**

- Low pitched
- Extended eaves
- Sometimes exposed rafters

### **Additional Features**

- Porch or patio
- Brackets under eaves



## Period Revival Styles 1928-1940

The infiltration of the film industry into the lives of Americans in the 1920's brought with it a profound change in residential architectural styles. The glitter of Hollywood coupled with a time of renewed prosperity encouraged the feeling that life in the movies was better than life in the real world.

The style that we now term as Period Revivals were the beginning of a kind of fantasy architecture, which has come to stay in Southern California. Designers began to look beyond the native California style. Instead, residential styles were heavily influenced by architecture from other places and other times. Most popular were the Spanish Mediterranean and the Provincial Revival styles.

Mediterranean homes and commercial buildings were modeled after the architecture of Italy, Spain and North Africa along the Mediterranean Coast. Easily identifiable by their red tile roofs and white stucco walls, these buildings offered the comfort, casualness and fantasy of life along the Mediterranean. Providing a neat and tidy appearance, the Spanish Mediterranean Revival style typically includes arched windows, doors and porch openings with a Spanish quality.

The Provincial Revival style, coming from an altogether different part of the globe, became popular at the end of W.W.I. Having a definite idyllic quality, Provincial Revival homes and buildings are characterized by a steep pitched roof, reminiscent of the English and French villages.

**The Mediterranean Revival style is typified by the following characteristics:**

### **Structural Form**

- Rectangular plan with horizontal massing
- Asymmetrical with front porch
- Arcades with arched openings
- One to two stories in height

### **Materials**

- Exterior stucco walls
- Occasional usage of dark stained wood in porch or eaves

### **Windows and Doors**

- Both are frequently arched
- Windows deeply recessed, giving appearance of thick walls

### **Roofs**

- Low-pitched roof covered with tiles, or flat roof with extended parapets



### **Additional Features**

- Arched openings
- Sometimes use of wrought iron
- Patterned tiles



**The Provincial style is typified by the following characteristics:**

**Structural Form**

- Rectangular plan with vertical massing
- Entry is focal point
- Entry often gabled or turreted

**Materials**

- Stucco often with half timbering
- Occasionally some brick or stone

**Windows and Doors**

- Usually prominent picture windows, often arched
- Steeply pitched dormers
- Door often of heavy wood with castle entry quality

**Roof**

- Steep pitched
- Sometimes with decorative composition shingles

**Additional Features**

- Decorative chimney
- Sometimes patterned brick highlighting door
- Often small ventilation windows



## Moderne Styles 1930-1940

In the 1930's there arose a fascination with technology and the industrial power of man. Unlike the similar trend toward the celebration of technical progress under the reign of Queen Victoria, the Moderne style buildings of the 1930's emphasized simplicity rather than heavy ornamentation. The style manifested itself in two very different varieties, the Art Deco Moderne and the Streamline Moderne. A major characteristic of the Art Deco style is the emphasis on verticality through the use of stepped pilasters, parapets and other decoration. Streamline Moderne buildings have sleek, rounded corners and broad, smooth planes.

The only structure in South Laguna in the Moderne style is the Halliburton house, 31172 Ceanothus, which is described as "Moderne with a brutalist influence." Here the functional and forthright use of materials is essence of design. Historical references and superfluous detailing are absent. This house built of cast-in-place concrete fits well visually into its setting on the gray concrete-like San Onofre Breccia cliffs of Aliso Canyon. The material is also an appropriate functional response to the surrounding area, which is surrounded by fire prone chaparral.

**Art Deco Moderne Style is typified by the following characteristics:**

### **Structural Form**

Square or rectangular in plan  
Vertical emphasis through the use of  
pilasters and massing

### **Materials**

Stucco or concrete

### **Windows and Doors**

Many regularly spaced windows  
Simple treatment often separated by  
pilasters

### **Additional Features**

Sunbursts or zigzag pattern decoration  
Prominent, accented entry



**Streamline Moderne Style is typified by the following features:**

**Structural Form**

- Horizontal in massing
- Broad and slick in overall treatment

**Materials**

- Stucco or concrete

**Windows and Doors**

- Many regularly spaced windows and often of glass brick
- Common use of portholes
- Windows curved with rounded corners of building

**Additional Features**

- Horizontal banding to emphasize horizontal quality
- Rounded corners



## **Eclectic Style 1915-1940**

The eclectic style represents that category of housing in Laguna Beach for which there is no other architectural trend that fits the whimsical and imaginative ways in which some houses have been constructed. These unusual and extraordinary houses are generally ample in scale and complex in appearance. Many of them take their roots in the Mediterranean and Provincial Revival trends and others derive more specifically from the English Cotswold mold. Most combine a flair for the fanciful with one or more of these base styles.



## ISSUES AND CONCERNS

The Heritage Committee is advisory only and does not possess the authority to approve or deny alterations to historic structures.

1. The streetscape of older Laguna is changing in terms of size, scale and character of housing.
  - Escalating land values discourage rehabilitation and encourage demolition of older structures.
  - Demolition of older structures, located on multiple lots, is changing the density and the character of the neighborhoods increasing the number of building sites and homes.
  - Extensive remodeling of older homes and buildings that are not listed on the Historic Register is altering the original architectural integrity and changing the character of the streetscape.
  - The streetscape of predominantly older neighborhoods is sometimes compromised by new construction of greater bulk and height than existing residences.
2. There is an insufficient awareness of the community's historic resources and the economic and cultural benefits of their preservation.
  - There is a lack of awareness and appreciation of local historic architecture.
  - There is a lack of knowledge of compatible rehabilitation techniques and approaches.
  - There is not sufficient knowledge of the benefits of placing historic structures on the Historic Register.
3. During construction, deviations to approved plans for projects involving historic structures occur without City approvals.
  - Key architectural elements are removed and replaced during construction.
  - There is no "follow-up" over-sight to Design Review Board approved modifications to historic structures.

## **GOALS AND POLICIES**

The effectiveness of the preservation of historic resources in the City of Laguna Beach is dependent on the establishment of attainable goals and policies. Goals are direction-setting statements. Policies reflect the attainment of specific ends, conditions or steps in achieving goals. They are specific statements that guide decision-making.

### **Goal #1:**

Preserve and enhance buildings and structures of historic significance in Laguna Beach. Assure that neighborhoods which have a preponderance of older homes and which greatly contribute to the village atmosphere be maintained as cohesive neighborhood units through consistency of size, scale and character.

### **Policies**

- 1.1 Create a Historic Preservation Task Force to review and update the Historic Resources List (Inventory).
- 1.2 Implement an outreach program to promote the listing of historic structures on the Historic Register and improve the City's recognition program for owners of listed historic structures to acknowledge exemplary maintenance and preservation efforts.
- 1.3 Protect historic buildings through the implementation and expansion of incentive programs specifically designed to encourage rehabilitation and preservation. Incentive programs could include flexible development standards, fee waivers and property tax reductions.
- 1.4 Expand the Mill's Act Contract program to include "K" and "C" rated structures as "qualified structures."
- 1.5 Provide a process for the City to initiate rescission of registered structures that have been illegally modified so that they no longer meet the criteria for a historic resource.
- 1.6 Continue the current City policy to discourage the demolition of historic resources by providing incentives for relocation.
- 1.7 Ensure the preservation of historic homes by requiring the owners to record a document acknowledging their obligation and responsibilities.

**Goal #2:**

Continue and expand programs practices that encourage an appreciation of history and historic preservation in Laguna Beach.

**Policies**

- 2.1 Require Heritage Committee review of any application for Design Review of any structures, listed or proposed for listing, on the Historic Register.
- 2.2 Support the requirement that the Design Review Board emphasize compatibility, including historic character and context within deliberations of new or remodeled structures.
- 2.3 Provide specific guidelines for the rehabilitation of historic structures, including “how-to” and pictures or illustrations of successful projects.
- 2.4 Foster community pride through identification and aesthetic improvement of historic sites and areas, such as plaque programs and historically relevant brochures.
- 2.5 Require the City to identify and list all eligible City-owned structures on the Historic Register.
- 2.6 Prepare a manual showing techniques of preservation to help property owners understand what to expect during remodeling/restoration process and to provide information on how preservation can be accomplished within local ordinances.
- 2.7 Disseminate information on the provisions of the Historic Preservation Ordinance.
- 2.8 Promote the use of the State Historical Building Code.

**Goal #3:**

Promote community awareness of local history and historic architecture and enhance recognition of the City’s historic role as an important art colony and seaside resort.

**Policies**

- 3.1 Increase awareness and appreciation for Laguna Beach’s cultural and historic heritage through activities and events, such as designating May, as the City’s Heritage Month.
- 3.2 Appoint a City staff person to monitor remodeling activity of historic homes to ensure compliance with approvals.
- 3.3 Appoint a City staff person as a “Historic Preservation Administrator,” to act in an advisory role to the Heritage Committee and Design Review Board.

- 3.4 Identify specific City owned vacant properties where historic buildings could be relocated when threatened with demolition.
- 3.5 Encourage property owners to seek listing for appropriate properties on the National Register of Historic Places and the California State Register of Historical Resources.
- 3.6 Work with local Historic Preservation groups to develop a program that informs new buyers of historic homes of the benefits and responsibilities of owning a historic resource.



**IMPLEMENTATION OF GOALS AND POLICIES**

GOALS AND POLICIES	CITY	OTHER PUBLIC ENTITY	COMMUNITY GROUPS	PRIVATE INDIVIDUAL
<p><b>Goal #1</b> Preserve and enhance buildings and structures of historic significance in Laguna Beach. Assure that neighborhoods which have a preponderance of older homes and which greatly contribute to the village atmosphere be maintained as cohesive neighborhood units through consistency of size, scale and character.</p>				
<p><b>Policies</b></p>				
<p>1.1. Create a Historic Preservation Task Force to review and update the Historic Resources List (Inventory).</p>	●		●	
<p>1.2. Implement an outreach program to promote the listing of historic structures on the Historic Register and improve the City’s recognition program for owners of listed historic structures to acknowledge exemplary maintenance and preservation efforts.</p>	●		●	
<p>1.3. Protect historic buildings through the implementation and expansion of incentive programs specifically designed to encourage rehabilitation and preservation. Incentive programs could include flexible development standards, fee waivers, and property tax reductions.</p>	●			
<p>1.4. Expand the Mill’s Act Contract program to include “K” and “C” rated structures as “qualified structures.”</p>	●			
<p>1.5. Provide a process for the City to initiate rescission of registered structures that have been illegally modified so that they no longer meet the criteria for a historic resource.</p>	●			
<p>1.6. Continue the current City policy to discourage the demolition of historic resources, by providing incentives for relocation.</p>	●			
<p>1.7. Ensure the preservation of historic homes by requiring the owners to record a document acknowledging their obligation and responsibilities.</p>	●			●
<p><b>Goal #2</b> Continue and expand programs and practices that encourage an appreciation of history and historic preservation in Laguna Beach.</p>				

GOALS AND POLICIES	CITY	OTHER PUBLIC ENTITY	COMMUNITY GROUPS	PRIVATE INDIVIDUAL
<b>Policies</b>				
2.1. Require Heritage Committee review of any application for Design Review	●			
2.2. Support the requirement that the Design Review Board emphasize compatibility, including historic character and context	●		●	
2.3. Provide specific guidelines for the rehabilitation of historic structures. Include “how-tos” and pictures and illustrations of successful projects.	●			●
2.4. Foster community pride through identification and aesthetic improvement of historic sites and areas, such as plaque programs and historically relevant brochures.	●	●	●	●
2.5. Require the City to identify and list all eligible City-owned structures on the Historic Register.	●			
2.6. Prepare a manual showing techniques of preservation to help property owners understand what to expect during remodeling/restoration process and to provide information on how preservation can be accomplished within local ordinances.	●		●	●
2.7 Disseminate information on the provisions of the Historic Preservation Ordinance.	●		●	●
2.8. Promote the use of the State Historical Building Code.	●			
<b>Goal #3</b> Promote community awareness of local history and historic architecture and enhance recognition of the City’s historic role as an important art colony and seaside resort.				
<b>Policies</b>				
3.1. Increase awareness and appreciation for Laguna Beach’s cultural and historic heritage through activities and events such as designating May as the City’s Heritage Month.	●	●	●	●
3.2. Appoint a City staff person to monitor the remodel activity of historic homes to ensure compliance with approvals.	●			

GOALS AND POLICIES	CITY	OTHER PUBLIC ENTITY	COMMUNITY GROUPS	PRIVATE INDIVIDUAL
3.3. Appoint a City staff person as a “Historic Preservation Administrator,” to act in an advisory role to the Heritage Committee and Design Review Board.	●			
3.4 Identify specific City owned vacant properties where historic buildings could be relocated when threatened with demolition.	●			
3.5. Encourage property owners to seek listing for appropriate properties on the National Register of Historic Places and the California State Register of Historical Resources.	●			●
3.6 Work with local Historic Preservation groups to develop a program that informs new buyers of historic homes of the benefits and responsibilities of owning a historic resource.	●		●	●

## **APPENDIX D. GENERAL PLAN LAND USE ELEMENT**



# **CITY OF LAGUNA BEACH LAND USE ELEMENT**

## **CITY COUNCIL**

Jane Egly, Mayor  
Verna Rollinger, Mayor Pro Tem  
Kelly Boyd  
Toni Iseman  
Elizabeth Pearson

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Special thanks to Planning Commissioner's Dietrich and Grossman for their tremendous leadership and to Barbara Metzger for editing this document.

# **CITY OF LAGUNA BEACH**

## **LAND USE ELEMENT**

Adopted by the City Council  
February 7, 2012  
Ordinance No.1559

# MISSION STATEMENT

To ensure that the City of Laguna Beach will endure for future generations as a thriving, sustainable community that respects and nurtures our scenic natural surroundings, village character, and quality of life.

## GUIDING PRINCIPLES

The following guiding principles provide the basis for detailed policies included in the General Plan elements.

1. **Strengthen our sense of community.** The General Plan envisions Laguna Beach as a place of abundant scenic natural beauty, small-town village charm, and cultural diversity. Laguna residents take great pride in their community, which has a tradition of promoting the arts, historic preservation, and participation in civic and community organizations. The community is made up of quiet, close-knit neighborhoods of beachside and hillside homes. The residential neighborhoods are complemented by amenities such as the beaches, trails, shops, and restaurants, and these amenities are easily accessible to residents and visitors. Ongoing public education, civic participation, and monitoring regional growth are keys to maintaining and enhancing the positive characteristics of the community.
2. **Preserve and enhance the community's natural environment and distinctive setting in the region—a picturesque seaside community surrounded by hillside open space.** The City's built environment is shaped and influenced by its natural setting. Scenic views of the Pacific coastline, hillsides, and canyons are distinctive elements of this setting and greatly enhance the community's image and sense of place. Ensuring that the City's environmentally sensitive surroundings are maintained as open space is vital to maintaining its character. As stewards of the environment, community members understand the importance of preserving environmentally sensitive open spaces, marine resources, water quality, and air quality for future generations. The City is committed to sustainable development patterns by ensuring that all future development complies with General Plan policies and development standards and that land zoned for open space is maintained in its natural condition.
3. **Enhance recreational opportunities for residents and visitors, while protecting environmentally sensitive natural resources.** Laguna Beach is situated in one of the most scenic settings in the State. Picturesque views of the Pacific coastline, hillsides, and canyons attract many visitors to the community year-round. Laguna Beach also has numerous environmentally sensitive areas and habitat that must be protected and preserved. The General Plan responds to this challenge directly and proactively, through a comprehensive, integrated strategy to facilitate and manage the influx of visitors in ways that deliberately avoid adverse effects on local resources. The General Plan



provides multiple policies designed to integrate resource protection with active planning to accommodate visitors.

4. **Minimize the impact of the automobile on the character of Laguna Beach and emphasize a more pedestrian-oriented environment, safer sidewalks/pathways, landscaped buffer zones, and alternative means of transportation.** Transportation alternatives are a high priority for Laguna Beach, particularly during the summer festival season. During the summer months and on holidays and weekends Laguna Beach is frequently impacted by traffic. Through its General Plan policies, the City continually strives to facilitate the movement of traffic in a safe and uncongested manner consistent with a pedestrian-oriented community. The proximity of some commercial and residential land uses in the City and mixed-use development are ideal for pedestrian and bicycle use. General Plan policies promote and encourage a pedestrian-oriented community by developing a system of bicycle rights-of-way and pedestrian paths, increasing alternative transit opportunities, and discouraging high-speed traffic along City streets.
5. **Enhance the downtown by preserving its village character and ensuring a variety of unique businesses and activities.** The City strives to preserve the village atmosphere of the downtown, which is characterized by its pedestrian orientation, low-scale buildings, a variety of commercial, restaurant, office, residential and public facilities uses, Main Beach, historic landmarks, and diverse architectural styles. The Downtown Specific Plan (DSP) is the primary means of implementing the General Plan policies to preserve the downtown. The DSP preserves the unique qualities of the downtown by establishing design guidelines and criteria for maintaining a balanced mix of land uses and addressing potential safety hazards.
6. **Foster and promote a balance of retail opportunities for residents and visitors.** Laguna Beach is a highly desirable beach community and prime tourist destination. In order to preserve and provide a balanced mix of uses for both residents and tourists, the City has established districts for the location of visitor commercial and resident-serving uses.
7. **Ensure development is responsive to individual site constraints.** The General Plan recognizes that most development and/or redevelopment will inevitably involve infill projects or building on difficult sites, sites that are characterized by multiple constraints. General Plan policies set forth our philosophy that development, including remodels and the creation of new building sites, should begin with an awareness of constraints inherent in the particular site being developed. Planning, access, siting, and design choices should reflect a response to the particular characteristics and challenges associated with the site; examples include constraints related to the presence of significant natural resources and safety hazards as well as those related to the need for infill projects to be compatible in design, scale, and character with the surrounding neighborhood. Design guidelines, in conjunction with the applicable zoning standards, guide the Design Review Board toward approval of well-designed buildings, landscaping, and open spaces all of which reflect the quality and values of the

community, enhance the visual character of neighborhoods, and preserve views and privacy to the greatest extent feasible. The General Plan sets forth the philosophy avoidance of negative impacts is preferred to mitigation of those impacts.

8. **Ensure that infrastructure is strengthened and maintained.** The City's public infrastructure supports the type, distribution, and intensity of land uses designated in the General Plan. Standards for capital facilities and public services such as streets, parks, storm drainage, water, sewers, and fire safety are established to ensure that growth does not exceed capacity. Although the community is essentially built-out, the General Plan reinforces the City's commitment to maintain and upgrade its aging infrastructure.
9. **Encourage cultural, ethnic, and social diversity.** Culture and the arts have been the cornerstones of the community for many years. Laguna Beach is widely known as the home of the summer art festivals and numerous local artists. Local playhouses, an art museum, an art college and numerous galleries are indicative of the art influence in the community. To reinforce its commitment to the arts, the City has established the Arts Commission to review and recommend public art and to promote art-related uses throughout the community. The City has also adopted a Historic Resources Element and a related ordinance to encourage the long-term preservation of historically significant buildings. The General Plan policies promote social diversity by planning for a range of housing types from single-family dwellings to multiple units and mixed-use developments, artists' live/work units, and low-income disabled, senior citizen, and studio housing.
10. **Ensure that safety and disaster preparedness are considered in all City decisions.** Hazard and risk evaluation is important in determining the appropriateness of land use changes, especially in the steep hillsides, rugged canyons, flood plains, and varied terrains of Laguna Beach. These topographic features accentuate geologic, hydrologic, and fire hazards and require thorough evaluation and analysis as a part of the land use and design planning processes. The Land Use Element contains numerous policies that address hazard and safety planning. The City's Safety Element addresses emergency planning/response, hazardous materials, geologic hazards, fire hazards, flood hazards, and shoreline protection.
11. **Ensure that sustainability guides City policy.** The City recognizes the magnitude of the challenge that climate change poses. The City can move toward sustainability and reduction of greenhouse gas emissions by the way it manages land development and building construction, conserves habitats and natural resources, provides efficient transportation and mobility systems, and develops its infrastructure and public services. Sites should be planned, buildings designed, and infrastructure developed to reduce the consumption of energy, water, and raw materials, generation of waste, and use of toxic and hazardous substances. The General Plan establishes a framework to ensure that the City is sustainable, resilient, and regenerative for residents, visitors, and future generations.

**LAND USE ELEMENT**

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# **INTRODUCTION**

This section establishes the framework for the Land Use Element by discussing the history of the General Plan in California, the legislative requirements for a land use element, and the organization and content of the element.

## **Section 1: Introduction**

### General Plan and Land Use Element Purpose

The responsibility for land use planning has rested with local government for many years. The State of California first enacted legislation in 1937 that required cities and counties to prepare and adopt Master Plans. Initially, these Master Plans were rudimentary and performed a limited role in long-range community development. In later years, however, the General Plan, as it is currently referred to, matured in meaning and importance to become the cornerstone of local land use planning. As a long-range blueprint guiding community development, the General Plan consists of seven mandatory elements: Land Use, Circulation, Housing, Open Space, Conservation, Safety, and Noise.

The General Plan addresses a broad range of issues and is the controlling document in land use regulation. The Plan is implemented by regulations such as those found in the zoning ordinance, specific plans, the subdivision ordinance, and building codes. The text, policies, and diagrams within each General Plan element must be consistent with one another. The Zoning Ordinance and other General Plan implementation tools must be consistent with the General Plan.

The Land Use Element (LUE) designates the type, intensity, and general distribution of land uses and is a guide for decision makers, the public, and planners with regard to future public and private land use and development. As the element with the broadest scope, the LUE is considered to be most representative of the General Plan. Essentially, the goals, policies, and actions of the LUE provide a long-range context for short-term decisions. The LUE also coordinates the policies of the other elements and synthesizes them in the land use plan and may even go beyond physical planning to address social and economic issues.

State law requires the LUE to be organized into two principal components: text describing goals, policies, and implementing action and land use plan maps and diagrams. The text describes the existing community land use and issues, sets forth goals and policies for the future and actions to implement the goals, and establishes categories for population density, building intensity, and development control. The maps and diagrams establish the distribution and types of land use in graphic form.

### History of Laguna Beach Land Use Element

The first attempt at comprehensive planning by the City of Laguna Beach occurred in 1955, when it adopted a Master Plan that addressed growth and development within the City and the surrounding area. In 1959, a more formal and comprehensive General Plan was adopted, consisting of three separate elements--Land Use, Circulation, and Recreation. This General Plan provided the direction for growth in the City until 1972, when the City Council adopted a new, expanded Land Use Element.

Since 1972, the purview of the City's General Plan has increased dramatically. The advances in the City's comprehensive planning efforts are due to a combination of factors, including growing public interest in community planning, the emergence of new State planning requirements, and

changes in the financial profile of the City, which require a closer examination of service costs versus community benefits.

Since the last comprehensive LUE update in 1983, the City's planning area has expanded considerably with the annexation of South Laguna, Old Top of the World, and Allview Terrace in 1987 and the Laguna Canyon area in 1989.

### Time Frame

There are two reasons for designating a time frame for the LUE: 1) it establishes an implementation schedule for achieving community goals through implementing actions and 2) it sets long-term policy for day-to-day decision-making. Implementing changes in land uses and community goals takes considerable time. A short time frame such as 5 years may be too brief to provide for realistic planning. A very long-range plan, however, may not be responsive to economic and social changes. In the past, jurisdictions typically chose 15 to 25 years as the time frame for a LUE. Today, the long-term horizon for the General Plan is typically 15 to 20 years.

For purposes of this Land Use Element, a 15-year time horizon has been selected as a basis for measuring community growth and policy development. This time should provide the City with the necessary flexibility to adapt to changing community interests, values, and priorities. The 15-year time horizon does not establish an end point but rather sets forth a general context in which to make shorter-term decisions.

The LUE actions, which are strategies to carry out a General Plan policy in order to achieve community goals, have designated specific time frames. Actions that have been prioritized for implementation within a relatively short time period are designated "short-term" for a maximum 3-year implementation. "Medium-term" is for a maximum 8-year, and "long-term" for a maximum 15-year implementation time frame.

### Geographic Application

The LUE must by law encompass the entire jurisdiction of the community. The Element, however, extends to areas outside its jurisdiction. These areas are usually the City's "sphere of influence," but they may simply be areas which in the City's judgment "bear relation to its planning" (Government Code Section 65300).

The City of Laguna Beach is surrounded by open space. This open space encompasses approximately 30,000 acres of largely undeveloped lands and includes Laguna Coast Wilderness Park, Aliso and Wood Canyons Wilderness Park, Crystal Cove State Park, and Laguna Laurel Ecological Reserve. This public open-space land is principally under the jurisdiction of the State and the County of Orange and physically separates the City from the urbanization occurring elsewhere in the County. These lands provide density relief and open space and share with the City watersheds, drainage systems, road and trail linkages, air space, recreational resources, and interdependent biological communities. Because of this relationship, the LUE establishes a planning area which includes these open-space lands. This area formal recognition of the impact of this spectacular open space on the community, the City's past participation in its acquisition,

and its desire to continue to participate in the future.

While the City cannot directly control land use within these State and County open-space lands, it can influence the outcome of State and County decisions regarding the area and can establish a cooperative relationship with these governmental agencies to maintain the greenbelt as a regional open-space and conservation resource in the face of mounting developmental pressures.

#### Relationship to the Coastal Plan

Like all coastal communities in California, the City of Laguna Beach must observe the provisions of the California Coastal Act of 1976. In contrast to most coastal communities; however, most of the entire City is included in the coastal zone. Only the 522-acre Sycamore Hills area within the City is excluded.

This coastal zone designation has created the need for close coordination between coastal planning and the City's General Plan. The Coastal Act requires that land uses in cities' coastal zones be regulated by a Local Coastal Plan. Because the Local Coastal Plan covers so much of Laguna Beach, the LUE Map is virtually identical geographically to the Coastal Plan Map.

In addition, the issues and policies of the two plans often overlap. For example, both plans address parking and circulation, watercourse protection, hillside development, and recreational lands. The Local Coastal Program, however, maintains a slightly different orientation from the General Plan, with particular emphasis placed on coastal-related issues such as tide pools, shoreline access, and coastal bluffs.

Given the interrelationship between these subjects and the City's General Plan, the Coastal Plan has been physically integrated into this element and the Open Space/Conservation Element. These elements contain policies and development standards related to the Coastal Plan and are intended to implement the provisions of the Coastal Act.

#### Citizen Participation and the Visioning Process

Public participation has traditionally performed a valuable function in the planning process, particularly in reflecting community values, needs, and goals. In the City of Laguna Beach, citizen participation has been a particularly important feature of the local planning process, providing residents an opportunity to express their thoughts and viewpoints and interact in the decision-making process. This community participation has added quality and credibility to planning studies and engenders public understanding of, and support for such plans.

Citizen involvement played an instrumental role in the early development of the LUE. In the early 1980s, the Laguna Beach City Council formed citizen advisory committees to study the various elements of the General Plan. The principal responsibility of the committee was the identification of significant planning issues and formulation of goals, objectives, and implementation measures.

In 2001, the Vision Steering Committee, with the input of more than 2,000 community members

and over 100 groups, completed a two-year visioning process which culminated in the completion of the Vision Laguna 2030 Final Report and Strategic Plan. The basis of the Plan is a shared vision for the future of Laguna Beach. This shared vision includes preserving and enhancing the following community aspects: 1) community character as it relates to people and place, 2) resident and visitor mobility, 3) environmental responsibility, 4) arts and culture, 5) economic sustainability, and 5) governance and civic participation.

The Planning Commission and Planning Commission Subcommittee held numerous public workshops during the LUE update, and the concepts and themes of the Vision Laguna Plan were incorporated into the Goals, Policies, Actions and Implementation Program set forth in LUE Section 7.

### Organization of the Land Use Element

The LUE is organized into seven sections. Following this introduction, Sections 2-5 address the physical setting of the City, its population and economic characteristics, and its existing land uses. Section 6 describes the categories utilized on the land use plan map. Section 7 consists of a series of goals, policies, actions and implementation procedures dealing with the major land use concerns identified by the community and the City Council. Considerable detail has been included in these issue statements because it is important for the community to understand the reasoning that led to each policy.

These sections work together like chapters in a book. Different chapters are important at different times and in different situations. The background sections, for example, will be used to provide information on the characteristics and values of the community, whereas the land use map and the goals, policies, actions and implementation section will be utilized to evaluate development requests for consistency with the General Plan.



# **PHYSICAL SETTING**

This is the first of four sections that collectively describe the physical, social, and economic characteristics of the City. This community profile forms the factual basis for the policies and land use designations in the Land Use Element. The profile begins with the physical setting of Laguna Beach—its geography, soils, and climate, the characteristics that give form to the City’s environment.

## Section 2: Physical Setting

### Geomorphic Regions

The City of Laguna Beach is situated in an unusual setting not found elsewhere in the County of Orange. This site results from both the location of the City as a seaside community and its physical elements, characterized by steep hillsides, rugged canyon bottoms, prominent ridgelines, and large areas of open space. These conditions physically separate Laguna Beach from the urbanization occurring elsewhere in the County and provide a natural open-space buffer around the community.

The particular physical features of the City can be divided into three geomorphic regions: Coastal Fringe; Hillsides, Canyons, and Ridges; and the Central Basin.

Coastal Fringe. The coastal fringe is composed of the coastal terrace and the Pacific shoreline.

The coastal terrace is traversed by the Pacific Coast Highway and flanked by urban development. It is generally level, although gullies and arroyos cut across the terrace, which terminates at wave-cut sea cliffs that range in height from a few feet to nearly 140 feet above sea level.

The Pacific shoreline measures about 3.5 miles along the general coastal outline and 6.2 miles along the actual detailed water line. This difference is a reflection of the topographic irregularity of the coastline created by the presence of prominent headlands and small pocket beaches. The cliffs and headlands in Laguna Beach are famous for their unusual rock formations.

Some of these rock formations are more susceptible to erosion than others as a result of their particular geologic composition and exposure to erosion elements. Most of the prominent headlands, for example, are composed of hard and resistant volcanic and/or cemented sedimentary rock, hence their continued prominence along the City's shoreline. In contrast, coves that contain small pocket beaches are a reflection of weaker bedrock that weathers, erodes, and retreats more rapidly than headland formations.

Hillsides, Canyons, and Ridges. The major canyons of the Laguna Beach area--Laguna Canyon, Hidden Valley, Rimrock Canyon, and Bluebird Canyon--were initially formed by geologic uplifting of the San Joaquin Hills and subsequent stream cutting that gradually eroded weaker rock formations into deep canyons. Common features of these canyons are steep slopes that expose bedrock where surface topsoil has been eroded and displaced downstream into the Pacific Ocean. These canyons reveal evidence of geologically problematic dip-slope conditions where the topographic slope surface conforms in angle to the inclination of the underlying bedrock strata.

Central Basin. This area is characterized by the broad, nearly level expanses of land situated at the confluence of Laguna Canyon and the Pacific Ocean. This area exhibits soft, non-expansive-to-locally-expansive soil conditions resulting from stream sedimentation. These alluvial sediments range from a few feet to over 100 feet thick. Groundwater levels in the central basin are relatively high, with seasonal fluctuations ranging from 5 to 15 feet below ground surface.

## Geology

*Geologic Structure.* Five predominant rock formations underlay the City of Laguna Beach. 1) Marine and Continental Terrace Deposits made-up of conglomerate, gravel, sand and silt; 2) the Monterey Formation, made-up of interbedded silty and silicious shale and siltstone; 3) volcanic rock; 4) the San Onofre Formation, a sedimentary breccia and conglomerate with coarse sand boulders and quartzite locally interbedded with sandstone and sandy siltstone; and 5) the Topanga Formation, generally consisting of silty sandstone and interbedded siltstone and porous rock.

The geological formation of the Laguna Beach area began approximately 15-20 million years ago as layers of sediment were deposited beneath the sea, followed by volcanic activity, which injected hard rock into fissures. Fine volcanic ash was also deposited, sometimes incorporated with sand and silt, occasionally as a distinct layer. While these processes were occurring, seismic forces folded, faulted, and lifted the mass above sea level, allowing erosion to attack the layers of rock tilted from their original, nearly horizontal position.

Local landforms within the city were primarily caused by uplift of the San Joaquin Hills and erosion and wave action working on the hard and soft layers of rock. The harder and more resistant layers tended to remain as outcroppings, sometimes forming steep cliffs, while the softer rock was more readily removed, allowing stream action to form canyons.

The current phase of geological development began with a series of intermittent uplifts that have continued at a diminished rate into the present. During the pause between uplifts, the sea was able to attack the rock located at sea level, cutting a bench or terrace. These elevated coastal terraces are prominent features in the topography of Laguna Beach, and their broad, nearly level expanses invited early development.

During and following the last ice age a dramatic 300+ foot fall and subsequent rise of sea level resulted in the deposition of the alluvial central basin area in Laguna Canyon. This process was not quite complete when the first Anglo settlers arrived and they found the mouth of this canyon, which is now the downtown basin, somewhat swampy.

*Faults.* The City of Laguna Beach lies in a seismically active zone vulnerable to ground shaking and related geologic hazards. There are four major active faults in the region: the nearby Newport-Inglewood Fault Zone (5 miles west), the San Joaquin Hills Thrust Fault (underlying all of Laguna Beach), the more distant San Jacinto Fault (50 miles northeast) and the San Andreas Fault (55 miles northeast). Locally, Laguna Beach has three major inactive fault systems, including the Laguna Canyon, Temple Hills, and Pelican Hill faults. The Laguna Canyon Fault is best revealed by the steep scarps at the back of Bluebird and Rimrock Canyons. Erosion rather than current faulting is responsible for these exposures. This fault can be followed from South Laguna to the vicinity of the University of California at Irvine (UCI) campus. The Temple Hills Fault is not as conspicuous, trending in an east-west direction generally perpendicular to the Laguna Canyon Fault. Its trace runs from the upper portion of Bluebird Canyon to the downtown basin. The Pelican Hill Fault extends from North Laguna to Irvine near UCI.

Technically, all of these faults are inactive, which means that geological evidence shows that no motion has occurred for 11,000 to three million years.

Slope. Slope is an important consideration in land use planning. Slope stability is dependent upon a number of factors. The most important factor is the type of earth materials such as bedrock, sediment, or soil and the related characteristics such as structure, strength, vegetative cover, and the steepness of slope. Rainfall, erosion, earthquakes and human activities such as grading and irrigation also strongly affect slope stability.

Ancient landslides are present underlying the hillsides in a number of locations throughout the city. Some of these ancient landslides have been reactivated as a result of periods of above-average rainfall (Bluebird Canyon, 1978). In other areas, rainfall may result in new landslides (Bluebird Canyon, 2005). In general, these features occur in sedimentary bedrock units that have predominantly siltstone layers and a structural orientation that is adverse as related to topography.

Surficial instability, mudflows, and soil slumps can occur on the steeper natural slopes within the City during and shortly after periods of heavy rainfall (Laguna Canyon, 1998).

### Soils

Soil development within the City relates to the geomorphic setting and the underlying geologic formation. In the hillside areas soil development is relatively slow, and the composition relates to the underlying rock type such as sandstone, siltstone, or conglomerate. Soil development on the coastal terrace is influenced by the underlying, relatively sandy terrace deposits as well as the materials transported from the adjacent hillside. Soil development within the central basin is related to stream deposition from Laguna Canyon. Depending on the parent material, some soils are fine-grained, expansive, and/or compressible while others are coarse and dense.

### Groundwater

Groundwater is present at a shallow depth within the central basin. Elsewhere, groundwater is generally perched at the bedrock-terrace contact in the coastal terrace as well as within the more permeable layers of the various bedrock units. Additionally, groundwater is located in the canyon bottoms, most notably in the winter and spring.

### Climate

Climate plays an important role in the physical setting of Laguna Beach. The City's temperature, rainfall, and wind are typical of a Mediterranean climate characterized by mild winters, warm summers, moderate rainfall, and general year-round sunshine with the exception of coastal morning fog during the spring and summer months.

Temperatures in Laguna Beach typically range from 59° F to 85° F during the summer and from 30° F to 80° F in the winter. The average rainfall in Laguna Beach is 12 to 13 inches per year but can be over 30 inches in extreme years. Over 90 percent of the rainfall occurs between late

October and early April. The distribution of rainfall can be extremely irregular, with torrential downpours in one area while another receives only light showers.

Some of the rain that falls on the crest and on the side slopes of the San Joaquin Hills emerges in wet years as springs and seepages near the foot of the northern slopes and generally at the base of the terrace deposits where impermeable rock is encountered. These springs remain active during most of the summer, as illustrated by those in the Heisler Park area.

Wind, in combination with other climatic and geographic features, is a significant aspect of the City's physical setting. Prevailing winds in Laguna Beach are sea breezes that are generally low in velocity, attaining speeds of 10 to 20 mph. Typically, sea breezes are beneficial to the community because they propel air pollutants inland and provide a cooling effect during the warm summer months.

In addition to prevailing sea breezes, the City receives strong seasonal winds, generally during the fall and winter months. Referred to as Santa Ana winds, they are hot, dry northerly-to-northeasterly winds that often attain velocities in excess of 40 mph. Santa Ana winds are particularly damaging because they frequently occur during the driest season of the year, increasing the risk of rapidly spreading fires.

# **POPULATION CHARACTERISTICS**

This section describes the characteristics of the City's population and housing stock and the growth that is expected in the future. This information is used in land use planning to forecast community needs and evaluate the cost and delivery of infrastructure systems and City services.

### Section 3: Population Characteristics

#### Historic Perspective

Laguna Beach has experienced continuous growth in population since its incorporation in 1927. In that year, the City's population approached 1,500 residents. The original city limits consisted of only 690 acres, which generally encompassed the downtown basin and surrounding flat areas. In subsequent years, as the City continued to expand its jurisdictional limits, the population in Laguna Beach similarly increased. The City of Laguna Beach has 8.84 square miles of territory and a population of 23,727 residents according to the 2000 Census.

The actual growth rate in Laguna Beach has fluctuated over the years, with an annual increase of 12.5% between 1930 and 1940, 4.9% between 1940 and 1950, and 3.9% between 1950 and 1960. The annual increase between 1970 and 1980 was 2.3%; between 1980 and 1990, it was 2.9%. Since 1990, the average annual increase in population has slowed to .2%. Table 3-1 provides a summary of population totals since incorporation of the City.

Table 3-1

POPULATION CHARACTERISTICS			
<u>Year</u>	<u>Total Population</u>	<u>Percent Increase</u>	<u>Percent Average Annual Increase</u>
1927	1,500		
1930	1,981	32.1	10.6
1940	4,460	125.1	12.5
1950	6,661	49.3	4.9
1960	9,288	39.4	3.9
1970	14,550	56.6	5.6
1980	17,901	23.0	2.3
1990 <sup>1</sup>	23,170	29.4	2.6
2000	23,727	2.4	.2

<sup>1</sup>The large population increase that occurred between 1980 and 1990 was largely the result of the annexation of South Laguna (1987) and Laguna Canyon (1989). South Laguna added approximately 4,500 residents and the Laguna Canyon Annexation added approximately 200 residents to the City. Of the 29.4% growth between 1980 and 1990, the annexations of South Laguna and Laguna Canyon contributed close to 90%.

Source: 2000 U.S. Census

#### Current and Projected Trends

The City's growth will likely continue but at decreasing rates when compared with historical trends because of the diminishing supply of buildable land in the City and the unlikely prospect of annexing substantial areas of land. The majority of vacant land is constrained by steep terrain, access difficulties, and environmental hazards. These constraints may result in greater attention to land recycling or rehabilitation in the older developed areas of the City, such as the downtown

basin and the coastal plain. Some properties that are currently underutilized in terms of zoning density, such as the R-2 lots in North Laguna, may gradually be redeveloped to more intensive use. This development trend toward intensification includes not only adding residential units to an underutilized lot but also increasing the size of an existing house. Table 3-2 depicts the estimated growth in Laguna Beach to the year 2020, based upon historical trends, new development potential, redevelopment opportunities, and land use constraints.

Table 3-2

POPULATION AND HOUSING PROJECTIONS

<u>Year</u>	<u>Population</u>	<u>Total Dwelling Units</u>
1990	23,170	12,846
2000	23,727	12,965
2005	23,834	13,030
2010	23,942	13,080
2015	24,049	13,130
2020	24,157	13,180

Source: City of Laguna Beach Department of Community Development, Cal State Fullerton Center for Demographic Studies, 1990 and 2000 U.S. Census

The City's population is influenced by the influx of seasonal residents and visitors during the summer months, non-summer weekends and holidays. It is estimated that the resident population increases to approximately 45,000 and that the daily influx of visitors is between 25,000 and 35,000 people during July and August. During the past decade, the number of visitors during non-summer weekends and holidays has increased. The large seasonal concentration of both residents and daily visitors impacts City services and the demand on existing and planned infrastructure systems.

Age and Income Profile

The social and economic characteristics of the City's residents have gradually changed over the years. Table 3-3 shows the age distribution of the community from 1980 to 2000. Several trends can be derived from the information contained in this table. Although the largest segment of the City's population remains the age group 25-44, this age group has declined from 50% of the population to 37% in 2000. At the same time, the older adult population (age group 45-64) has increased from approximately 20% of the population to 34% in 2000. Both the oldest age group (65 and over) and the youngest (17 and under) have stayed fairly consistent at approximately 13% and 15% of the population, respectively.

The biggest rate of change occurred with the age group 55-64 with a 49.6% increase in



population between 1990 and 2000. Not surprisingly, the population in Laguna Beach, as in many other communities, is aging.

Table 3-3

AGE DISTRIBUTION AND COMPARISON

	<u>1980</u>	<u>% of Total</u>	<u>1990</u>	<u>% of Total</u>	<u>2000</u>	<u>% of Total</u>	<u>% Change</u> <u>1990-2000</u>
Under 5	638	3.6	921	4.0	992	4.2	+7.7
5 – 17	2,332	13.0	2,179	9.4	2,681	11.3	+23.0
18 – 24	1,902	10.6	1,722	7.4	1,069	4.5	-37.9
25 – 44	7,012	39.2	9,233	39.9	7,796	32.9	-15.6
45 – 54	1,868	10.4	3,723	16.1	4,802	20.2	+29.0
55 – 64	1,720	9.6	2,166	9.3	3,241	13.7	+49.6
65 & over	2,429	13.6	3,226	13.9	3,146	13.3	-2.5

Source: 1980, 1990, and 2000 U.S. Census

The 2000 U.S. Census reported a substantial rise (44%) in family median income in Laguna Beach in the previous decade, increasing from \$70,219 in 1989 to \$100,778 in 1999. At the same time, the median family income for Orange County rose 26%. Table 3-4 shows the historical trend in income for the City, demonstrating that Laguna Beach has evolved from a bohemian and artists' enclave in 1969 to a very high-income city by 1999. In 1969, the Laguna Beach median family income was one-third of the County's, yet by 1999, the median family income in Laguna Beach was 55% higher than the County's figure.

Table 3-4

MEDIAN FAMILY INCOME

	<u>1969</u>	<u>1979</u>	<u>1989</u>	<u>1999</u>
Laguna Beach	\$12,800	\$30,325	\$70,219	\$100,778
Orange County	\$38,516	\$25,919	\$51,167	\$ 64,611

Source: 2000 U.S. Census and U.S. Census archives

While the median income for all Laguna Beach households is higher than the County median, Table 3-5 shows that not all households in Laguna Beach are equal. Nonfamily households and single/unmarried female householders represent median income levels that are approximately 50% of the married-couple families' median income.

Table 3-5

MEDIAN INCOME BY HOUSEHOLD TYPE, 2000

	<u>Nonfamily</u>	<u>Married-Couple Families</u>	<u>Female Householder, No Husband Present</u>	<u>Household</u>
Laguna Beach	\$56,325	\$100,778	\$48,304	\$75,808
Orange County	\$40,152	\$ 72,878	\$37,883	\$58,820

Source: 2000 U.S. Census

# **ECONOMIC CHARACTERISTICS**

This section is an overview of the City's economy and its pattern of revenues and expenditures. It is included in the Land Use Element because the City's designation of land uses can strongly influence its economic growth and viability by determining the amount of land that can be devoted to a particular use. Land use designations should encourage local business activity and employment opportunities while achieving community objectives of providing homes, open space, and recreation. Land uses that require significant expenditures for City services must be carefully evaluated in light of expected revenues while planned amenities must be tied to future sources of income.

## **Section 4: Economic Characteristics**

### Employment and Business

As indicated in Table 4-1, the total number of estimated employees, for all business establishments in the City increased from 9,017 in 2003 to 12,709 in 2008. Visitor-serving businesses made a substantial contribution to the employment of wage-earners in Laguna Beach. As evidenced by the figures in Table 4-1, the “Hotels and Lodging” industry provided 1,626 jobs and “Eating and Drinking” establishments provided 1,608 jobs, which made up over 25 percent of all employment in the City. “Health Services” represented 8.5 percent of the workforce, providing 1,085 jobs, and the “Government” sector maintained 7.5 percent of the workforce, providing 953 jobs.

As indicated in Table 4-2, the estimated number of businesses in the City in 2008 was 2,122. The “Service” sector included 957 businesses (45.1%), the category of “Other Services” 621 businesses (23.9%), and “Health Services” 134 businesses (6.3%). The “Retail Trade” sector included 532 businesses (25.1%). From the information presented in Tables 4-1 and 4-2, it appears that businesses in both the “Service” and “Retail Trade” sectors tend to be fairly small. The “Service” sector employs an average of 6.8 people per establishment and the “Retail Trade” sector an average of 5.9 people per establishment.

### City Revenues and Expenditures

An important aspect of the City's economy is its revenue sources and expenditures. A review of the City's total revenues for the past five fiscal years indicates a 55.52% increase in revenues between 2003 and 2007 (Table 4-3). However, overall revenues have increased at a variable rate during that time period. From 2004 to 2005 revenues increased by 17%, and from 2005 to 2006 revenues increased by 8%.

Property taxes in Laguna Beach represent the largest percentage of the City's total revenue, ranging from 35% of 2003 revenues to 37% of 2007 revenues. Revenue from the sales tax and the transient occupancy tax (TOT) made up approximately 23% of revenues over the five-year period from 2003-2007. Charges for services, which include planning and building fees, contributed approximately 13% of annual revenues. Parking meters and lots and parking permits contributed approximately 8% of total revenues, while investments and rental revenue contributed approximately 4% of revenues during the same five-year period.

The City's revenues are directly related to its expenditures. These expenditures are divided into six basic categories: general government, community development, public safety, public works, recreation and social services, and capital expenditures. The expenditures listed in Table 4-4 reflect balancing of revenues and City needs between 2003 and 2007. A review of the expenditures for this time period indicates that the greatest percentage of expenditures occurred in the categories of public safety and public works. The combined total of these two categories represented 62% to 68% of the total expenditures for each of the five years.

Table 4-1

## EMPLOYMENT BY INDUSTRY IN LAGUNA BEACH

Industry (SIC Codes)	2003		2008	
	Employees		Employees	
	Number	Percent	Number	Percent
Agriculture & Mining	196	2.2	236	1.9
Construction	207	2.3	338	2.7
Manufacturing	460	5.1	113	0.9
Transportation	160	1.8	98	0.8
Communication	6	0.1	13	0.1
Electric, Gas Water, Sanitary Services	79	0.9	77	0.6
Wholesale Trade	123	1.4	156	1.2
Retail Trade Summary	3,292	36.5	3,145	24.7
Home Improvement	75	0.8	70	0.6
General Merchandise Stores	0	0.0	4	0.0
Food Stores	358	4.0	339	2.7
Auto Dealers, Gas Stations	107	1.2	62	0.5
Apparel & Accessory Stores	196	2.2	250	2.0
Furniture & Home Furnishings	120	1.3	118	0.9
Eating & Drinking Places	1,812	20.1	1,608	12.7
Miscellaneous Retail	624	6.9	694	5.5
Finance, Insurance, Real Estate Summary	374	4.1	990	7.8
Banks, Saving & Lending Institutions	182	2.0	244	1.9
Securities Brokers	94	1.0	72	0.6
Insurance Carriers & Agents	9	0.1	42	0.3
Real Estate, Holding, Other Investment Offices	88	1.0	632	5.0
Services Summary	3,521	39.0	6,571	51.7
Hotels & Lodging	823	9.1	1,626	12.8
Automotive Services	52	0.6	70	0.6
Motion Pictures & Amusements	127	1.4	241	1.9
Health Services	587	6.5	1,085	8.5
Legal Services	4	0.0	118	0.9
Education Institutions & Libraries	348	3.9	550	4.3
Other Services	1,581	17.5	2,881	22.7
Government	438	4.9	953	7.5
Other	161	1.8	19	0.1
TOTALS	9,017	100.0	12,709	100.0

Source: Business data provided by Info USA; ESRJ forecasts for 2003 and 2008

Table 4-2

## INDUSTRIES/BUSINESSES LOCATED IN LAGUNA BEACH

<u>Industry (SIC Codes)</u>	2003		2008	
	Businesses		Businesses	
	Number	Percent	Number	Percent
Agriculture & Mining	39	2.5	49	2.3
Construction	80	5.2	124	5.8
Manufacturing	47	3.1	46	2.2
Transportation	23	1.5	33	1.6
Communication	5	0.3	3	0.1
Electric, Gas Water, Sanitary Services	3	0.2	2	0.1
Wholesale Trade	54	3.5	51	2.4
Retail Trade Summary	529	34.6	532	25.1
Home Improvement	12	0.8	18	0.8
General Merchandise Stores	0	0.0	1	0.0
Food Stores	29	1.9	32	1.5
Auto Dealers, Gas Stations	11	0.7	10	0.5
Apparel & Accessory Stores	74	4.8	90	4.2
Furniture & Home Furnishings	54	3.5	44	2.1
Eating & Drinking Places	109	7.1	106	5.0
Miscellaneous Retail	239	15.6	231	10.9
Finance, Insurance, Real Estate Summary	96	6.3	231	10.9
Banks, Saving & Lending Institutions	32	2.1	45	2.1
Securities Brokers	25	1.6	34	1.6
Insurance Carriers & Agents	3	0.2	33	1.6
Real Estate, Holding, Other Investment Offices	36	2.4	119	5.6
Services Summary	588	38.4	957	45.1
Hotels & Lodging	29	1.9	32	1.5
Automotive Services	21	1.4	27	1.3
Motion Pictures & Amusements	41	2.7	56	2.6
Health Services	27	1.8	134	6.3
Legal Services	3	0.2	57	2.7
Education Institutions & Libraries	20	1.3	30	1.4
Other Services	446	29.2	621	29.3
Government	16	1.0	18	0.8
Other	52	3.4	76	3.6
TOTALS	1,530	100.0	2,122	100.0

Source: Business data provided by Info USA; ESRI forecasts for 2003 and 2008

Table 4-3

## REVENUE SOURCES: FISCAL YEARS 2002-2003 AND 2006-2007

<u>Revenue Source</u>	<u>FY 2002-2003</u>		<u>FY 2006-2007</u>	
	<u>% of Total</u>	<u>Dollar Amount</u>	<u>% of Total</u>	<u>Dollar Amount</u>
Property Tax	35	12,665,958	37	21,243,729
Sales & Use Tax	10	3,714,299	8	4,694,534
Transient Lodging Tax	10	3,694,379	15	8,661,017
Other	5	1,965,310	4	2,542,336
License & Permits	2	882,545	2	1,096,008
Fines & Penalties	3	1,165,273	3	1,456,680
Investment & Rental	4	1,353,653	3	1,981,182
Intergovernmental	5	1,760,799	4	2,555,937
Charges for Services	13	4,840,719	12	6,835,564
Parking Meters, Lots & Permits	9	3,449,024	8	4,334,250
Development Tax	2	627,812	0	276,472
Other Revenues	1	515,481	2	1,298,003
Total	100	36,635,252	100	56,975,712

Table 4-4

## EXPENDITURES: FISCAL YEARS 2002-2003 AND 2006-2007

<u>Expenditure Category</u>	<u>FY 2002-2003</u>		<u>FY 2006-2007</u>	
	<u>% of Total</u>	<u>Dollar Amount</u>	<u>% of Total</u>	<u>Dollar Amount</u>
General Government	6	2,881,158	7	4,021,299
Community Development	5	2,283,465	5	3,041,255
Public Safety	34	15,646,840	39	21,885,359
Public Works	18	8,263,505	16	8,939,442
Recreation & Social Services	6	2,836,333	7	3,762,243
Capital	31	14,445,317	25	14,067,572
Debt Service	0	-	-	-
Total Expenditures	100	46,356,618	100	55,717,170

Source: City Records, Comprehensive Annual Financial Reports - General Fund



## **EXISTING LAND USE**

The uses to which land is already committed influence the future use of vacant or underdeveloped land. This section of the Land Use Element identifies the development pattern that now exists, projects future trends of land use based on current regulations and establishes the framework for actions to control and direct new growth in favor of the community's interest.

## Section 5: Existing Land Use

The City of Laguna Beach is situated on a spectacular stretch of Pacific coastline, has an area of 8.84 square miles. It includes that that is zoned for residential, commercial, light industrial, institutional, recreational, open space, agriculture-recreation, and public lands uses. Open space, recreational, and environmentally sensitive lands make up approximately 59% of the total area. Residential land use makes up 35%, commercial uses approximately 4%, and industrial and institutional are 1% each of the developed land within the City boundaries. The following summarizes the historical perspective and existing conditions from which issues can be identified and polices implemented to guide future development of the City.

### Residential Development

*Historical Perspective.* The majority of early subdivision activity within Laguna Beach occurred between 1887 and 1925. Generally, these first subdivisions encompassed the central portion of the City, the flatter coastal plain region and later extended to the southern and northern sections of town. Eventually development activity spread to less compatible terrain along the hillsides of the community. Several early subdivisions were recorded with the County of Los Angeles prior to incorporation of these lands into either Orange County or the City of Laguna Beach.

As a result of the less restrictive subdivision requirements in effect during these early years, a number of developmental problems were created, many of which still exist today. Examples can be found in the Arch Beach Heights and Diamond/Crestview subdivisions, which have substandard lots, access constraints, and environmental hazards. Many the undeveloped lots remain unbuildable because they do not meet the building site criteria and conflict with the developmental standards and policies, adopted to protect community members and environmentally sensitive lands.

The first residential development occurred in the downtown basin and along the bluffs above Main Beach Park, where relatively level land was accessible from existing roads. Most of the early residential development was intended for part-time seasonal use during the summer or weekend retreats. As the City gained distinction as an art colony, housing was constructed in a number of secluded areas removed from the main activity of the town. Many homes built in the southern end of the City were originally intended as beach cottages for seasonal occupancy; however, North Laguna attracted more year-round residents because of more favorable access and proximity to the developing community center.

*Existing Conditions.* Laguna Beach is rapidly approaching build-out, with limited opportunities for development. The majority of new residential development between 1990 and 2004 has been infill development, primarily in the Diamond-Crestview Specific Plan area. According to the U.S. Census, the City's housing stock consisted of 12,846 units in 1990 and 12,965 units in 2000. The 119 housing-unit increase during that decade represents only a .93% increase in the City's housing stock, indicative of the build-out situation.

*Future Growth Potential.* Historically, residential development in the City has been guided by the physical conditions of property such as slope and topography. Since the majority of the property most physically conducive to development has already been subdivided and developed. Development of remaining vacant lands is less feasible because of physical constraints such as

geologic hazards and/or environmentally sensitive conditions.

Future residential development in the City will be derived from vacant legal parcels, the redevelopment of underutilized residential land to more intensive residential uses, or the redevelopment of commercially zoned properties to mixed use projects that include residential units. This development will affect the supply and demand for housing, impose an additional burden on the City's infrastructure and services, and inevitably change the physical character of the community by increasing population.

The development possibilities by zone are as follows:

The R-1 Residential Low Density Zone offers limited opportunities for the development of new housing. Review of 2008 aerial maps and subsequent building permits indicated that only 94 of 5,431 building sites remain undeveloped as of July 2008. Some of the undeveloped lots have been combined with adjacent building sites to expand the yard areas; however, those lots may be developed as separate building sites in the future.

An opportunity to increase the City's housing stock in the R-1 Zone is the development of Second Residential Units. Second residential units are subject to a minimum lot size of 9,000 square feet, the provision of additional parking, and compliance with other zoning standards. Potential development of second residential units is not easy to quantify because such development typically depends on the needs of the owners (i.e., occupancy by aging or other family members). However, second residential units are not limited to occupancy by family members. They may be rented to tenants and they provide a much-needed opportunity for lower-cost rental housing.

The following zones and specific plan areas are comparable to, and incorporate some of the standards of the R-1 Zone. The total number of building sites and number of unimproved building sites referenced in each of the zones is based on the review of Citywide 2008 aerial maps and building permit records.

The Arch Beach Heights Specific Plan (ABHSP) was adopted in 1974 to provide guidelines that address the constraints of the area, some of which include very narrow lots, typically 25 feet by 100 feet the related deficiency of on-street parking in the neighborhood, very steep topographic conditions, and environmentally sensitive areas. Because of topographic conditions that limit safe access and the presence of high value-habitat in much of the area, most of the unimproved lots that are not building sites are unlikely to be developed in the future. Approximately 26 of 795 building sites in the ABHSP area were unimproved as of July 2008.

Adopted in 1992, to protect the unique physical characteristics and circumstances of the area, the Diamond-Crestview Specific Plan (DCSP), provides zoning standards for the development of single-family residences. Approximately 47 of the 161 building sites remained unimproved as of July 2008.

The Lagunita Zone, formerly zoned R-1, was adopted in 2003 to establish specific standards to preserve ocean views and privacy that could potentially be impacted by redevelopment pressures in the Lagunita neighborhood. The majority of the 65-lot Lagunita neighborhood was developed in the 1950s and 1960s and is essentially built-out. Approximately two building sites remained unimproved as of July 2008.

The Sarah Thurston Park Specific Plan (STPSP) was adopted in 1983 to preserve the neighborhood character, preserve housing opportunities for the lower-income population in the neighborhood, and encourage private investment in neighborhood revitalization. According to the Specific Plan, the neighborhood includes 28 single-family residences, three structures with a total of seven apartments, three duplexes, one multifamily residence with a total of three units, and 27 mobile homes, for a total of 68 residences. Approximately 8 building sites remained undeveloped as of July 2008.

The Three Arch Bay Zone (TAB) was adopted in 1989 to maintain, enhance, and promote the unique character of the neighborhood, which was developed in the 1950s and 1960s. The TAB Zone is predominantly built-out, except for the development of approximately 13 new residences on unimproved building sites.

In 1999, the City adopted the Treasure Island Specific Plan (TISP) for the redevelopment of the Treasure Island Mobile Home Park. It established a shoreline protection program and development standards for a hotel and resort. The Plan established development standards for 14 single-family residences and 14 condominiums. The TISP is built-out except for the development of seven single-family residences.

In 1989, the Village Community Zone (VC) was adopted to preserve the neighborhood characteristics of the South Laguna Village. Development standards were established specifically for smaller-lot development. Approximately 12 lots remain undeveloped.

In 1995, the City established the Residential Hillside Protection Zone (R/HP). This zone promotes development sensitive to the environmental constraints of the land, including unique landforms, scenic hillsides, sensitive biological habitat, and conservation of existing natural open-space lands. Many undeveloped lots in the R/HP Zone are large building sites or non-building sites. Of the 71 building sites in the R/HP Zone, eight are currently unimproved. Depending upon compliance with the R/HP development standards, including property sizes and slope conditions, there may be an opportunity for some of these lots to be subdivided in the future to create additional building sites. Second Residential Units are also allowed in the R/HP Zone. All eight building sites in the R/HP Zone meet the current minimum lot size of 9,000 square feet for the potential development of second residential units.

The R-2 Residential Medium Density Zone has 1,053 building sites. The four remaining vacant R-2-zoned lots in the City could yield a total of eight residences. A large percentage of the 720 lots that are 4,000 square feet or more are currently underutilized, supporting just one unit. Maximum potential development could provide up to 1,440 units on lots of 4,000 square feet or more and 333 single-family residences on lots under 4,000 square feet, for a total of 1,773 residential units within the R-2 Zone.

The R-3 Residential High Density Zone has 504 building sites. Because only two vacant building sites are currently zoned R-3, the majority of new residential units in the R-3 Zone could result from expanding development opportunities on existing underutilized lots. Using the density standard of one unit for every 2,000 square feet, a total of three units could be developed on the three remaining building sites. As discussed in the Housing Element, the limited supply of land and the high desirability of Laguna Beach has increased the demand for single-family residences. Because of such pressures over the past decade, the City has experienced an increase

in the conversion of two-family and multifamily units to single-family residences. Potential impacts related to the decrease in the rental housing stock have led to the adoption of housing policies to protect the limited quantity of available rental housing.

In 1989, the City adopted the MH Mobile Home Zone to provide low- or moderate-income housing opportunities. Only one area of the City, Laguna Terrace Park is zoned MH and has 158 mobile home spaces.

The Municipal Code permits limited residential development opportunities in the following commercial zones.

The C-1 Local Business District conditionally permits residential units as part of a commercial development at a density of one unit per 2,000 square feet of lot area, provided that the residential use does not exceed 50% of the gross floor area of the structure and is located above the ground floor.

The C-N Commercial-Neighborhood Zone conditionally permits residential units as an integral part of commercial development, provided that the residential use is limited to no more than 50% of the gross floor area and there is at least 2,000 square feet of lot area for each dwelling.

The DSP Downtown Specific Plan allows residential development in most districts in conjunction with commercial development. The CBD Office Zone of the DSP provides limited opportunities for residential development. The DSP CBD-Multiple-Family Residential District allows residential development subject to the standards of the R-3 Zone. Multifamily residential uses in the CBD include a 15-unit low-income senior citizen development on Broadway, a 25-unit median-income condominium development at the southwest corner of Third and Mermaid, a 24-unit apartment development for very-low-income disabled persons, and a very-low-income development of 27 studio apartments on Glenneyre Street.

The LBP Local Business-Professional Zone allows residential units at a ratio of one unit per 2,000 square feet of gross floor area. The allowable number of units is reduced by one unit for each 1,000 square feet of commercial floor area.

The SLV South Laguna Village Commercial Zone conditionally permits residential uses as an integral part of commercial development limited to no more than 50% of the gross floor area. All commercial zones in the City conditionally permit artists' joint living and working units. The M-1A Light Industrial Zone conditionally permits artists' joint living and working units. However, other residential uses are prohibited because of the potential incompatibility of land uses.

In conclusion, approximately 200 new residential units could be constructed in the City without additional subdivision approvals. This figure does not represent the maximum developmental potential, because it does not include commercial/residential mixed-use projects, artists' live/work units, second residential units, subdivisions, and redevelopment of underutilized property.

#### Commercial Development

Downtown Specific Plan - Central Business District. The Laguna Beach Central Business District (CBD), located in the Downtown Specific Plan area, emerged as the City's first

community focal point. Today, this area represents the commercial as well as the physical, economic, and social center of the community. The CBD encompasses some 48 acres of land situated in the downtown basin of the community, generally delineated by Pacific Coast Highway on the south, Cliff Drive to the west, Laguna Canyon Road to the northwest, Loma Terrace to the north, and Legion Street to the east. Existing land use is characterized by a broad range of civic and art-related uses and commercial-related services, including visitor-serving uses such as restaurants, art galleries, and custom boutiques and local retail establishments catering to the needs of the resident population. In addition, the CBD supports an increasing number of office/professional uses and financial buildings. The heterogeneous pattern of land use in the Central Business District has attracted a rich diversity of people and community interests to this area, adding to the vitality and ambiance of this important center of the City.

*Commercial Facilities.* Laguna Beach offers a considerable number of commercial facilities, which have developed along a linear pattern dictated in large part by proximity to the Pacific Ocean and accessibility from Pacific Coast Highway. The majority of these facilities are interspersed along the length of that roadway, with the largest concentration of commercial uses being located in Central and North Laguna. Much of the property situated adjacent to Coast Highway is currently zoned and utilized for commercial facilities.

The City's reputation as a popular coastal-resort community has influenced the nature of commercial services, producing an excellent variety of both resident- and visitor-serving businesses. Many of these businesses feature tourist-oriented services such as restaurants, antique shops, art galleries, custom jewelry stores, and specialty shops. Additionally, there are 34 motel/hotel and bed-and-breakfast facilities, totaling 1,479 rooms as of July 2008.

A shortage of suitable vacant land limits development for additional visitor-serving facilities. Because of the size and configuration of the property, topographic constraints, and access problems these have limited potential for visitor-serving uses. These limitations reinforce the need to preserve the existing supply of such facilities. The stock of commercial facilities may also be expanded by rehabilitating and/or converting older nonconforming residential structures and dilapidated commercial buildings to modern visitor-serving facilities.

*Neighborhood Commercial Facilities.* Traditionally, resident shopping needs have been interspersed with visitor-serving facilities and other miscellaneous land uses, creating problems of access and convenience and land use inefficiencies, with residents and visitors competing for limited parking opportunities. Although the City lacks sufficient vacant commercial land to centralize or integrate these services, the Downtown Specific Plan establishes policies to locate services and retail opportunities for residents in the CBD Resident-Serving District.

In recent years, however, several small-scale neighborhood-oriented commercial areas have emerged. An example of this is the gradual transition in certain areas of the City, such as Glenneyre Street, where many small neighborhood businesses and professional offices have appeared. Historically, this area supported a mixture of single-family and multifamily development, but with increasing traffic and noise on Glenneyre Street and its direct and convenient proximity to surrounding residential development, many residences have been converted to business establishments.

This evolution has been supported by changes in zoning from residential to commercial use, such as the Local Business-Professional Zone. Other sections of the City have also experienced a

gradual transition, including the northern portion of the Central Business District and several blocks along North Coast Highway.

*Mixed Commercial and Residential Uses.* Laguna Beach has traditionally maintained a high percentage of specialty shops, particularly arts and crafts related. These shops are interspersed among the City's commercial zones, and some are attached to small studio apartments or other living quarters, where the shop owner or caretaker resides. The integration of residential and commercial uses provides a cost-efficient lifestyle and promotes the vitality of the City's commercial areas by encouraging a more active streetscape after normal working hours. Housing located within commercial developments has also proven attractive to senior citizens because of reduced housing costs and proximity to needed commercial services. In order to preserve relatively lower-cost housing opportunities in commercial zones, the City has adopted a General Plan policy to preserve housing in mixed-used developments.

### Industrial Development

The industrial section of the City is confined to Laguna Canyon, where approximately 65 acres of land is zoned for light industrial and limited commercial activities. Industrial uses are generally light in nature, in keeping with the scale and intensity of development elsewhere in the community. This area of the City includes many nonconforming residential and commercial uses that were established prior to the industrial zoning. Consequently, some conflicts in land use persist today. Industrial uses include an assortment of activities such as auto repair garages, food processing and packaging, electronics, and art studios. The architectural and aesthetic appearance of new development along Laguna Canyon is particularly important, given its proximity to the Central Business District and the entrance to the community.

### Public Recreational Lands

The City has a considerable diversity of public recreational opportunities for both visitors and residents. Although many facilities are shared between these user groups, certain recreational facilities are more popular with the tourist population, such as oceanfront parks and beaches. The City currently has 29 oceanfront parks and viewing areas totaling approximately 24.7 acres. The oceanfront parks include Main Beach Park (2.64 acres), Heisler Park (11.02 acres), Crescent Bay Park (0.80 acres), and Treasure Island Park (5.5 acres). Aliso Beach, which is under the jurisdiction of the County of Orange, provides 28 acres of coastline recreation to Laguna Beach residents and visitors. In addition, the City's 6.2 miles of coastline provide excellent beach recreational opportunities, with public access to approximately 82 acres of sandy beach, including the 7.2 acre beach at Treasure Island and Aliso Beach. These areas, combined with the City's oceanfront parks, provide approximately 106.7 acres of recreational opportunities to visitors and residents alike.

Community recreational needs are further supplemented by 13 neighborhood parks, totaling 11.3 acres, and 25 acres of outdoor recreational facilities provided by the Laguna Beach Unified School District. Combined with public beaches, total public recreational acreage in Laguna Beach is approximately 143 acres. Collectively, these recreational facilities represent a park-to-population ratio of 6 acres/1,000 population.

Recreational opportunities in Laguna Beach have traditionally played a significant regional role. The demand for these facilities, however, has been supplemented by the development of large-

scale regional parks in areas surrounding the community.

In the immediate vicinity of the City of Laguna Beach there are approximately 30,000 acres of State and County parks, recreation areas and open space, a portion of which is still proposed for acquisition. These areas provide various recreational opportunities, including picnicking, hiking, camping, and bicycle and horseback riding. Northwest of the City is Crystal Cove State Park, which includes 2,791 oceanfront and canyon acres. A portion of the 2,650 acres between the State park and the Laguna Beach City boundary has been dedicated to the County as Laguna Coast Wilderness Park, while another portion is proposed to be acquired and managed by the County of Orange and kept as permanent open space. The area to the northeast of the dedication land, which includes Laguna Laurel Ecological Reserve and the James Dilley Preserve, has been designated by the County as a portion of the Laguna Coast Wilderness Park. This park provides a 600+- acre link between the open spaces to the west and east. Southeast of the Laguna Coast Wilderness Park are 3,616 acres, some of which have been dedicated and some proposed as recreation/open space in the Aliso and Wood Canyons Wilderness Park.



# **LAND USE CATEGORIES**

This section establishes the land use categories that will guide the future development of the City. The categories describe the principal use, orientation, and intensity of development; their distribution throughout the community is shown on the Land Use Plan Map that is available on the City's website and at City Hall.

## Section 6: Land Use Plan Map

### Description and Interpretation

The California Government Code stipulates that City general plans must include "a diagram or diagrams and text setting forth their objectives, principles, standards and plan proposals." The diagram, in this case, is the Land Use Plan Map contained in this document, which graphically illustrates the general location and distribution of land use. The map also establishes general standards for population density and building intensity in each of the land use categories.

The Land Use Plan Map illustrates land use in a generalized fashion because it is designed as a long-term statement of broad public policy. For example, the categories do not reflect specific parcel boundaries or land ownership as zoning maps do. Consequently, category boundary lines may cross parcel lines, and the particular application of such boundary lines will sometimes require judgment and interpretation by decision-makers.

### Land Use Categories

The land use categories described below and illustrated on the Land Use Plan Map depict the location and distribution of future growth and development in the City. These categories establish the broad foundation for all land use planning in the community, as well as the framework for future zoning. The uses denoted for each category are not necessarily intended to be all-inclusive but rather serve to represent the general orientation of land use for each category.

*Residential/Hillside Protection.* This category is intended to promote a balanced management program focusing on the preservation of open-space lands and environmentally sensitive areas, while allowing for limited residential development. The area encompassed by this category includes the City's remaining unsubdivided vacant hillside lands, totaling approximately 1,065 acres.

The parameters for hillside development in the community are based upon slope/density relationships. Slope conditions have proven to be a decisive factor in the development capability of the City's hillside lands, affecting road accessibility and grading requirements, slope stability and soil erosion, and quantities of water runoff. Guidelines for the density of development are provided by the following matrix:

<u>Slope</u>	<u>Density</u>
0 – 10%	3.0 Units/Acre
10+ – 15%	2.5 Units/Acre
15+ - 20%	2.0 Units/Acre
20+ - 25%	1.5 Units/Acre
25+ - 30%	1.0 Units/Acre
30+ - 35%	0.5 Units/Acre
35+ - 40%	0.2 Units/Acre
40+ - 45%	0.1 Units/Acre
45+%	0 Units/Acre

Although slope characteristics perform an important function in hillside development, other factors must also be examined in conjunction with new development, including infrastructure capacities, environmental hazards, preservation of environmental goals, and public service costs. For this reason, emphasis must be placed on the fact that these provisions represent the maximum allowable building density for a given property or maximum yield of housing units. The actual number of housing units may be significantly lower than that designated by the above provisions because of localized conditions identified during the site-specific planning process.

The actual development capability of hillside lands is therefore established by analysis of physical constraints and implementation of natural resource protection policies and ordinance requirements. This procedure enables the City to regulate the location and density of hillside development while protecting environmentally sensitive areas and open-space lands in accordance with General Plan policies and local ordinance requirements.

*Village Low Density.* These lands provide for single-family residential development at urban densities in areas that are predominantly developed and support existing detached single-family residences. This classification is intended to provide a quiet living environment free from rooming and boarding houses and commercial and industrial activities. Building density ranges from 1 to 7 dwelling units per acre and limits development to one house per parcel.

*Village Medium-Low Density.* This classification is intended for detached single-family residential uses in areas that are already developed and support existing homes. This district is intended to provide a residential living environment that is adjacent to local services and businesses. Mobile home parks are also permitted in this district. Building density ranges from 1 to 10 dwelling units per acre.

*Village Medium Density.* These lands are situated within the existing urban fabric of the City and frequently function as transition or buffer areas between the City's commercial corridor and low-density single-family neighborhoods. Detached single-family residences, 2-unit condominiums, and duplex structures are permissible uses, subject to compliance with applicable property development standards. Building density ranges from 1 to 22 dwelling units per acre.

*Village High Density.* This classification is intended for high-density residential use. The permitted number of housing units will vary, depending on lot size and surrounding land use, proximity to major streets and public transit, environmental constraints, and the availability of public services and facilities. High-density urban residential uses are permitted, including condominiums, multiple family structures, rest homes and lodges. Building density ranges from 1 to 22 dwelling units per acre.

Affordable housing projects are also permissible at densities above the standards of this category, subject to the City approving an affordable housing plan, consisting of the following minimum provisions:

1. Housing units shall be made exclusively available to households earning 120% or less of the County median income.
2. Housing units shall be offered for sale or rent at affordable levels as defined below:

- a. Selling price shall be equal to or less than an amount that produces a monthly payment (including principal, interest, taxes, insurance and homeowner's association dues) that is no more than 30% of the monthly household income.
  - b. Monthly rent paid by the tenant shall not exceed 30% of monthly household income.
3. Provision shall be made to ensure continued housing affordability for a minimum duration of 50 years after completion of the project.
  4. The maximum permissible density for affordable housing projects shall be un-prescribed but should take into account on-site constraints, infrastructure capabilities, and design and aesthetic factors.

Local Business/Professional. This category allows a mixture of limited commercial development and office-professional uses to serve the needs of the resident population. Local retail uses are allowed, as are office-professional uses that cater to the needs of the community. Residential development is also considered a permissible use. Mixed-use developments combining residential and commercial/professional uses are also permitted. Residential uses are encouraged with commercial uses requiring a conditional use permit.

Commercial/Tourist Corridor. The principal permitted uses of this category are visitor-serving facilities such as hotels, motels, restaurants, theaters, museums, specialty shops, and beach-related retail uses. Other non-visitor-serving facilities (including service and residential uses) are also permitted, subject to a conditional use permit. Non-visitor-serving uses shall not exceed 50 % of the gross floor area of the entire structure and shall be located above the ground floor level.

Central Business District. The CBD represents the commercial as well as physical, economic, and social center of the community. In keeping with the diversity of land use within the CBD, a broad range of commercial uses is permitted in this category. These uses may include financial institutions and government buildings, tourist-related businesses such as specialty shops, theaters, restaurants, retail clothing stores, drug stores, and professional offices. Visitor-serving and residential uses shall be conditional uses. However, in the area designated CBD seaward of Pacific Coast Highway, visitor-serving uses shall be the principal uses. All other uses of the CBD shall be conditional uses in this location.

Industrial. This category refers to the industrial or manufacturing base of the City and allows a mixture of light and heavy industrial uses as defined in the Municipal Code. Residential uses are prohibited, except for "artists-in-residence" activities.

Public/Institutional. This category refers to the community's public and educational facilities. These facilities include government buildings and public facilities, public festivals, public and private schools, libraries, police and fire stations, special needs housing, charitable uses, and recreational uses.

Public Recreation and Parks. Lands designated for public recreation are those owned and maintained by the City, County, or State and developed for active or passive recreational activity. These park facilities are distributed throughout the community, with neighborhood parks principally serving the needs of local residents and oceanfront beach parks performing a more regional function. (Unclassified beaches and tidelands are designated as Public Recreation

and Parks.)

Open Space. This category is intended to preserve land in its natural state for open-space purposes. Lands within this category are typified by special ecological, wildlife, or scientific study potential and are areas of topographical, geological, and historical importance. Passive recreational uses such as walking and hiking are encouraged in appropriate areas. Additional low-impact passive uses may be permitted, subject to a conditional use permit, where the City Council finds that those uses will not conflict with the open-space uses described above and will not have a significant effect on the environment. Compatible support facilities may also be allowed subject to a conditional use permit.

Permanent Open Space. This category of land uses is intended to protect and preserve publicly owned open-space lands of ecological, scenic, cultural, and/or scientific value so that such lands remain a permanent community resource. Lands designated Permanent Open Space must be zoned as either "Open Space/Conservation" or "Open Space/Passive." Uses permitted on lands within this General Plan land use designation are greenbelts, watershed areas, wildlife preserves and marine preserves. For those lands zoned Open Space/Passive the following additional uses are allowed: hiking trails, historical preserves, scientific study and vista points. Additional low-impact passive uses may be permitted, subject to a conditional use permit, where the City Council finds that those uses will not conflict with the open-space uses described above and will not have a significant effect on the environment. Any improvements proposed for these lands shall be subject to Planning Commission approval and shall be consistent with design objectives and guidelines adopted by the City to ensure a minimal scenic and environmental impact from any such improvements.

#### Amendments to Permanent Open Space Provisions

Until December 31, 2028, the text within the "Land Use Categories" paragraph of this Section 6 of the General Plan Land Use Element, entitled "Permanent Open Space," and added to the General Plan by Ordinance No. 1342, may be amended or repealed only by the voters of the City of Laguna Beach in a City election.

Until December 31, 2028, the lands designated "Permanent Open Space" by the Laguna Beach Open Space Initiative adopted in 1998 may be re-designated to another land use category only by the voters of the City of Laguna Beach in a City election.

# **GOALS, POLICIES, ACTIONS AND IMPLEMENTATION PROGRAM**

The first six sections of this element describe the current and projected characteristics of the City and the land use categories that describe the use and intensity of development. These projections raise a number of issues that are addressed by the land use goals and policies established in this section. Additional issues and policies have been included as a result of citizen participation. These policies are of central importance because, in addition to representing the goals and priorities of the community, they function as regulations by which development projects will be measured. Zone changes and subdivision maps, for example, cannot be approved unless they are consistent with the policies in this section. This section also outlines the implementation/action of goals and policies. The City's adoption of the Land Use Element is a commitment to carry out the goals, policies, actions, and implementation program.

## **Section 7: Goals, Policies, Actions, and Implementation Program**

While the policies of the General Plan establish the actions and requirements necessary to direct land use in the City, they must be implemented by detailed measures that collectively form the implementation program. Without these specific implementation measures, the General Plan cannot be effective as a commitment to future action.

The City's Land Use Element includes actions that range from measures necessary to ensure consistency between the City's General Plan and zoning to those required to fulfill the policies in the plan. The actions include an implementation time frame of short-term (1–3 years), medium-term (3–5 years), and long-term (5+ years).

### **GOAL 1: Create a community that is sustainable, resilient, and regenerative.**

***Intent** – The City is committed to meeting its ongoing needs without compromising the ability of future generations to meet their own needs. The City recognizes the magnitude of the threat that climate change poses. The City can move toward sustainability and a reduction of greenhouse gas emissions by the way it manages land development and building construction, conserves habitats and natural resources, provides efficient transportation and mobility systems, and develops its infrastructure and public services. Sites should be planned, buildings designed, and infrastructure developed to reduce the consumption of energy, water, and raw materials, generation of waste, and use of toxic and hazardous substances.*

**Policy 1.1** Reduce greenhouse gas (GHG) emissions 80% below 1990 levels by 2050 (also refer to Goal 7).

**Action 1.1.1** Protect natural assets and open-space areas to maintain their role as “carbon sinks.” (*Ongoing implementation – short-to-long-term.*)

**Action 1.1.2** Revise and update the Transportation, Circulation, and Growth Management Element and continue to encourage and promote the use of mass transit and other high-occupancy vehicles, bicycling, walking, and telecommuting as a means to reduce the City’s greatest local contributor to global warming. (*Short-term implementation.*)

**Action 1.1.3** Create a Sustainability/Conservation Element with policies that promote energy and resource efficiency, water efficiency, conservation, recycling, and the protection of ground and surface waters. (*Short-term implementation.*)

**Action 1.1.4** Support technology and business practices that enable people to reduce vehicle miles traveled from home to work. These include the use of home office and technology such as wireless communication and video conferencing. (*Ongoing implementation – short-to-long-term.*)

**Action 1.1.5** Support State and/or Federal action to implement vehicle emission standards that would reduce greenhouse gas emissions. (*Ongoing implementation – short-to-long-term.*)

**Action 1.1.6** Evaluate and consider eliminating or significantly reducing the cost of parking permits for fuel-efficient or alternative-fuel vehicles. *(Medium-term implementation.)*

**Action 1.1.7** Make fuel efficiency and clean air important criteria in the acquisition of all city vehicles, including fire engines, buses, trucks, etc., and for non-specialty uses consider instituting a policy of purchasing only highly fuel-efficient or alternative-fuel vehicles. *(Ongoing implementation – short-to-long-term.)*

**Action 1.1.8** Continue to offer incentives to businesses that encourage employees to use buses, bikes, and carpools (or vanpools) to commute to work. Facilitate telecommuting and/or allow employees to work extended hours for fewer days per week. *(Ongoing implementation – short-to-long-term.)*

**Action 1.1.9** Maintain the existing free trolley/bus service and pursue extension throughout the year. *(Short-term implementation.)*  
*(Same as Action 8.4.5)*

**Action 1.1.10** Coordinate with surrounding cities and governmental agencies to maximize the use of public transportation including buses and metro link. *(Ongoing implementation – short-to-long-term.)*  
*(Same as Action 8.4.1)*

**Action 1.1.11** Work with the Laguna Beach Unified School District and private schools to promote the use of clean bus or trolley transportation and discourage the use of private vehicles for trips to and from school. *(Ongoing implementation - short-to-long-term implementation.)*  
*(Same as Action 8.4.4)*

**Action 1.1.12** Provide public education and information about options for reducing greenhouse gas emissions. *(Short-term implementation.)*

**Action 1.1.13** Encourage preservation of historic structures and adaptive reuse of buildings. *(Ongoing implementation – short-to-long-term.)*

**Action 1.1.14** Establish a City climate-friendly purchasing procedure. *(Short-term implementation.)*

**Action 1.1.15** Evaluate establishing lighting and “dark sky” ordinances *(Medium-term implementation.)*

**Policy 1.2** Support design strategies and construction standards that maximize use of alternative energy sources and passive solar architecture in buildings.



**Action 1.2.1** Modify building codes and design guidelines to permit, encourage, and/or require integration of passive solar design, green roofs, active solar, and other renewable energy sources and/or provide incentives for development projects that meet or exceed silver LEED certification or better (or equivalent standards, if developed by the State). *(Short-term implementation.)*

**Action 1.2.2** Revise or eliminate zoning and development standards that act as a barrier to use of renewable energy systems (except for standards required to assure protection of coastal resources). *(Short-term implementation.)*

**Action 1.2.3** Construct and renovate public facilities to demonstrate green building practices and renewable energy systems. *(Ongoing implementation – short-to-long-term.)*

**Action 1.2.4** Establish incentives to encourage installation of renewable energy systems by homeowners and businesses including, but not limited to, the installation of energy-rated appliances, programmable thermostats, solar-electric and solar-thermal systems, cool roofs and roofing materials, and sustainable landscaping. *(Short-term implementation.)*

**Action 1.2.5** Require, where feasible, all new buildings to be designed and oriented to take maximum advantage of the sun and wind for natural heating and cooling. *(Ongoing implementation – short-to-long-term.)*

**Action 1.2.6** Require developers and contractors to take action to minimize greenhouse gas emissions by using low-emission vehicles and equipment. *(Short-term implementation.)*

**Action 1.2.7** Ensure that all development projects and major remodels implement sustainable landscaping strategies such as use of low or ultra-low water use plants and non-invasive plants. *(Short-term implementation.)*

**Action 1.2.8** Evaluate establishing an air conditioning “carbon offset” fee for all permits. *(Medium-term implementation.)*

**Policy 1.3** Support planning and design solutions that reduce water consumption and implement water conservation practices. *(Short-to-medium-term implementation.)*

**Action 1.3.1** Continue to equip all city restrooms with low-flow toilets. *(Ongoing implementation – short-to-long-term.)*

**Action 1.3.2** Encourage or require the use of xeriscape in new construction and major remodels. *(Ongoing implementation – short-to-long-term.)*

**Action 1.3.3** Review existing ordinances to allow/encourage water reuse in public and private construction and remodels. *(Short-to-medium-term implementation.)*

**GOAL 2: Preserve, enhance and respect the unique character and identity of Laguna's residential neighborhoods.**

***Intent*** – *The residential neighborhoods of Laguna Beach are diverse in housing design and are characterized by a strong neighborhood identity. Styles range from traditional to contemporary, with a majority of neighborhoods being of an eclectic mix. Pressures for development created by Laguna Beach's spectacular coastal and hillside settings and consistently high property values are perceived as creating cumulatively negative aesthetic and other impacts on these unique neighborhoods. In response to such impacts, Goal 2 sets forth policies and actions to preserve, enhance, and respect the character and identity that make Laguna Beach a highly desirable community in which to live through actions such as 1) amending zoning ordinances, including the implementation of long-term anti-mansionization standards; 2) changing the Design Review guidelines and process; 3) encouraging the preservation of historic residences; and 4) strengthening the Landscape and Scenic Highways Resource Document.*

**Policy 2.1** Maintain the diversity and uniqueness of individual neighborhoods. Development standards and design review guidelines shall minimize the scale and bulk of new construction and/or renovation and require development to be compatible with the surrounding residences.

**Action 2.1.1** Evaluate the adopted building envelope and lot coverage standards and amend as necessary to ensure that the building scale of proposed development is compatible in scale and mass with surrounding residences. Methods to be investigated include, but are not necessarily limited to, a revised building site coverage standard, floor area ratios, volumetrics (cubic feet), plate height limitations (floor-to-ceiling height limits), and maximum residence size. *(Short-to-medium-term implementation.)*

**Action 2.1.2** Implement the long-term anti-mansionization policies and standards adopted on September 24, 2002. *(Ongoing implementation – short-to-long-term.)*

**Action 2.1.3** Evaluate and, if necessary, reduce the allowable site coverage on lots over 8,000 square feet to ensure compatibility with existing developed building sites in the neighborhoods. *(Short-to-medium-term implementation.)*

**Policy 2.2** Encourage the preservation of historically significant residential structures and protect the character-defining components of Laguna Beach's traditional neighborhoods.

**Action 2.2.1** Update the City's Historic Resource Inventory. *(Short-term implementation.)*

**Action 2.2.2** Receive an annual report from the Heritage Committee regarding preservation issues related to historically significant structures and amend preservation policies and ordinances as necessary to address identified issues. *(Short-to-long-term implementation.) (Same as Action 3.3.1.)*

**Action 2.2.3** Adopt incentives to preserve residential structures that contribute to the cultural and/or architectural character and heritage of the community. *(Short-to-medium-term implementation.)*

**Policy 2.3** Preserve and enhance the qualities that contribute to the character of the residential community, including quiet neighborhoods, pedestrian use of streets, and appropriate levels of illumination and nighttime activity and seek to mitigate the effects of high-volume thru-traffic.

**Action 2.3.1** Continue to evaluate construction-related impacts upon residential neighborhoods through the Design Review process and mitigate such impacts using methods such as, but not necessarily limited to, the adoption of staging plans and noise and dust mitigation. *(Short-to-medium-term implementation.)*

**Action 2.3.2** Adopt a lighting ordinance to minimize potential impacts on night views and ambiance. *(Short-to-medium-term implementation.)*

**Action 2.3.3** Evaluate the Noise Ordinance periodically to ensure that neighborhood noise impacts, including construction noise, are minimized. *(Ongoing implementation – short-to-long-term.)*

**Action 2.3.4** Investigate streetscape improvements, street design, and regulations that will help reduce the speed and negative impacts of traffic on residential streets. *(Short-to-medium-term implementation.)*

**Action 2.3.5** Modify the Corridor Progression Traffic Analysis Model thresholds to accurately reflect the unique nature of the City's residential streets. *(Ongoing implementation.)*  
*(Same as Action 8.2.3)*

**Policy 2.4** Create specific plans or overlay zones to address design issues related to new construction and remodels in individual neighborhoods where a majority of property owners desire standards that maintain and enhance neighborhood character.

**Action 2.4.1** Investigate methods to encourage neighborhoods to establish overlay zones or special development standards to address neighborhood-specific development impacts. *(Short-to-long-term implementation.)*

**Policy 2.5** Encourage the use of variable setbacks and building heights and innovative construction techniques, such as green building technology.

**Policy 2.6** Require the preservation of significant trees in conjunction with development proposals. The Design Review Board may grant exceptions to this provision when its strict enforcement would deny a property owner reasonable use of his/her property.

**Action 2.6.1** Update the City's Landscape and Scenic Highways Resources Document and adopt it as an element of the General Plan. *(Short-term implementation.)*  
*(Same as Actions 2.8.1 and 3.9.1.)*

**Policy 2.7** Evaluate the impact of proposed development on hillsides and along ridgelines and require building design, location, and arrangement to avoid continuous and intrusive impacts on hillside view areas and skyline profiles.

**Policy 2.8** Require building design and siting to be compatible and integrated with natural topographic features, minimize significant alteration of natural topography and/or other significant onsite resources, and protect public views as specified in the *Design Guidelines* and the *Landscape and Scenic Highways Resource Document*.

**Action 2.8.1** Update the City's Landscape and Scenic Highways Resources Document and adopt it as an element of the General Plan. *(Short-term implementation.)*  
*(Same as Actions 2.6.1 and 3.9.1.)*

**Action 2.8.2** Establish criteria for placement of new development on the most suitable area of the lot to maximize the preservation of sensitive resources. *(Same as Action 3.10.1)*

**Policy 2.9** Require the use of appropriate landscaping, special architectural treatments, and/or siting considerations to protect public views for projects visible from major highways and arterial streets.

**Policy 2.10** Maximize the preservation of coastal and canyon views (consistent with the principle of view equity) from existing properties and minimize blockage of existing public and private views. Best efforts should be made to site new development in locations that minimize adverse impacts on views from public locations (e.g., roads, bluff top trails, visitor-serving facilities, etc.).

**Action 2.10.1** Discourage the addition of second stories in established neighborhoods where view equity has historically been achieved through one-story construction. *(Short-to-long-term implementation.)*

**Action 2.10.2** Ensure that the Design Guidelines sufficiently protect public views. *(Short-to-long-term implementation.)*

**GOAL 3: Preserve, enhance, and respect the unique, small-scale village character and individual identity of Laguna Beach's commercial areas.**

***Intent*** – Laguna Beach's commercial areas are predominantly low-scale, which contributes to the pedestrian-oriented street environment. The village charm of Laguna Beach is a character that community members have long worked to preserve and enhance. An example of such a preservation technique is the Downtown Specific Plan, adopted in 1989 to preserve the "village atmosphere." The following policies apply to all commercial areas of the City and encourage compatibility of uses, the creation of small businesses, pedestrian orientation and access, art-related uses, enhanced and appropriate landscaping, and the preservation of historically significant commercial structures.

**Policy 3.1** Promote development that is compatible with the pedestrian-oriented village character of the downtown (e.g., small lot sizes and height limitations).

**Action 3.1.1** Consider adopting appropriate incentives for small commercially zoned lots to encourage a continuation of historic development patterns of small buildings on small lots. Examples of such incentives could include relaxed parking and setback standards. *(Medium-term implementation.)*

**Policy 3.2** Encourage expansion of the village character, as defined in the Downtown Specific Plan, to other commercial areas of the City.

**Action 3.2.1** Consider adopting design standards appropriate for commercial areas outside the downtown. *(Medium-to-long-term implementation.)*  
*(Same as Action 3.4.1)*

**Policy 3.3** Encourage the preservation of historically significant buildings and protect the character-defining components of Laguna Beach's commercial neighborhoods.  
*(Similar to Policy 2.2.)*

**Action 3.3.1** Receive an annual report from the Heritage Committee regarding preservation issues related to historically significant structures and amend preservation policies and ordinances as necessary to address identified issues.  
*(Short-to-long-term implementation.)*  
*(Same as Action 2.2.2)*

**Action 3.3.2** Develop City incentives to preserve significant/special commercial buildings in Laguna Beach. *(Short-to-medium-term implementation.)*

**Action 3.3.3** Consider the establishment of a land trust or other mechanism to purchase historically significant and special commercial structures.

**Policy 3.4** Ensure that development standards and design review guidelines result in commercial development that is compatible in scale and design with the surrounding and immediate area, including commercial and residential structures and neighborhoods.

**Action 3.4.1** Consider adopting design standards appropriate for commercial areas outside the downtown. *(Medium-to-long-term implementation.)*  
*(Same as Action 3.2.1.)*

**Policy 3.5** Promote safe and adequate pedestrian access to and within commercial areas.

**Action 3.5.1** Evaluate the adequacy and safety of sidewalks and pedestrian circulation in commercial zones and amend policies and standards as necessary. *(Medium-term implementation.)*

**Policy 3.6** Encourage creation of public spaces and sidewalk areas as part of new development and major remodels. *(Ongoing implementation – short-to-long-term.)*

**Policy 3.7** Encourage retention and attraction of small businesses throughout the community.

**Action 3.7.1** Consider funding of an in-house or contract Economic Development Director position to retain, attract, and create conditions favoring small businesses that contribute to the village character of the downtown and other commercial areas. *(Medium-to-long-term implementation.)*

**Action 3.7.2** Evaluate the impact of combining suites in existing buildings on the retention and attraction of small businesses. If necessary, adopt guidelines regulating the practice. *(Short-term implementation.)*

**Policy 3.8** Encourage pedestrian access and orientation in all commercial areas.

**Policy 3.9** Maintain the landscape guidelines set forth in the City’s Landscape and Scenic Highways Resource Document.

**Action 3.9.1** Update the City’s Landscape and Scenic Highways Resources Document and adopt it as an element of the General Plan. *(Short-term implementation.)*  
*(Same as Actions 2.6.1 and 2.8.1.)*

**Policy 3.10** Require building design and siting to be compatible and integrated with natural topographic features, minimize significant alteration of natural topography or other significant on-site resources, and protect public views as specified in the Design Guidelines and Landscape and Scenic Highways Resource Document by maintaining the low-profile character of structures. Require use of appropriate landscaping, special architectural treatments, and siting considerations for projects visible from major highways and arterial streets. Best efforts should be made to site new development in locations that minimize adverse impacts on views from public locations (e.g., roads, bluff-top trails, visitor-serving facilities, etc.).

**Action 3.10.1** Establish criteria for placement of new development on the most suitable area of the lot to maximize the preservation of sensitive resources. *(Short-to-medium-term implementation.)*  
*(Same as Action 2.8.2)*

**Action 3.10.2** Prepare and adopt guidelines for development and environmental review. *(Short-to-medium-term implementation.)*

**GOAL 4: Recognizing that Laguna Beach is a worldwide visitor destination, enhance the visitor experience while maximizing protection of the community's coastal and other natural resources.**

***Intent** - The increasing number of visitors to Laguna Beach requires the protection of the community's sensitive coastal and other natural resources. The intent of the following policies and actions is to enhance the visitor experience along the coast, while minimizing impacts on Laguna Beach's natural resources. The primary method of implementing this goal is through development of a Coastal Resources Protection Program. Elements of such a program include, but are not necessarily limited to, the following: 1) Potential rezoning of designated areas adjacent to the coast to provide visitor-serving uses that include a mix of commercial uses and public services and facilities. Potential sites would be designated based on their potential to accommodate high levels of visitor traffic with minimal impact on sensitive coastal resources and minimal effects on neighboring land uses. The intent of potential rezoning would be to serve the City's increasing number of beach visitors and enhance coastal access, while redirecting beach activity from locations identified as more environmentally sensitive to less sensitive beach areas. 2) Ongoing coastal resource protection through enforcement and public education. 3) Potential impact fee on new visitor-serving land uses benefiting from visitor activity that would help offset costs associated with protecting coastal resources from the increasing number of community visitors. 4) Identification of a site for development of a Coastal Resources Interpretive Center.*

**Policy 4.1** Develop and adopt a program to protect sensitive coastal resources.

**Action 4.1.1** Compile an inventory of the City's coastal resources and prepare a Coastal Resources Protection Program. *(Short-to-medium-term implementation.)*

**Action 4.1.2** Evaluate and, if appropriate, adopt a program to rezone and encourage redevelopment of properties in specified areas of the coast to better provide public coastal access while protecting sensitive coastal resource areas. *(Medium-to-long-term implementation.)*

**Action 4.1.3** Evaluate and, if appropriate, establish a fair-share impact fee for land uses and development benefiting from visitor activity for the purpose of offsetting costs related to the Coastal Resources Protection Program. *(Medium-to-long-term implementation.)*

**Action 4.1.4** Update the Open Space Conservation Element to address the proposed Coastal Resources Protection Program and update the City's resource maps. *(Medium-to-long-term implementation.)*

**Policy 4.2** Promote policies to accommodate visitors, reduce conflicts between visitor-serving uses/infrastructure and residents, and reduce impacts on the City's natural resources.

**Action 4.2.1** Prepare a Coastal Resources Protection Program that includes policies to accommodate visitors, reduce conflicts between visitor-serving



uses/infrastructure and neighborhoods/residents, and reduce impacts on the City's natural resources (e.g., potentially provide shuttles from satellite parking areas and visitor destinations that group facilities such as shops/restaurants/restrooms and establish methods to ensure that designated beach access points and street ends are safe, welcoming and pedestrian-friendly). *(Medium-to-long-term implementation.)*

**Action 4.2.2** Enforce State's Marine Life Management Act and identified Marine Life Protected areas within the City and local regulations for the protection of marine life and intertidal resources and to conduct educational and outreach programs. *(Medium-to-long-term implementation.)*

**Action 4.2.3** Support a volunteer docent program by a nonprofit organization to provide public coastal resources education. *(Medium-to-long-term implementation.)*

**Action 4.2.4** Evaluate and, if considered desirable and feasible, designate a site for a Coastal Resources Interpretive Center. *(Medium-to-long-term implementation.)*

**Action 4.2.5** Plan and develop a peripheral parking program to increase mass transit access to Laguna Beach's visitor-serving beaches and other amenities. The peripheral parking program shall include an investigation of the concept of shared parking, such as the use of public parking lots and underutilized private parking lots that could serve as peripheral parking locations. The implementation of such a program would require a coastal development permit. *(Medium-term implementation.)*  
*(Same as Action 8.4.7)*

#### **Policy 4.3**

Maintain and enhance access to coastal resource areas, particularly the designated public beaches, by ensuring that access points are safe, attractive, and pedestrian-friendly.

**Action 4.3.1** Continue to pursue dedication and acceptance of beach access and other offers-to-dedicate throughout the City. The City shall maintain an inventory of public access and open space dedication or offers-to-dedicate to ensure such areas are known to the public and are protected through the coastal development permit process. *(Ongoing implementation – short-to-long-term.)*  
*(Same as Action 6.9.1)*

**Action 4.3.2** Maintain and improve public pedestrian access to and along beaches and oceanfront bluff using public rights-of-way and public easements. Protect, and where feasible, formalize, continued public use over areas used historically by the public (i.e. public prescriptive rights) to gain access to and along beaches, oceanfront bluffs, and other recreational areas. *(Ongoing implementation – short-to-long-term.)*

**Action 4.3.3** Discourage the use of unimproved public accessways to coastal areas by vehicles unless necessary for reasons of public safety. *(Short-to-long-term implementation.)*

**Action 4.3.4** All beach amenities available to the general public on the City's public beaches (including those owned and operated by the City and County) shall be available to all members of the general public on an equal basis. A reservation system for public beach amenities may not be established by private entities. *(Ongoing implementation – short-to-long-term.)*

**Action 4.3.5** Maintain a range of parking fees at public beaches and parks, in order to maximize public access and recreation opportunities. Changes to existing time limits or hours of operation and substantial changes to parking fees which have the potential to change the intensity of public use of the beach or public access to the ocean shall require a Coastal Development Permit. *(Ongoing implementation – short-to-long-term.)*

**Action 4.3.6** A public beach closure/curfew cannot apply to the area of Coastal Commission original jurisdiction (State tidelands, submerged lands and public trust lands) including but not necessarily limited to the area seaward of the mean high tide line. Public access to the water's edge and at least 20 feet inland of the wet sand of all beaches shall be permitted at all times. Closure to public use of any portion of the beach inland of the mean high tide line is not encouraged and requires a coastal development permit which must maintain the public's right to gain access to State tidelands. Measures that limit public use of the beach shall be limited to those necessary to address documented public safety events that cause a risk or hazard to the general public and shall be the minimum necessary to address the potential risk or hazard to the general public. The need for continuation of safety measures that limit public access shall be reassessed on a periodic basis to assure maximum public access is provided. *(Ongoing implementation – short-to-long-term.)*

**GOAL 5: Promote compatibility among land uses in the community.**

***Intent*** – Laguna Beach has a varied mix of land uses in close proximity to one another. For example, residential zones abut commercial and light industrial zones and building sites abut sensitive open space, creating the potential for incompatible land uses. Spillover parking from commercial areas negatively impacts some residential neighborhoods. Pressures to develop larger structures in all areas of the City have resulted in negative aesthetic and other impacts upon the community. In order to counteract the negative effects and avert future conflicts among land uses, the following policies and actions address the need to evaluate and, where appropriate, amend zoning standards and consider rezoning areas that are incompatible, establish compatibility guidelines for new development and subdivisions, and consider the adoption of neighborhood parking programs.

**Policy 5.1** Establish standards and review procedures to ensure that infill development and/or redevelopment is neighborhood-compatible.

**Action 5.1.1** Improve design guidelines and review procedures to more effectively evaluate development projects. *(Short-to-medium-term implementation.)*

**Action 5.1.2** Develop policies to mitigate short-term construction impacts. *(Short-to-medium-term implementation.)*

**Action 5.1.3** Promote preservation of historic structures and adaptive reuse of existing buildings. *(Short-to-medium-term implementation.)*

**Policy 5.2** Ensure that all new development, including subdivisions and the creation of new building sites and remodels that involve building additions, is adequately evaluated to ascertain potential negative impacts on natural resources and adjacent development, emphasizing impact avoidance over impact mitigation. Required mitigation should be located on-site rather than off-site. Any off-site mitigation should be located within the City's boundaries and in close proximity to the project.

*(Similar to Policies 7.4 and 10.3.)*

**Policy 5.3** Evaluate and, if necessary, modify the commercial parking standards for new development and/or changes of use, especially when such occurrences impact adjacent residential or visitor-serving areas.

**Policy 5.4** Preserve and maintain the residential character and livability of neighborhoods adjacent to commercial districts and/or individual businesses by regulating and minimizing impacts from commercial activities, including but not necessarily limited to deliveries, amplified music, light trespass, alcohol-related impacts, and employee or valet parking. Establishment of any new preferential parking districts in the coastal zone shall be prohibited.

**Action 5.4.1** Investigate, formulate, and implement solutions to problems created in residential areas related to entertainment and alcohol service in adjacent commercial areas. *(Short-to-medium-term implementation.)*

**Policy 5.5** Preserve and maintain the residential character and livability of neighborhoods adjacent to industrial districts by regulating and minimizing impacts from industrial activities, including but not necessarily limited to smoke, odor, dust and dirt, glare, and noise.

**Action 5.5.1** Evaluate and, if feasible, rezone Laguna Canyon to resolve issues related to incompatible land uses. *(Long-term implementation.)*

**Policy 5.6** Consider conflicts and recognize the value of existing light industrial uses when considering the approval of potential uses that may not be compatible (e.g., location of artists' live/work units adjacent to an existing industrial use).

**GOAL 6: Provide a diversity of land uses that enhance the community.**

***Intent*** – Laguna Beach currently provides a diverse mix of land uses. The following policies are designed to encourage a broad range of uses that will benefit community members and visitors. The various uses promoted include 1) resident-serving businesses; 2) rental housing; 3) low- and moderate-income housing; 4) artists' live/work units; 5) recreational and conservation lands; 6) retention of a local hospital; and 7) mixed-use development.

**Policy 6.1** Promote, encourage and retain resident-serving businesses throughout the commercial zones of the community.

**Action 6.1.1** Establish incentives to encourage retention and attraction of resident-serving businesses. *(Medium-to-long-term implementation.)*

**Policy 6.2** Preserve and encourage an increase of the City's stock of affordable motel and hotel rooms available for short-term visitors. Protect, encourage, and where feasible provide, affordable overnight accommodations.

**Action 6.2.1** Continue to enforce existing ordinances and coastal policies that limit changes in use of existing hotels and motels to preserve visitor-serving uses.

**Action 6.2.2** Investigate and, if appropriate, amend the Municipal Code to ensure that affordable hotels and motels are maintained for short-term visitor occupancy. A method to define whether a facility providing overnight accommodation is low, moderate, or high cost shall be evaluated as part of the investigation. Establish standards that would require new high-cost visitor accommodations provide affordable overnight accommodation or pay an "in-lieu" fee. *(Ongoing implementation – short-to-long-term.)*

**Action 6.2.3** Maintain an inventory of the number of existing motel and hotel rooms and room rates. *(Ongoing implementation – short-to-long-term.)*

**Action 6.2.4** Any hotel/motel rooms for which a certificate of occupancy has been issued on or before the effective date of adoption of this Land Use Element shall not be permitted to convert to a Limited Use Overnight Visitor Accommodation. *(Ongoing implementation – short-to-long-term.)*

**Policy 6.3** Prohibit Limited Use Overnight Visitor Accommodation such as timeshare, condo-hotel, and fractional ownership projects. *(Ongoing implementation – short-to-long-term.)*

**Action 6.3.1** Monitor the actions and policies of the California Coastal Commission concerning condominium-hotel (condo-hotel) projects and other Limited Use Overnight Visitor Accommodations. *(Ongoing implementation.)*

**Policy 6.4** Promote the provision of housing to serve the City's low- and moderate-income households, including City employees.

**Action 6.4.1** Explore housing solutions that include public/private partnerships. *(Short-to-long-term implementation.)*

**Action 6.4.2** Investigate, formulate, and implement siting of emergency shelters, transitional housing and supportive housing in compliance with Senate Bill 2. *(Short-term implementation.)*

**Policy 6.5** Create neighborhood pocket parks and community gardens.

**Action 6.5.1** Identify sites that are appropriate for pocket parks and/or community gardens, including an evaluation of City-owned sites for such use. Continue to transform vacant lots and unused and/or underutilized public land (including excess rights-of-way) into pocket parks with benches, bike racks, shade trees, and patios with tables to accommodate pedestrians and bicycle riders. *(Ongoing implementation – short-to-long-term.)*

**Action 6.5.2** Create an incentive program to purchase property to create neighborhood parks and community gardens. *(Medium-term implementation.)*

**Action 6.5.3** Encourage community gardens on underutilized public property. *(Medium-term implementation.)*

**Action 6.5.4** Use non-invasive drought-tolerant plant materials and low-water irrigation whenever possible. *(Medium-term implementation.)*

**Policy 6.6** Preserve and promote an increase in the stock of residential rental units in the City.

**Action 6.6.1.** Consider establishing development incentives, such as relaxed open space and setback requirements, to maintain higher, nonconforming density in older, nonconforming multi-family residences. *(Short-to-medium-term implementation.)*

**Action 6.6.2** Evaluate increasing the allowable residential square footage within mixed-use developments and create incentives to encourage residential development above the street level in commercial zones. *(Short-to-medium-term implementation.)*

**Policy 6.7** Continue to increase the City's stock of recreational and conservation properties.

**Action 6.7.1** Continue and enhance the City policy of purchasing land for public uses through budgeted open-space acquisition funds, tax sales, and other opportunities such as donations and grants. *(Medium-term implementation.)*

**Policy 6.8** Require the dedication and improvement of public trail easements as a condition of development approval whenever possible.

**Policy 6.9** Provide public access to designated public areas wherever safe and legally and environmentally appropriate.

**Action 6.9.1** Continue to pursue dedication and acceptance of beach access and other offers-to-dedicate throughout the City. *(Ongoing implementation – short-to-long-term.)*

*(Same as Action 4.3.1.)*

**Action 6.9.2** Maintain an inventory of open space dedications or offers-to-dedicate to ensure such areas are known to the public and are protected through the coastal development permit process. *(Ongoing implementation – short-to-long-term.)*

**Action 6.9.3** Where feasible, identify possible segments for inclusion in the California Coastal Trail (CCT) system and provide signage incorporating the State adopted CCT logo. *(Ongoing implementation – short-to-long-term.)*

**Action 6.9.4** Work with private landowners and acquire public access rights necessary to provide a trail connection to the coast from Aliso Creek Regional Park for connectivity to the CCT. *(Ongoing implementation – short-to-long-term.)*

**Action 6.9.5** Encourage municipal land acquisitions, trail design, and development to provide a public access connection to the coast from Laguna Coast Wilderness Park for connectivity to the CCT. *(Ongoing implementation – short-to-long-term.)*

**Action 6.9.6** Pursue improvements of CCT “missing links” to provide safe pedestrian and bicycle access adjacent to State Highway 1 between the cities of Laguna Beach and Dana Point. *(Ongoing implementation – short-to-long-term.)*

**Policy 6.10** Support retention of a full-service, acute-care hospital offering emergency services in Laguna Beach.

**Policy 6.11** Maintain a locally held farmers’ market.

**Policy 6.12** Promote mixed-use development in commercial zones, where appropriate, to encourage the provision of lower-cost housing and to reduce traffic trips. Encourage ground floor uses to be commercial and where appropriate, visitor serving.

**Action 6.12.1** Evaluate incentives for the development of affordable residential units in conjunction with mixed-use development in commercial zones. *(Medium-to-long-term implementation.)*

**Policy 6.13** Prohibit all residential condominium conversions and new residential condominiums on sites previously occupied by rental housing unless an equal number of rental units of comparable square footage and number of bedrooms are provided in the City during the same time as the conversion. Artists' live/work units shall not replace residential rental units. Under no circumstances shall a conversion be allowed that does not comply with existing development standards. *(Long-term implementation.)*

**Policy 6.14** Encourage art-related uses and art in public places in appropriate zones.

**Action 6.13.1** Develop incentives to encourage art-related uses and public art throughout the community. *(Short-to-medium-term implementation.)*



**GOAL 7: Protect, preserve, and enhance the community's natural resources.**

***Intent*** – *Having an abundance of scenic coastal, hillside, and canyon areas, the community has a lengthy history of stewardship to ensure the environmental protection of its natural resources. Long-term preservation of dedicated open space and coastal resources is of the highest priority. Policies in both the Land Use and Open Space/Conservation Elements require the protection and preservation of our magnificent natural resources for community members, visitors and future generations.*

**Policy 7.1** Protect dedicated and accepted open space.

**Action 7.1.1** Ensure that the Open Space/Conservation Element includes policies to protect land dedicated for open space to the greatest extent. *(Short-to-long-term implementation.)*

**Policy 7.2** Maintain the General Plan designation of Permanent Open Space and the Zoning designations of Open Space/Conservation and Open Space/Passive as a method of protecting natural resources.

**Policy 7.3** Design and site new development to protect natural and environmentally sensitive resources, such as areas of unique scenic quality, public views, and visual compatibility with surrounding uses and to minimize natural landform alterations. *(Same as Policy 10.2.)*

**Action 7.3.1** Evaluate and, if necessary, adopt an Open Space/Conservation Element policy to ensure that environmentally sensitive species and/or habitat located within homeowners' associations are protected. *(Medium-term implementation.)*

**Action 7.3.2** Review all applications for new development to determine potential threats from coastal and other hazards. *(Ongoing implementation.)*

**Action 7.3.3** Design and site new development to avoid hazardous areas and minimize risks to life and property from coastal and other hazards. *(Ongoing implementation.)*

**Action 7.3.4** Require new development to assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs. *(Ongoing implementation.)*

**Action 7.3.5** Prohibit development on oceanfront bluff faces, except public improvements providing public access, protecting coastal resources, or providing for public safety. Permit such improvements only when no feasible alternative exists and when designed and constructed to minimize landform alteration of the oceanfront bluff face, to not contribute to further erosion of the oceanfront bluff

face, and to be visually compatible with the surrounding area to the maximum extent feasible. *(Ongoing implementation.)*

**Action 7.3.6** Require new development on oceanfront blufftop lots to incorporate drainage improvements, removal of and/or revisions to irrigation systems, and/or use of native or drought-tolerant vegetation into the design to minimize threats to oceanfront bluff recession. *(Ongoing implementation.)*

**Action 7.3.7** Require swimming pools located on oceanfront bluff properties to incorporate leak prevention and detection measures. *(Ongoing implementation.)*

**Action 7.3.8** On oceanfront bluff sites, require applications where applicable, to identify and remove all unpermitted and/or obsolete structures, including but not limited to protective devices, fences, walkways and stairways, which encroach into oceanfront bluffs. *(Ongoing implementation.)*

**Action 7.3.9** Ensure that new development, major remodels and additions to existing structures on oceanfront and oceanfront bluff sites do not rely on existing or future bluff/shoreline protection devices to establish geologic stability or protection from coastal hazards. A condition of the permit for all such new development on bluff property shall expressly require waiver of any such rights to a new bluff/shoreline protection device in the future and recording of said waiver on the title of the property as a deed restriction.

**Action 7.3.10** Allow oceanfront and oceanfront bluff homes, commercial structures, or other principal structures, that are legally nonconforming as to the oceanfront and/or oceanfront bluff edge setback, to be maintained and repaired; however, improvements that increase the size or degree of nonconformity, including but not limited to development that is classified as a major remodel pursuant to the definition in the Land Use Element Glossary, shall constitute new development and cause the pre-existing nonconforming oceanfront or oceanfront bluff structure to be brought into conformity with the LCP.

**Action 7.3.11** Require all coastal development permit applications for new development on an oceanfront or on an oceanfront bluff property subject to wave action to assess the potential for flooding or damage from waves, storm surge, or seiches, through a wave uprush and impact report prepared by a licensed civil engineer with expertise in coastal processes. The conditions that shall be considered in a wave uprush study are: a seasonally eroded beach combined with long-term (75 years) erosion; high tide conditions, combined with long-term (75 year) projections for sea level rise; storm waves from a 100-year event or a storm that compares to the 1982/83 El Niño event. *(Ongoing implementation.)*

**Action 7.3.12** Site and design new structures to avoid the need for shoreline and/or oceanfront bluff protective devices during the economic life of the structure (75 years). *(Ongoing implementation.)*

**Action 7.3.13** Limit the use of shoreline/bluff protective devices to the minimum required to protect existing development in danger from erosion. Site and design any such protective devices as far landward as possible. "Existing development" for purposes of this policy shall consist only of a principle structure, e.g. residential dwelling, required garage, or second residential unit, and shall not include accessory or ancillary structures such as decks, patios, pools, tennis courts, cabanas, stairs, landscaping etc. No shoreline/bluff protective device shall be allowed for the sole purpose of protecting an accessory structure. *(Ongoing implementation.)*

**Action 7.3.14** Develop and implement shoreline management plans for shoreline areas subject to wave hazards and erosion. Shoreline management plans should provide for the protection of existing development, public improvements, coastal access, public opportunities for coastal recreation, and coastal resources. Plans must evaluate the feasibility of coastal hazard avoidance, restoration of the sand supply, beach nourishment and planned retreat. *(Long-term implementation.)*

**Action 7.3.15** Prepare and periodically update comprehensive studies of seasonal and long-term shoreline change, episodic and chronic bluff retreat, flooding, and local changes in sea levels, and other coastal hazard conditions. *(Long-term implementation.)*

**Action 7.3.16** Continue to monitor beach width and elevations and analyze monitoring data to establish approximate thresholds for when beach erosion or deflation will reach a point that it could expose the backshore development to flooding or damage from storm waves or other coastal hazards. *(Ongoing implementation.)*

**Action 7.3.17** Discourage shoreline protective devices on public land to protect private property/development. *(Ongoing implementation.)*

**Action 7.3.18** Site and design new oceanfront and oceanfront bluff development and bluff/shoreline protective devices where that siting/design takes into account predicted future changes in sea level. In particular, an acceleration of the historic rate of sea level rise shall be considered and based upon up-to-date scientific papers and studies, agency guidance (such as the 2010 Sea Level Guidance from the California Ocean Protection Council), and reports by national and international groups such as the National Research Council and the Intergovernmental Panel on Climate Change. Consistent with all provisions of the LCP, new structures shall be set back a sufficient distance landward to eliminate or minimize, to the maximum extent feasible, hazards associated with anticipated sea level rise over the expected economic life of the structure.

**Policy 7.4**

Ensure that development, including subdivisions, new building sites and remodels with building additions, is evaluated to ascertain potential negative impacts on natural resources. Proposed development shall emphasize impact avoidance over impact mitigation. Any mitigation required due to an unavoidable negative

impact should be located on-site, where feasible. Any off-site mitigation should be located within the City's boundaries close to the project, where feasible. *(Similar to Policies 5.2 and 10.3.)*

**Action 7.4.1** Prepare and adopt California Environmental Quality Act (CEQA) thresholds of significance tailored to address the City's natural resources, such as marine resources, streams, drainage courses, ESHA and high- and very-high-value habitat. *(Medium-term implementation.)*

**Action 7.4.2** Continue preparation of initial studies, pursuant to the California Environment Quality Act (CEQA), for any proposed development, including single-family residences located within environmentally sensitive areas. *(Same as Action 10.3.1.)*

**Action 7.4.3** Review development to minimize adverse impacts to abutting dedicated open-space areas; taking into consideration both the appropriate habitat buffer zones and the required fuel modification zones. *(Short-term implementation.)*

**Action 7.4.4** Continue to list Environmentally Sensitive Areas within the Real Property Report. *(Ongoing and short-to-long-term implementation.)*

**Policy 7.5** Require payment of an environmental impact fee for development whenever mitigation is not feasible and a nexus exists. *(Same as Policy 10.5.)*

**Action 7.5.1** Adopt appropriate mitigation measures that require the payment of environmental impact fees whenever impacts on environmental resources cannot be mitigated to a level of insignificance. *(Ongoing implementation – short-to-medium-term.)*  
*(Same as Action 10.5.1.)*

**Policy 7.6** Implement individualized fuel modification programs for existing legal building sites whenever environmentally sensitive resources are present.

**Action 7.6.1** Allow fuel modification programs to be modified on existing legal building sites to address and mitigate impacts to environmentally sensitive resources, particularly for properties abutting open space areas. *(Short-term implementation.)*

**Action 7.6.2** Allow fuel modification alternative means and methods for existing legal building sites in areas where high- and very-high-value habitat may otherwise be impacted and in areas where an Environmentally Sensitive Habitat Area (ESHA) ("ESHA" as defined in the LCP Glossary), may otherwise be impacted.

**Policy 7.7** Protect marine resources by implementing methods to minimize runoff from building sites and streets to the City's storm drain system (e.g., on-site water retention).  
*(Same as Policy 10.7.)*

**Action 7.7.1** Continue to evaluate and update criteria to minimize nonpermeable hardscape improvements. *(Short-term implementation.)*  
*(Same as Action 10.7.1.)*

**Action 7.7.2** Periodically review the City's Water Quality Control Ordinance and related policies for protecting marine resources and update as appropriate. *(Short-term implementation.)*  
*(Same as Action 10.7.2.)*

**Policy 7.8** Oppose the establishment of offshore oil facilities along the Orange County coastline.

**Action 7.8.1** Monitor the federal government's offshore oil leasing program to ensure that the impacts of the program on the coastal environment are known and considered. *(Ongoing implementation - short-to-long-term.)*  
*(Same as Action 11.2.1.)*

**Policy 7.9** Prohibit and oppose development within the Laguna Greenbelt unless associated with passive recreation.

**Policy 7.10** Require new construction and grading to be located in close proximity to preexisting development to minimize environmental impacts and growth-inducing potential.

**GOAL 8: Minimize the impact of the automobile on the character of Laguna Beach and emphasize a pedestrian-oriented environment, safe sidewalks, landscaped buffer zones, and alternate means of transportation.**

*Intent – Laguna Beach is a popular visitor destination. Consequently, community members often cite traffic, circulation and parking as a negatively impacting their quality of life. The following policies set forth methods to improve circulation and parking conditions by evaluating and adopting methods to reduce congestion, encouraging alternative forms of transportation (e.g., transit, walking, and bicycle opportunities), provide sidewalks in designated neighborhoods, address public and private parking issues, and select potential locations for new public parking lots.*

**Policy 8.1** Encourage a pedestrian-oriented, nonmotorized community by developing a system of bikeways and pedestrian paths and discouraging high-speed traffic along City streets. *(Medium-term implementation.)*

**Action 8.1.1** Require pedestrian safety improvements for development projects on North Coast Highway, South Coast Highway, Coast Highway and Laguna Canyon Road. *(Ongoing implementation – short-to-long-term.)*

**Action 8.1.2** Complete a continuous north-south and east-west bicycle network through the City and to the Downtown Specific Plan area. *(Medium-term implementation.)*

**Action 8.1.3** Maintain and improve public pedestrian access to and along beaches and sea cliffs using all public rights-of-way and public easements. *(Ongoing implementation – short-to-long-term.)*

**Action 8.1.4** Encourage all unimproved public rights-of-way to be used for walking and biking opportunities unless absolutely necessary for vehicular access. *(Short-to-long-term implementation.)*

**Action 8.1.5** With the exception of right turn lanes, oppose any attempts to widen Laguna Canyon Road ocean ward of El Toro. *(Ongoing implementation – short-to-long-term.)*

**Policy 8.2** Maintain a pedestrian-oriented community while facilitating the movement of traffic in a safe and uncongested manner. *(Medium-term implementation.)*

**Action 8.2.1** Study and adopt methods to minimize traffic congestion while preserving a pedestrian ambiance. *(Short-to-long-term implementation.)*

**Action 8.2.2** Expand the Corridor Progression Traffic Analysis Model to the entire City and use delay thresholds to determine significance. *(Short-to-long-term implementation.)*

**Action 8.2.3** Modify the Corridor Progression Traffic Analysis Model thresholds to accurately reflect the unique nature of the City's residential streets. *(Ongoing implementation.)*  
*(Same as Action 2.3.5)*

**Action 8.2.4** Continue to allocate funds for traffic and circulation improvements in connection with the annual Capital Improvement Program. *(Ongoing implementation – short-to-long-term.)*

**Action 8.2.5** Continue to redesign intersections to increase pedestrian safety and amenity, including the provision of crosswalks, bulb-outs, and pedestrian refuges. Favor traffic-calming devices that make use of increased planted areas, such as residential traffic circles, neck-downs, etc. Incorporate traffic-calming techniques (e.g., intersections with bulb-outs to lower traffic speed yet maintain traffic flow) into the community planning stages of municipal projects. *(Ongoing implementation – short-to-long-term.)*

**Action 8.2.6** Discourage driveway access to and from Coast Highway and Laguna Canyon Road so interruptions to traffic flow are minimized. *(Ongoing implementation – short-to-long-term.)*

**Action 8.2.7** Prioritize pedestrian safety over traffic movement when evaluating and approving ingress and egress. *(Ongoing implementation – short-to-long-term.)*

**Policy 8.3** Provide walking and biking opportunities to link residential and commercial neighborhoods through improvements such as sidewalks, bicycle lanes and multi-use trails.

**Action 8.3.1** Amend the Transportation, Circulation and Growth Management Element to identify and provide additional opportunities for pedestrian and bicycle linkages in neighborhoods. *(Medium-term implementation.)*

**Action 8.3.2** Establish a task force to plan and implement a continuous network of bike routes extending through the City and connecting the street system with off-street bike trails. Modify the design of arterial and collector streets to incorporate safe bike lanes. Work with Caltrans to improve bike safety on North Coast Highway, South Coast Highway, Coast Highway, and Laguna Canyon Road. *(Medium-term implementation.)*

**Action 8.3.3** Develop a policy or standard that specifies when and where bicycle lanes and paths are to be provided. *(Medium-term implementation.)*

**Action 8.3.4** Support and encourage public education (including parents and children) in utilization of safe walking and biking practices. *(Ongoing implementation – short-to-long-term.)*

**Action 8.3.5** Require new non-residential developments with floor areas of 10,000 square feet or more to provide bicycle racks for use by customers. Encourage smaller non-residential developments to provide such facilities, when feasible. *(Ongoing implementation – short-to-long-term.)*

**Action 8.3.6** Require new non-residential developments with a total of 100 or more employees to provide bicycle racks, lockers, and showers for use by employees and tenants who commute by bicycle. Encourage smaller non-residential developments to provide such facilities for their employees, when feasible. *(Ongoing implementation – short-to-long-term.)*

**Policy 8.4** Maximize transit use.

**Action 8.4.1** Coordinate with surrounding cities and governmental agencies to maximize the use of public transportation including buses and metro link. *(Ongoing implementation – short-to-long-term.)*  
(Same as Action 1.1.10)

**Action 8.4.2** Support local street network connectivity and complete streets designed to accommodate all user and multiple transportation modes through context-sensitive solutions. *(Medium-term implementation.)*

**Action 8.4.3** Support seamless transitions between transportation modes to increase the use of modes with lower emissions for the movement of people and freight. *(Ongoing implementation – short-to-long-term.)*

**Action 8.4.4** Work with the Laguna Beach Unified School District to promote the use of clean bus or trolley transportation and discourage the use of private vehicles for trips to and from school. *(Ongoing implementation - short-to-long-term implementation.)*  
(Same as Action 1.1.11)

**Action 8.4.5** Maintain the existing trolley/bus service and pursue extending the service throughout the year. *(Short-term implementation.)*  
(Same as Action 1.1.9)

**Action 8.4.6** Implement steps to enhance and promote public access to parking and transit opportunities along the primary arterials of the Coast Highway corridor, Laguna Canyon Road, and the Downtown, as well as designated collector streets. *(Ongoing implementation - short-to-long-term implementation.)*

**Action 8.4.7** Plan and develop a peripheral parking program to increase mass transit access to Laguna Beach’s visitor-serving beaches and other amenities. The peripheral parking program shall investigate the concept of shared parking, such as the use of public parking lots and underutilized private parking lots that could serve as peripheral parking locations. Implementation of such a program would require a coastal development permit. *(Medium-term implementation.)*



*(Same as Action 4.2.5.)*

**Action 8.4.8** Encourage all employers to provide incentives for transit ridership (e.g. subsidies for transit use, shuttles to transit stations), ridesharing, vanpools, and other transportation demand policies designed to reduce vehicle miles traveled. Such measures shall be required in association with non-residential projects approved with a reduction in the standard parking requirements and/or resulting in a loss of on-site parking regardless of the size of the development or number of employees. *(Medium-term implementation.)*

**Action 8.4.9** Encourage the design of new development projects to facilitate transit ridership and ridesharing through such means as locating and designing building entries that are convenient to pedestrians and transit riders. *(Medium-term implementation.)*

**Action 8.4.10** Encourage the design and siting of larger commercial and residential developments so that they may be served by existing transit routes and to provide non-automobile circulation to the greatest extent possible. *(Medium-term implementation.)*

**Policy 8.5** Require the construction of sidewalks and pathways and/or sidewalk widening on streets that carry significant pedestrian traffic.

**Action 8.5.1** Develop a policy or standard that specifies when and where sidewalks are to be provided. *(Short-term implementation.)*

**Action 8.5.2** Require and ensure, during the development review process, that adequate rights-of-way are secured and that adequate public facilities are required to provide transit, bike lanes, and pedestrian networks along North Coast Highway, South Coast Highway, Coast Highway, Glenneyre Street, and all streets within the Downtown Specific Plan area. *(Ongoing implementation – short-to-long-term.) (Same as Action 9.5.3.)*

**Policy 8.6** Promote parking peripheral to the Downtown.

**Action 8.6.1** Evaluate locations peripheral to the downtown for the potential establishment of public parking to serve the downtown. *(Short-to-long-term implementation.)*

**Action 8.6.2** Evaluate locations in commercial areas outside the downtown for the potential establishment of public parking. *(Medium-to-long-term implementation.)*

**Policy 8.7** Promote the use of fuel-efficient or alternative-fuel vehicles.

**Action 8.7.1** Create a pilot program whereby a portion of the on-street public parking spaces in the Downtown Specific Plan area are converted to compact- or

subcompact-size parking spaces, while maintaining the peripheral parking lots for large-size vehicles. *(Medium-term implementation.)*

**Action 8.7.2** Evaluate the feasibility of establishing a variable parking fee program for the Downtown Specific Plan area, with premium rates for the downtown area and low-cost parking in perimeter locations. With new technologies, the rate structure could be variable by time of day, day of week, or season. *(Medium-term implementation.)*

**Policy 8.8** Evaluate and, if necessary, amend the parking standards to ensure that new development and intensifications of use provide the quantity of parking for the uses proposed.

**Action 8.8.1** Evaluate and update parking standards to ensure sufficient parking for new development and/or an intensification of use. *(Medium-term implementation.)*

**Action 8.8.2** Develop a comprehensive traffic management/parking program that will include all commercial areas in the City. Such a strategy shall encourage peripheral and shared parking. Implementation of a plan shall be in conformance with the Downtown Specific Plan. *(Medium-to-long-term implementation.)*

**Action 8.8.3** Ensure that parking standards adequately accommodate a range in size of passenger vehicles. *(Short-to-medium-term implementation.)*

**Policy 8.9** Continue to manage and enforce a comprehensive parking program for the summer festival season.

**GOAL 9: Provide comprehensive public services and infrastructure.**

***Intent*** – *As a community that encourages citizen participation and civic responsibility, Laguna Beach promotes a variety of services and educational opportunities related to the public process. Emergency planning and continual maintenance and enhancement of Laguna Beach's infrastructure are among the City's highest priorities. Some of the policies adopted for this goal include 1) expanding community programs and public education related to City processes and resources, 2) planning for natural disasters, 3) securing funding to repair and maintain the City's infrastructure, 4) ensuring that public rights-of-way are safe and aesthetically pleasing, and 5) coordinating capital improvements.*

**Policy 9.1** Ensure well-maintained and sufficient public infrastructure to serve the community.

**Action 9.1.1** Continue to repair and maintain the infrastructure within the community. *(Short-to-long-term implementation.)*

**Action 9.1.2** Evaluate city-owned lands to determine their role in implementing the City's long-range planning goals. *(Short-to-medium-term implementation.)*

**Policy 9.2** Expand community programs and services to benefit all segments of the community.

**Action 9.2.1** Develop housing programs to enable City employees, especially emergency personnel, to reside in town. *(Short-to-medium-term implementation.)*

**Policy 9.3** Ensure that the City is adequately prepared for potential hazards and natural disasters.

**Action 9.3.1** Establish neighborhood-specific emergency plans that address emergency ingress and egress, among other considerations. *(Short-to-medium-term implementation.)*

**Action 9.3.2** Investigate the use of pedestrian trails as an additional option for emergency evacuation in existing situations where no secondary or loop access exists. *(Medium-term implementation.)*

**Policy 9.4** Encourage public awareness of and education about land use planning and encourage civic participation in the decision-making processes.

**Action 9.4.1** Provide ongoing education to the City Council, Planning Commission, and Design Review Board to achieve consistent application, interpretation, and implementation of the zoning standards, General Plan policies, and Design Review Guidelines. Televised educational programs and/or sessions on a quarterly basis or a minimum of four times per calendar year. *(Short-term implementation.)*

**Action 9.4.2** Establish methods to educate the public, realtors, and design professionals regarding the General Plan and development standards and guidelines outlined in the Zoning Ordinance and Design Guidelines. (*Medium-term implementation.*)

**Action 9.4.3** Continue to provide property purchasers with information related to the regulatory process and potential development limitations by delineating individual property constraints in the Real Property Report (RPR) and the Design Review Disclosure Statement. (*Medium-term implementation.*)

**Action 9.4.4** Amend the Zoning Ordinance and Design Guidelines to be more user-friendly and easily accessed. (*Medium-to-long-term implementation.*)

**Action 9.4.5** Maintain and refine the citywide Geographic Information Systems (GIS), including updating geologic and adding hydrologic databases. (*Short-to-long-term implementation.*)

**Action 9.4.6** Consider actions to keep the public informed and to create government transparency such as 1) televising City Council, Planning Commission, and Design Review Board meetings, 2) maintaining a webpage that lists all public notices, 3) sponsoring town hall meetings to address planning topics important to the community, and 4) creating an e-mail or other notification system to distribute agendas and notify members of the public about City meetings. (*Short-to-long-term implementation.*)

**Policy 9.5** Ensure that streetscapes are designed or modified to facilitate safe transit and bicycle and pedestrian movement.

**Action 9.5.1** Investigate methods of new creating pedestrian pathways.

**Action 9.5.2** Prohibit the intrusion of objects into the public right-of-way that would impede safe pedestrian access.

**Action 9.5.3** Require and ensure, during the development review process, that adequate rights-of-way are secured and that adequate public facilities are required to provide transit, bike lanes and pedestrian networks along North Coast Highway, South Coast Highway, Coast Highway, Glenneyre Street, and all streets within the Downtown Specific Plan area. (*Ongoing implementation – short-to-long-term.*)

(*Same as Action 8.5.2.*)

**Action 9.5.4** Investigate and facilitate methods to underground all utilities.

**Policy 9.6** Continue to prohibit new roads or extensions of existing roads that are inconsistent with the Municipal Code and General Plan.

**Action 9.6.1** Review the City's Safety Element on a regular basis to incorporate the most current methods of emergency and hazard planning into the Safety Element policies. *(Short-term implementation.)*

**Action 9.6.2** Review the City's Emergency Disaster Plan on a regular basis to ensure that it addresses current needs. *(Short-term implementation.)*

**Policy 9.7** Implement sewer and drainage improvements necessary to protect and enhance water quality; take into consideration location of drainage improvements and account for rising sea levels and other coastal hazards. Promote the future achievement of tertiary sewage treatment.

**Action 9.7.1** Work with the appropriate agencies to achieve tertiary sewage treatment for the City. *(Medium-term implementation.)*

**Action 9.7.2** Evaluate and encourage the use of reclaimed water. *(Medium-term implementation.)*

**Policy 9.8** Avoid the extension of community facilities, roads, and other infrastructures into environmentally sensitive areas when surplus capacities could facilitate or discourage extension of new development detrimental to those areas. Avoid the extension of roads and other infrastructure for the support of cellular/radio communication towers into environmentally sensitive areas and to protect public coastal views whenever feasible.

**Policy 9.9** Continue to construct, update, and improve community facilities.

**Action 9.9.1** Prepare a community needs assessment to identify and determine future needs and to ensure that existing facilities and infrastructure are appropriately utilized. *(Short-to-medium-term implementation.)*

**Action 9.9.2** Apply for grants and form public/private partnerships whenever possible to address community facilities and infrastructure needs (e.g., flood control, teen center, sewer, etc.). *(Short-to-long-term implementation.)*

**Action 9.9.3** Evaluate hiring professional grant writers for specialized projects. *(Medium-term implementation.)*

**Policy 9.10** Provide public facilities that meet the varied needs of both residents and visitors.

**Policy 9.11** Ensure adequate evaluation of environmental impacts, coastal hazards, rates of erosion, sea level rise, tsunami hazard and safety hazards associated with public facilities and infrastructure improvements.

**Policy 9.12** Continue to consider flood hazards when reviewing projects within the 100-year floodplain.

- Policy 9.13** Continue to require nonstructural methods for flood control, such as preservation of watershed lands and natural drainage channels, rather than structural methods, such as concrete flood channels whenever feasible.
- Policy 9.14** Ensure that the City's redevelopment potential is included in growth forecasts and infrastructure analyses.
- Policy 9.15** Pursue funding to complete the undergrounding of utilities along Laguna Canyon Road and Coast Highway.
- Policy 9.16** Explore alternative revenue sources to offset costs for providing public services to tourists.

**GOAL 10: Ensure that proposals for new development, subdivisions, and major remodels are sufficiently evaluated to protect public health and safety and natural resources.**

***Intent*** – *In a community with extremely high land values and minimal developable land, pressure has increased to develop larger buildings, including development on environmentally sensitive lots has been increasing. Larger structures and development into environmentally sensitive areas have the potential to create numerous impacts on the environment and surrounding neighborhoods. Some potential impacts include 1) water quality impacts, 2) land movements, 3) a decrease in safety response times on steep hillside roads during emergencies, and 4) the potential cumulative impacts to sensitive biological and coastal resources from which community members and visitors derive health benefits. The following policies are adopted to ensure that applications for new subdivisions, the creation of building sites, new development, and major remodels are thoroughly evaluated to mitigate potential health and safety impacts related to new development.*

**Policy 10.1** Require that all subdivisions, including parcel maps, are compatible with neighborhood character including building pad elevations, visual and physical relationships to natural topography, open space, view corridors and surrounding residences, and neighborhood access.

**Action 10.1.1** Require a visual impact analysis for subdivision to identify the buildable area or building bulk of each proposed lot to determine potential impacts to view corridors, visual and physical relationships to natural topography or scenic features, neighborhood character and compatibility, and view equity.

**Policy 10.2** Design and site new development to protect natural and environmentally sensitive resources such as areas of unique scenic quality, public views, and visual compatibility with surrounding uses and to minimize landform alterations. *(Same as Policy 7.3)*

**Action 10.2.1** Adopt standards that require new development and related improvements to be located on the most suitable areas of the site so as to maximize safety and the preservation of sensitive resources. *(Short-to-medium-term implementation.)*

**Action 10.2.2** Evaluate the slope/density formula applied to the R-HP Residential Hillside Protection Zone and amend as necessary to ensure a density that is compatible with the topography. *(Medium-term implementation.)*

**Action 10.2.3** Develop criteria by which applicants shall provide a slope analysis to determine the best location for development on a site. *(Medium-term implementation.)*

**Action 10.2.4** Encourage open space dedication to guarantee preservation of natural and sensitive resources whenever appropriate. *(Ongoing implementation – short-to-long-term.)*

**Action 10.2.5** On bluff sites, require applications where applicable, to include a geologic/soils/geotechnical study that identifies any geologic hazards affecting the proposed project site, any necessary mitigation measures, and contains statements that the project site is suitable for the proposed development and that the development will be safe from geologic hazard for its economic life. For development on oceanfront bluffs, such reports shall include slope stability analyses and estimates of the long-term average bluff retreat/erosion rate over the expected life of the development. Reports are to be prepared/signed by a licensed professional Engineering Geologist or Geotechnical Engineer. *(Medium-term implementation.)*

**Action 10.2.6** Require all new development located on an oceanfront bluff top to be setback from the oceanfront bluff edge a sufficient distance to ensure stability, ensure that it will not be endangered by erosion, and to avoid the need for protective devices during the economic life of the structure (75 years). Such setbacks must take into consideration expected long-term bluff retreat over the next 75 years, as well as slope stability. The predicted bluff retreat shall be evaluated considering not only historical bluff retreat data, but also acceleration of bluff retreat made possible by continued and accelerated sea level rise, future increase in storm or El Niño events, and any known site-specific conditions. To assure stability, the development must maintain a minimum factor of safety against landsliding of 1.5 (static) or 1.2 (pseudostatic,  $k=0.15$  or determined through analysis by the geotechnical engineer) for the economic life of the structure.

**Action 10.2.7** Require all new development located on oceanfront bluffs to be sited in accordance with the stringline but not less than 25 feet from the bluff edge. This requirement shall apply to the principal structure and major accessory structures such as guesthouses and pools that require a structural foundation. The setback shall be increased where necessary to ensure geologic safety and stability of the development.

**Action 10.2.8** On oceanfront bluffs, require new minor accessory structures such as decks, patios and walkways that do not require structural foundations to be sited in accordance with stringline but not less than 10 feet from the bluff edge. Require accessory structures to be removed or relocated landward when threatened by erosion, geologic instability or other coastal hazards.

**Policy 10.3** Ensure that all new development, including subdivisions, the creation of new building sites and remodels that involve building additions, is evaluated to ascertain potential negative impacts on natural resources, ESHA and existing adjacent development. Proposed development shall emphasize ESHA impact avoidance over impact mitigation. Any mitigation required due to an unavoidable negative impact should be located on-site rather than off-site, where feasible. Any off-site mitigation should be located within the City's boundaries and in close proximity to the project.  
*(Similar to Policies 7.4 and 5.2.)*



**Action 10.3.1** Continue preparation of initial studies, pursuant to the California Environment Quality Act (CEQA), for any proposed development, including single-family residences, located within environmentally sensitive areas.  
*(Same as Action 7.4.2.)*

**Action 10.3.2** Continue to require in-depth analysis of constraint issues for properties, especially those designated on the City's hazard maps so that the nature of the constraint and the best options for mitigation or avoidance will be considered at all stages of the approval process since these constraints may affect what development is appropriate for the property.

**Policy 10.4** Implement and define "lot area" as the total area of the lot minus the area/property located westerly of the building setback lines as described in Section 25.50.004(B)(1)(2)(3) or the oceanfront bluff ("oceanfront bluff edge" as defined in LCP Glossary), whichever is more restrictive.

**Policy 10.5** Require payment of an environmental impact fee for development whenever mitigation is not feasible and a nexus exists.  
*(Same as Policy 7.5.)*

**Action 10.5.1** Adopt appropriate mitigation measures that require payment of environmental impact fees whenever impacts on environmental resources cannot be mitigated to a level of insignificance. *(Short-to-medium-term implementation.)*  
*(Same as Action 7.5.1.)*

**Policy 10.6** Require all fuel modification to be located within the site being developed. Exceptions may be granted for existing legal building sites when findings can be made by the approval authority that other alternatives are not available and a strict application of this provision would endanger environmentally sensitive resources or deny a property owner reasonable use of an already existing legal building site. Fuel modification performed by private property owners cannot go beyond property lines without agreement by the adjacent property owners. Fuel modification on public land to protect existing development should be avoided whenever feasible; if avoidance isn't feasible, measures must be employed to minimize the amount of fuel modification necessary on public land.  
*(Similar to Policy 7.6.)*

**Action 10.6.1** The development proposal should address the required fuel modification as part of the initial application and should integrate fuel modification provisions into the site plan in such a way as to minimize impact on existing native vegetation and areas of visual prominence. Any required thinning of flammable vegetation shall be conducted outside of the bird nesting season if feasible. Alternative means to thinning and/or removal of native vegetation for fire hazard management such as minimizing the building envelope, and/or siting of the structure(s) away from hazard areas, and/or use of fire retardant design and materials are preferred where feasible.

**Action 10.6.2** Equivalent methods of fire risk reduction shall be determined on a case by-case basis by the City and may include the following, or a combination of the following, but are not limited to: compliance with Building Code and Fire Code requirements for projects; tile roof treatments; irrigated buffer zones; installation of masonry or other non-combustible fire resistant wall; boxed eaves; reduced landscaping; other alternative construction to avoid the need for vegetation thinning, pruning or vegetation removal.

**Action 10.6.3** No new division of land shall be allowed which would require new fuel modification (e.g. vegetation removal) or new fuel breaks in environmentally sensitive habitat areas or on public open space or park lands to protect new development within the resultant lots.

**Action 10.6.4** Update the Safety Element to incorporate current fuel modification and fuel break practices and requirements.

**Policy 10.7** Protect marine resources by implementing methods to minimize runoff from building sites and streets to the City's storm drain system (e.g., on-site water retention).  
*(Same as Policy 7.7.)*

**Action 10.7.1** Continue to evaluate and update criteria to minimize nonpermeable hardscape improvements. *(Short-term implementation.)*  
*(Same as Action 7.7.1.)*

**Action 10.7.2** Periodically review the City's Water Quality Control Ordinance and related policies for protecting marine resources and update as appropriate. *(Short-term implementation.)*  
*(Same as Action 7.7.2.)*

**Policy 10.8** Avoid creation of building sites that will result in significant adverse impacts on the community.

**Action 10.8.1** Evaluate subdivision proposals that include cul-de-sacs for alternative street design that may provide more efficient access and trails linking any potential new neighborhood to nearby areas of the community. *(Medium-term implementation.)*

**Action 10.8.2** Review the City's Subdivision Ordinance for potential revisions to implement updated General Plan policies and provide methods to ensure neighborhood compatibility and to prevent significant environmental effects. *(Medium-term implementation.)*

**Policy 10.9** Continue to prohibit the approval of newly created building sites that do not conform to Municipal Code standards, including the creation of flag lots.

**Policy 10.10** Prohibit lot line adjustments that are inconsistent with the Municipal Code, General Plan, and Subdivision Map Act. Existing building sites which maintain a legal nonconforming lot or lots may adjust the lot lines provided that the adjustment does adversely increase the extent of nonconformities.

**Action 10.10.1** Enforce existing ordinances and General Plan policies. (*Ongoing implementation – Short-to-long-term.*)

**GOAL 11: Proactively participate in the planning activities of regional and adjacent jurisdictions.**

***Intent*** – Throughout the years, Laguna Beach has been impacted by the decisions of regional and adjacent jurisdictions. By actively participating in regional and jurisdictional planning activities, the City is better able to educate the public and promote a positive outcome for Laguna Beach, such as the decision by Orange County voters to deny the construction of a commercial airport at the former El Toro Marine Base. The following policies promote monitoring the planning activities of regional and surrounding jurisdictions and participating in problem-solving strategies.

**Policy 11.1** Monitor the planning activities of regional entities and adjacent jurisdictions to stay informed of potential development that may impact the quality of life in the City of Laguna Beach.

**Action 11.1.1** Evaluate the impact of proposed changes to regional growth policies and the policies and projects of adjacent jurisdictions and address potential impacts. *(Short-to-long-term implementation.)*

**Policy 11.2** Oppose the establishment of offshore oil facilities along the Orange County coastline.  
*(Same as Policy 7.8.)*

**Action 11.2.1** Monitor the federal government's offshore oil leasing program to ensure that the impacts of the program on the coastal environment are known and considered. *(Ongoing implementation – short-to-long-term.)*  
*(Same as Action 7.8.1.)*

**Policy 11.3** Work with adjacent jurisdictions to resolve regionally based problems such as water quality, runoff and flooding, air space, and transportation/traffic congestion issues and to establish regional responses to open-space conservation and wilderness area access.

**Action 11.3.1** Work with adjacent jurisdictions to find solutions to shared problems such as, but not limited to, traffic, air traffic, automotive noise, water quality, erosion, and slope stability. *(Short-to-long-term implementation.)*

**Action 11.3.2** Work with the appropriate agencies to address and mitigate potential impacts of any proposed expansion of the toll road system. *(Short-to-long-term implementation.)*

**Policy 11.4** Reevaluate the City's sphere of influence to determine ultimate physical boundaries and service area and pursue amending the City sphere to include El Moro.

**Action 11.4.1** Amend the sphere of influence to add El Moro. *(Short-to-long-term implementation.)*

# **APPENDIX**

## LAND USE ELEMENT GLOSSARY

### Abbreviations

**BMR** – Below-market rate dwelling unit  
**BSC** – Building Site Coverage  
**CBC** – California Building Code  
**CBD** – Central Business District  
**CC&Rs** – Covenants, conditions and restrictions  
**CDBG** – Community Development Block Grant  
**CEQA** – California Environmental Quality Act  
**CIP** – Capital Improvements Program  
**COG** – Council of Governments  
**DSP** – Downtown Specific Plan  
**EIR** – Environmental Impact Report (California)  
**EIS** – Environmental Impact Statement (Federal)  
**FEMA** – Federal Emergency Management Agency  
**FIRM** – Flood Insurance Rate Map  
**HCD** – Department of Housing and Community Development (State of California)  
**HUD** – U.S. Department of Housing and Community Development  
**IBC** – International Building Code  
**LAFCO** – Local Agency Formation Commission  
**LOS** – Level of Service  
**NEPA** – National Environmental Policy Act  
**OCCOG** – Orange County Council of Governments  
**PRD** – Planned Residential Development  
**RHNA** – Regional Housing Needs Assessment  
**UHC** – Uniform Housing Code

### Definitions

1. **Action** - An activity or strategy to be carried out in response to an adopted policy set forth to achieve a goal. Whenever possible, actions should be quantifiable and identify an implementation time frame.
2. **Affordable Overnight Accommodations** - Overnight visitor facilities—including, but not limited to hotels, motels, campgrounds, recreational vehicle parks and hostels—that offer low to moderate cost accommodation rates.
3. **Affordable Housing** – For-sale or rental housing that is made available at below-market prices. Income guidelines are determined on a county-by-county basis and are based on the median income for that county. HUD establishes five income categories for affordable housing: extremely low, very low, lower, median and moderate income. Each income category is adjusted based on the number of persons in the household from one to eight. To be affordable, housing must be rented or purchased at a cost of no more than 30% of a household's income (mortgage payment to include principal, interest, taxes, insurance and association dues).

4. **Agriculture** – Use of land for the production of food and fiber, including the growing of crops.
5. **Ambient** – Surrounding on all sides; used to describe measurements of existing conditions with respect to traffic, noise, air and other environments.
6. **Annex** – To incorporate a land area into an existing district or municipality, with a resulting change in the boundaries of the annexing jurisdiction.
7. **Architectural Features** – Projections or appurtenances on buildings that provide visual variation and/or relief but do not serve as living or working space.
8. **Artists' Joint Living and Working Unit** – A physically connected dwelling unit and working space, occupied and utilized by a single housekeeping unit, that has been structurally modified or designed to accommodate joint residential occupancy and working activity and includes: (a) complete kitchen space and sanitary facilities and (b) working space reserved for and regularly used by one or more occupants of the unit.
9. **Attainment** – Compliance with State and Federal ambient air quality standards within an air basin. (*See "Non-attainment."*)
10. **Base Flood** – In any given year, a 100-year flood, which has a 1% likelihood of occurring and is recognized as a standard for acceptable risk.
11. **Below-market rate** – 1) A housing unit specifically priced to be sold or rented to low or moderate-income households for an amount less than its fair-market value. Both the State of California and HUD set standards for determining which households qualify as "low-income" or "moderate-income." 2) The financing of housing at less than prevailing interest rates.
12. **Bicycle Lane (Class II Facility)** – A corridor expressly reserved for bicycles, existing on a street or roadway in addition to any lanes for use by motorized vehicles.
13. **Bicycle Path (Class I Facility)** – A paved route not on a street or roadway and expressly reserved for bicycles traversing an otherwise unpaved area. Bicycle paths may parallel roads but typically are separated from them by landscaping.
14. **Bikeways** – Bicycle lanes, bicycle paths and bicycle routes.
15. **Building Site** – A parcel or contiguous parcels of land established in compliance with the building site requirements of the Municipal Code. (*See expanded definition in Zoning Ordinance Section 25.08.004.*)
16. **Buildings with "Special Qualities"** – Buildings that have broad recognition in the community and may have one or more of the following "special qualities": 1) definitive architectural features or character; 2) listed on the City's historic inventory or register; 3) designed by a renowned architect; and 4) previously occupied by a renowned Laguna resident.

17. **Build-Out** – Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations. (*See also "Carrying Capacity."*)
18. **California Building Code** – California standard building code that sets forth minimum standards for construction.
19. **California Coastal Trail** - The California Coastal Conservancy's vision for a California Coastal Trail (CCT) is a continuous interconnected public trail system along the California coastline. While primarily for pedestrians, the Trail also accommodates a variety of additional user groups, such as bicyclists, wheelchair users, equestrians, and others as opportunities allow.
20. **California Environmental Quality Act (CEQA)** – A state law requiring state and local agencies to regulate activities with consideration for environmental protection. If a proposed activity has the potential for a significant adverse environmental impact, an environmental impact report (EIR) must be prepared and certified as to its adequacy before taking action on the proposed project.
21. **Capital Improvements Program (CIP)** – A program established by a City and reviewed by its Planning Commission that schedules permanent improvements, usually for a minimum of five years in the future, to fit the projected fiscal capability of the local jurisdiction. The program generally is reviewed annually for conformance to and consistency with the General Plan.
22. **Carrying Capacity** – Used in determining the potential of an area to absorb development:  
1) The level of land use, human activity, or development for a specific area that can be accommodated permanently without an irreversible change in the quality of air, water, land, or plant and animal habitats. 2) The upper limits of development beyond which the quality of human life, health, welfare, safety, or community character within an area will be impaired. 3) The maximum level of development allowable under current zoning. (*See also "Build-out"*)
23. **Central Business District (CBD)** – The major commercial downtown center of a community.
24. **Commercial Center** – A building or group of buildings designed as a planned development and used for commercial and related purposes.
25. **Commercial Use** – A business use or activity involving retail or wholesale marketing of goods and services. Examples of commercial uses include offices, retail shops and restaurants.
26. **Compatibility** – Orderly and harmonious integration and function and consistency with other elements in a system.
27. **Compatibility, Neighborhood** – Land planning, site design and building design that functions harmoniously with the neighborhood and/or surrounding area. New development



should be compatible with the existing development in the neighborhood and respect neighborhood character. Neighborhood character is the sum of the qualities that distinguish areas within the City, including historical patterns of development (e.g., structural heights, mass, scale or size) village atmosphere, landscaping themes and architectural styles.

28. **Complete Streets** - Street and roadway network that accommodates all users including pedestrians, bicyclists, public transit users, motorists, children, the elderly and the disabled.
29. **Conditional Use** – A land use that is not permitted by right but may be appropriate in a given zoning district under certain circumstances. The use may occur only upon approval of a Conditional Use Permit, pursuant to the procedures set forth in the Laguna Beach Municipal Code.
30. **Condominium** – A structure of two or more units, the interior spaces of which are individually owned while the balance of the property (both land and building) is owned in common by the owners of the individual units.
31. **Consistent with** – Free from significant variation or contradiction. The various diagrams, text, goals, policies and programs in the General Plan must be consistent with each other, not contradictory or preferential. The term “consistent with” is used interchangeably with “in conformance with.” The courts have held that the phrase “consistent with” means “in agreement with; harmonious with.” “Conformity” means “in harmony therewith or agreeable to” (Sec. 58 Ops. Cal. Atty. Gen. 21, 25 [1975]). California law requires that the General Plan be internally consistent and also requires consistency between a General Plan and implementation measures such as the Zoning Ordinance. As a general rule, an action program or project is consistent with the General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment.
32. **Covenants, Conditions and Restrictions (CC&Rs)** – Restrictive limitations that may be placed on property and its use and usually are made as conditions of holding title or lease.
33. **Cumulative Impact** – As used in CEQA, the total environmental impact resulting from the accumulated impacts of individual projects or programs over time.
34. **Dedication** – The transfer of an interest in property by an owner or developer of private land for public use and the acceptance of land for such use by the governmental agency having jurisdiction over the public function for which it will be used. Dedications for roads, parks, open space, school sites, or other public uses often are made conditions for approval of a development by a City or County.
35. **Dedication, In lieu of** – Cash payment that may be required of an owner or developer as a substitute for a dedication of land and is referred to as an in-lieu fee. (*See “Exaction” and “In-Lieu Fee.”*)
36. **Defensible Space** – In firefighting and prevention, a minimum 20-foot area of noncombustible surfacing separates urban and wildland areas. (*See the Safety Element for additional information.*)

37. **Density, Residential** – The number of permanent residential dwelling units per acre of land. Densities specified in the General Plan are in units per acre, rounded down. (*See "Intensity, building."*)
38. **Density Bonus** – The allocation of development rights that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum for which the parcel is zoned in return for the long-term restriction of certain percentages of units for very-low- or low-income households or senior citizen households. (*See the Housing Element and California Density Bonus law for additional information.*)
39. **Design Review** – A discretionary review process adopted by the City that is intended to provide the following: 1) that development projects comply with the applicable standards and design guidelines and criteria; 2) that development projects focus on quality designs within a neighborhood context that results in creative design solutions for the City; 3) that development occur with an orderly and harmonious appearance, including associated facilities such as signs, landscaping and parking areas; 4) that public and private views are considered; 5) that public health, safety and general welfare throughout the City are considered; and 6) that there is effective implementation of the applicable General and Specific Plan policies that encourage the preservation and enhancement of the particular character and unique assets of the City.
40. **Endangered Species** – A species of animal or plant whose prospects for survival and reproduction are in immediate jeopardy from one or more causes. The City designates land that may contain endangered species as potentially containing "very-high-value habitat."
41. **Environment** – In CEQA, "the physical conditions which exist within the area which may be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise, and objects of historic or aesthetic significance."
42. **Environmentally Sensitive Habitat Area (ESHA)** - The Coastal Act defines environmentally sensitive area as any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.
43. **Environmentally Sensitive Lands/Resources** – Land or resources that have been identified in the City's General Plan as having one or more of the following characteristics: 1) high- or very-high-value biological habitat, as described in the Open Space/Conservation Element; 2) located on the oceanfront; 3) a City-mapped watercourse; 4) geologic conditions such as slide-prone formations, potentially active fault, inactive fault, landslide potential, liquefaction potential, and soft coastal headlands; 6) hillside slopes greater than 45%; 7) adjacent wildland area, which requires fuel modification; and 8) major or significant ridgelines.
44. **Erosion** – 1) The loosening and transportation of rock and soil debris by wind, rain, or running water. 2) The gradual wearing away of the upper layers of earth.
45. **Exaction** – A contribution or payment required as an authorized precondition for receiving a development permit; usually refers to mandatory dedication (or fee in lieu of dedication)

requirements found in many subdivision regulations. (See "Dedication, In-Lieu," and In-Lieu Fee.")

46. **Fair-Market Rent** – Residential rent, including utility allowances, determined by HUD for purposes of administering the Section 8 Housing Program.
47. **Fault** – A fracture in the earth's crust forming a boundary between rock masses that have shifted.
48. **Feasible** – Capable of being accomplished within a reasonable time taking into account economic, environmental, social, and technological factors.
49. **Flag Lot** – A lot, often irregular in shape, which provides little more street frontage than that required for access by a vehicle.
50. **Flood, 100-Year** – The magnitude of a flood expected to occur on the average every 100 years, based on historical data. The 100-year flood has a 1/100, or 1%, chance of occurring in any given year.
51. **Floodplain** – The relatively level land area on either side of the banks of a stream regularly subject to flooding. That part of the floodplain subject to a one percent chance of flooding in any given year is designated as an "area of special flood hazard" by the Federal Insurance Administration.
52. **Goal** – A general, overall and ultimate purpose, aim, or end toward which the City directs effort, as set forth in the General Plan.
53. **Ground Failure** - Includes landslide, lateral spreading, liquefaction, and subsidence.
54. **Ground Rupture and Shaking** – Ground movement caused by the transmission of seismic waves during a strong earthquake.
55. **Habitat** – The physical location or type of environment in which an organism or biological population lives or occurs.
56. **Habitat, High-Value** – As defined in the City's Open Space/Conservation Element, an extensive area dominated by indigenous plant communities that possess good species diversity. They are often but not always linked to extensive open-space areas within or outside of the City by traversable open-space corridors. Their faunal carrying capacity is good to excellent; many areas are utilized as bedding and foraging sites by mule deer or possess large resident populations of birds or native small mammals.
57. **Habitat, Very-High-Value** - As defined in the City's Open Space/Conservation Element, habitats of endangered, rare, or locally unique native plant species and areas of southern oak woodland and natural (not irrigation-augmented) springs and seeps. Among the very-high-value habitats inventoried are areas of significant rock outcrop exposures because of the assemblages of sensitive plant species that often occupy such settings. The general biotic

categories include coastal sage scrub, chaparral, grasslands, southern oak (or coastal live oak) woodland, rock outcrops, coastal bluff scrub, coastal strand and urban forest.

58. **Hazardous Material** – Any substance that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. The term includes, but is not limited to, hazardous substances and hazardous wastes.
59. **Historic Preservation** – The preservation of historically significant structures in order to facilitate restoration and rehabilitation of such structure(s) to a former condition. Destruction or alteration of properties with historic significance, as identified in the City’s historic resources inventory or historic register, should be avoided whenever possible. Special preservation consideration should also be given to any structure over 45 years old.
60. **Historically Significant** – Buildings and their settings, improvements, structures, objects, monuments, sites, places and areas within the City that reflect special elements of the City’s architectural, artistic, cultural, engineering, aesthetic, historical, political, social and other heritage and/or character.
61. **Household** – All persons, related or unrelated, who occupy a single housing unit.
62. **Housing Unit** – As defined in the 2000 U.S. Census, a house, an apartment, a mobilehome or trailer, a group of rooms, or a single room that is occupied as a separate living quarters or, if vacant, is intended for occupancy as separate living quarters.
63. **Impact Avoidance** – The design and siting of new development in a manner that avoids potentially significant environmental impacts.
64. **Impact Fee** – A fee, also called a development fee, levied on a developer of a project by a public agency as compensation for otherwise-unmitigated impacts the project would produce. Government Code Section 66000, et seq., specifies that development fees shall not exceed the estimated reasonable cost of providing the services for which the fee is charged. To lawfully impose a development fee, the public agency must verify its method of calculation and document proper restrictions on use of the fund.
65. **Impervious/Impermeable Surface** – A surface through which water cannot penetrate, such as a roof, deck, road, sidewalk or paved parking lot. The amount of impervious surface increases with development and establishes the need for drainage facilities to carry the increased runoff.
66. **Inaccessible Area** – Open space, including legally subdivided lots that are not building sites, that is not accessible along the full property frontage from a street or road improved to the City’s access standards. (*See “Building Site.”*)
67. **Inclusionary Housing** – Provisions established by a public agency to require that a certain percentage of housing units in a new subdivision remain affordable to very-low-, low- and/or moderate-income households for a specified period. A fee may be paid in lieu of providing the required affordable housing, subject to City Council approval.

68. **Industrial** – The manufacture, production, and processing of consumer goods. “Industrial” is often divided into “heavy industrial” uses, such as construction yards, quarrying, and factories, and “light industrial” uses, such as research and development and less intensive warehousing and manufacturing.
69. **Infill Development** – Development of unimproved land in areas that are largely developed.
70. **Infrastructure** – Public services and facilities such as sewage-disposal systems, water-supply systems, other utility systems, schools, and roads.
71. **Institutional Uses** – 1) Publicly or privately owned and operated activities such as hospitals, convalescent hospitals, intermediate care facilities, nursing homes, museums, and schools and colleges; 2) churches and other religious organizations; and 3) other nonprofit activities of a welfare, educational, or philanthropic nature that cannot be considered residential, commercial, or industrial.
72. **In-lieu Fee** – Cash payment that may be required of a subdivider or property owner as a substitute for dedication of land or provision of low- and/or moderate-income housing. (*See “Dedication, In lieu of” and “Exaction.”*)
73. **Intensity, Building** – For residential uses, the actual number or the allowable range of dwelling units per net or acre. For nonresidential uses, the allowable building intensity is determined based on the application of open space, setbacks, parking, and height restrictions required in that particular zoning district.
74. **International Building Code** – An international standard building code that sets forth minimum standards for construction.
75. **Issues** – Important, unsettled community matters or problems that are addressed by the goals, policies and actions set forth in the Land Use Element.
76. **Laguna Greenbelt** – A concept of the open-space area surrounding the City, which currently includes Laguna Coast Wilderness Park, Aliso and Wood Canyons Wilderness Park, Crystal Cove State Park and Laguna Laurel Ecological Reserve.
77. **Land Banking** – The purchase of land by a local government for use or resale at a later date. Banked lands have been used for development of low- and moderate-income housing, expansion of parks, and development of industrial and commercial centers.
78. **Landmark** – 1) A building, site, object, structure, or significant tree having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government. 2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.
79. **Land Use Classification** – A system for classifying and designating the appropriate use of properties.

80. **Level of Service (LOS) Standard** – A standard used by government agencies to measure the quality or effectiveness of a municipal service such as police, fire, or library or the performance of a facility such as a street or highway.
81. **Level of Service (LOS) Traffic** – The amount of traffic that a roadway or intersection can accommodate, based on such factors as maneuverability, driver dissatisfaction, and delay. *(See Transportation, Circulation and Growth Management Element for additional information.)*
82. **Limited Use Overnight Visitor Accommodations** - Any hotel, motel, or other similar facility that provides overnight visitor accommodations wherein some or all of the units, rooms, lots or parcels or other segment of the facility may be sold to a subsequent purchaser who receives the right in perpetuity, for life, or a term of years, to the recurrent, exclusive use or occupancy of a lot, parcel, unit, room(s), or segment of the facility, annually or on some other seasonal or periodic basis, for a period of time that has been or will be allotted from the use or occupancy periods into which the facility has been divided and shall include, but not be limited to timeshare, condominium-hotel, fractional ownership hotel, or uses of a similar nature, as those terms shall be defined in the implementing regulations for this land use plan (when such regulations are certified).
83. **Liquefaction** – The transformation of loose, wet soil from a solid to a liquid state, often as a result of ground shaking during an earthquake.
84. **Local Agency Formation Commission (LAFCO)** – A commission within each county that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities, consolidation of districts, and merger of districts with cities.
85. **Local Coastal Program (LCP)** – A local government’s (a) land use plans, (b) zoning ordinances, (c) zoning district maps, and (d) defined sensitive coastal resource areas, other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of the Coastal Act at the local level.
86. **Local Coastal Program Land Use Plan** – The relevant portion of a local government General Plan that details type, location, and intensity of land use, applicable resource protection and development policies and, where necessary, implementation actions.
87. **Lot Combination** – The combination of two to four parcels of land. Requires City Council approval of a Lot Line Adjustment application or the approval and recordation of a covenant to hold the subject properties as one building site.
88. **Low-Income Household** – A household with an annual income usually no greater than 80% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or a county or, in the absence of such a survey, based on the latest available eligibility limits established by HUD for the Section 8 housing program.
89. **Major Remodel** – Alteration of or an addition to an existing building or structure that increases the square footage of the existing building or structure by 50% or more; or

demolition, removal, replacement and/or reconstruction of 50% or more of the existing structure; greater specificity shall be provided in the Laguna Beach Municipal Code.

90. **Manufactured Housing** – Residential structures that are constructed entirely in the factory and that, since June 15, 1976, have been regulated by the federal Manufactured Home Construction and Safety Standards Act of 1974 under the administration of HUD. Manufactured housing includes “mobilehomes” and “modular units.”
91. **Mixed-Use** – Properties on which various uses such as office, commercial, institutional and residential are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.
92. **Mix of Uses, Balanced** – A mix of uses such as, but not necessarily limited to, commercial, office and residential that is compatible with the subject site or area.
93. **Moderate-Income Household** – A household with an annual income between the lower income eligibility limits and 120% of the area median family income adjusted by household size, usually as established by HUD for the Section 8 housing program.
94. **National Environmental Policy Act (NEPA)** – An act passed in 1974 establishing federal legislation for national environmental policy, a council on environmental quality, and the requirements for environmental impact statements, which are required for federal government projects or those that require federal funding.
95. **Neighborhood** – A contiguous area of similar properties as identified by the people living and working within it. A neighborhood may be delineated by its streets and boundaries and, in the case of an adopted zoning overlay, may include a map for planning purposes.
96. **Neighborhood Compatibility** – Land planning, site design and building design that function harmoniously with the neighborhood and/or surrounding area. New development should be compatible with the existing development in the neighborhood and respect neighborhood character. Neighborhood character is the sum of the qualities that distinguish areas within the City, including historical patterns of development (e.g., structural heights, mass, scale or size) village atmosphere, landscaping themes and architectural styles.
97. **Nexus** – A link between proposed development and associated fees, dedications or requirements to provide public improvements.
98. **Noise Attenuation** – Reduction of the level of a noise source using a substance, material, or surface such as an earth berm and/or a solid concrete wall.
99. **Non-Attainment** – The condition of not achieving a desired or required level of performance. Frequently used in reference to air quality. (*See “Attainment.”*)
100. **Non-Conforming Use** – A use of a building or land that was in compliance with the Zoning Ordinance of a city or county on the date the use commenced, but due to a subsequent zoning amendment, is no longer in compliance.

101. **Oceanfront Bluff Edge or Coastal Bluff Edge** - The California Coastal Act and Regulations define the oceanfront bluff edge as the upper termination of a bluff, cliff, or seacliff. In cases where the top edge of the bluff is rounded away from the face of the bluff, the bluff edge shall be defined as that point nearest the bluff face beyond which a downward gradient is maintained continuously to the base of the bluff. In a case where there is a step like feature at the top of the bluff, the landward edge of the topmost riser shall be considered the bluff edge. Bluff edges typically retreat over time as a result of erosional processes, landslides, development of gullies, or by grading (cut). In areas where fill has been placed near or over the bluff edge, the original bluff edge, even if buried beneath fill, shall be taken to be the bluff edge.
102. **Oceanfront Bluff/Coastal Bluff** - A bluff overlooking a beach or shoreline or that is subject to marine erosion. Many oceanfront bluffs consist of a gently sloping upper bluff and a steeper lower bluff or sea cliff. The term "oceanfront bluff" or "coastal bluff" refers to the entire slope between a marine terrace or upland area and the sea. The term "sea cliff" refers to the lower, near vertical portion of an oceanfront bluff.
103. **Open-Space Land** – Any parcel or area of land or water that is essentially unimproved and devoted to an open-space use for the purposes of 1) the preservation of natural resources, 2) the managed production of resources, 3) outdoor recreation, or 4) public health and safety.
104. **Ordinance** – A law or regulation set forth and adopted by a governmental authority, usually a city or county.
105. **Overlay** – A land use designation on the General Plan Land Use Map or a zoning designation on a zoning map that modifies the basic underlying designation in some specific manner. An overlay zone is a special zone placed over an existing zoning district, part of a district, or a combination of districts that includes a set of regulations that is applied to the property within the overlay zone in addition to the requirements of the underlying or base zoning district.
106. **Parcel** – A portion of land under single ownership or under single control, usually considered a unit for purposes of development.
107. **Pedestrian Orientation** – Design qualities and elements that contribute to an active, inviting street-level environment. Commercial development design shall enhance and encourage pedestrian uses. Incorporation of articulated building masses, compact open spaces and courtyards, mixed-use developments, use of landscaping as part of design, and orientation to pedestrian access should be maximized.
108. **Performance Standards** – Zoning regulations that require the application of a particular set of standards of operation for certain uses. Performance standards provide specific criteria and may limit noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, and/or visual impacts of a use.
109. **Policy** – A specific statement of principle or of guiding actions that implies clear commitment to achieving a goal of the General Plan. A policy is a general direction that a city establishes prior to setting forth an action program.



110. **Planned Residential Development (PRD)** – A type of subdivision development characterized by comprehensive, detailed planning for a project as a whole that usually involves the clustering of dwelling units either as single-family detached or attached units, where the density does not exceed that permitted in the zone and where the subdivision is in compliance with the standards of development outlined in Municipal Code Chapter 21.14.
111. **Planning Area** – The area directly addressed by the General Plan. A City’s planning area typically encompasses the City limits and potentially annexable land within its sphere of influence. (*See “Sphere of Influence.”*)
112. **Planning Commission** – A body of five members appointed by the City Council in compliance with California law (65100), which requires the assignment of the planning functions of the City to a planning department, Planning Commission and City Council, as deemed appropriate by the City Council.
113. **Pollution, Non-Point** – Sources of pollution that are hard to identify and usually cover broad areas of land, such as emissions from automobiles or fertilizers and other refuse material that are carried from the land by runoff to the ocean.
114. **Pollution, Point** – In reference to water quality, a discrete source from which pollution is generated before it enters receiving waters, such as a sewer outfall, a smokestack or an industrial waste pipe.
115. **Public and Quasi-Public Facilities** – Institutional, academic, governmental and community service uses, either owned publicly or operated by nonprofit organizations, including private hospitals.
116. **Public or Municipal Services** – Services traditionally provided by local government, including water and sewer, roads, parks, schools, and police and fire protection.
117. **Recreation, Active** – A type of recreation or activity that requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children’s play equipment.
118. **Recreation, Passive** – A type of recreation or activity that does not require the use of organized play areas.
119. **Redevelop** – To demolish existing buildings and rebuild or to increase the overall floor area existing on a property or both, irrespective of whether a change in land use occurs.
120. **Regional** – Pertaining to activities or economies at a scale greater than that of a single jurisdiction and affecting a broad geographic area.
121. **Regional Housing Needs Assessment (RHNA)** – A quantification by a COG or by the HCD of existing and projected housing need by household income group, for all localities within a region.

122. **Rehabilitation** – The repair, preservation, and/or improvement of substandard housing.
123. **Rental Housing, Replacement** – Replacement rental housing is required with the conversion or removal of any rental housing as specified in the Housing Element. Replacement rental housing is the development of new rental housing on a vacant or underdeveloped site (e.g., an R-3 lot that is redeveloped from a single-family residence to three multifamily rental units). A property owner converting or removing rental housing may not designate a site that is improved with rental housing as replacement housing.
124. **Rental Housing Unit** – A dwelling unit that could be rented or leased for residential occupancy. The following dwellings are not considered “rental housing units” for which rental housing preservation policies would apply: 1) Single-family dwellings in any zone, provided that there are no other dwelling and/or commercial development on the same building site; 2) residential condominium units or any residential unit that is owned individually and located in a two- or multifamily development; and 3) second residential units approved pursuant to Zoning Ordinance Chapter 25.17 and those approved in conjunction with the annexation of South Laguna.
125. **Resident-Serving Uses** – Uses that serve the needs of a community’s residents, including but not limited to shoe repair, tailoring, television repair, art supplies, dry cleaning/laundry facilities, florists, bookstores, pharmacies, pet grooming and supplies, restaurants, personal service shops such as beauty salons, grocery stores, theaters, medical offices, hospitals, churches, schools and libraries, senior and community service facilities.
126. **Rezoning** – An amendment to the map and/or text of a Zoning Ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.
127. **Right-Of-Way** – A strip of land occupied or intended to be occupied by certain transportation and public use facilities, such as roads, railroads, and utility lines.
128. **Second Unit** – An attached or detached dwelling unit that provides complete and independent living accommodations and facilities for one or more persons on a parcel zoned for single-family residential use and ancillary to the main residential building. A second residential unit that conforms to the requirements of the Zoning Ordinance shall not be considered to exceed the allowable density for the parcel upon which such unit is proposed to be established and shall be deemed a residential use that is consistent with the General Plan and zoning designations for the subject parcel.
129. **Sensitive Resources/Sensitive Biological Resources** – Sensitive coastal, geologic, vegetation and wildlife, archeological and paleontological, visual, watersheds and watercourse resources, water quality and conservation, air quality, parks and trails, and natural hazards, as discussed in the General Plan Open Space/Conservation Element.
130. **Significant/Special Buildings** – Buildings and their settings, improvements, structures, objects, monuments, sites, places and areas within the City that reflect special elements of the City’s architectural, artistic, cultural, engineering, aesthetic, neighborhood, historical, political, social and other heritage and/or character.

131. **Significant Trees** – Trees of large size, historical significance or unique appearance, some of which are listed on the City’s Heritage Tree list or Candidate Heritage Tree list.
132. **Special Needs Housing** – Housing to meet need arising from homelessness or overcrowding, and purpose-built or supported housing for the elderly or disabled people or those requiring care.
133. **Specific Plan** – A tool authorized by Government Code 65450, et seq. for the systematic implementation of the General Plan for a defined portion of a community’s planning area. A specific plan specifies in detail the land uses, public and private facilities needed to support the land uses, phasing of development, standards for the conservation, development and use of natural resources, and a program of implementation measures including financing measures.
134. **Sphere of Influence** – The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission (LAFCO) of the County. (*See “Planning Area.”*)
135. **Spot Zoning** – An amendment to the Zoning Ordinance and Map that violates sound principles of zoning and is characterized by the following: 1) Individuals seek to have property rezoned for their private use. 2) Usually the amount of land involved is small and limited to one or two ownerships. 3) The proposed rezoning would give privileges not generally extended to property similarly located in the area. 4) Applications usually show little or no evidence of, or interest in, consideration of the general welfare of the public, the effect on surrounding property (including adequate buffers), whether all uses permitted in the classification sought are appropriate in the locations proposed, or conformity to the comprehensive plan or to comprehensive planning principles (including alterations to the population density patterns and increase of load on utilities, schools, and traffic).
136. **Standard** – A rule or measure establishing a level of quality or quantity that must be complied with or satisfied. The Zoning Ordinance includes development standards to limit the size or placement of buildings on a lot.
137. **Subdivision** – The division of a parcel of land into defined lots, either improved or unimproved that can be separately conveyed by sale or lease and that can be altered or developed. “Subdivision” includes a condominium project as defined in Section 1350 of the California Civil Code and a community apartment project as defined in Section 1104 of the Business and Professions Code, which may be a one-lot subdivision for more than one unit.
138. **Sustainable Development** – Development that maintains or enhances equity, economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their needs.
139. **Trees, Significant** – Trees of large size, historical significance or unique appearance, some of which are listed on the City’s Heritage Tree list or Candidate Heritage Tree list.

140. **Tsunami** – A large ocean wave generated by an earthquake in or near the ocean.
141. **Uniform Building Code (UBC)** – A national standard building code that sets forth minimum standards for construction.
142. **Uniform Housing Code (UHC)** – State housing regulations governing the condition of habitable structures with regard to health and safety standards and providing for the conservation and rehabilitation of housing in accordance with the Uniform Building Code (UBC).
143. **Utility Corridors** – Rights-of-way or easements for utility lines on either publicly or privately owned property.
144. **Very-Low-Income Household** – A household with an annual income usually no greater than 50% of the area median family income adjusted by household size, as determined by a survey of incomes conducted by a city or county or, in the absence of such a survey, based on the latest available eligibility limits established by HUD for the Section 8 housing program.
145. **Viable** – Capable of being successful or continuing to be effective.
146. **View** – A vista of features including but not limited to bodies of water, beaches, coastline, islands, skylines, ridges, hillside terrain, canyons, geologic features and landmarks. The term “view” does not mean an unobstructed panorama of these features.
147. **View Equity** – Achievement of a fair, reasonable, and balanced accommodation of views and competing obstructions (such as structures, trees and/or vegetation), privacy and the use and enjoyment of property. When reasonably possible and feasible, development, including its landscaping, shall be designed to preserve views from and sunlight to neighboring properties without denying the subject property the reasonable opportunity to develop, as described and illustrated in the City’s design guidelines.
148. **Village Character** – The small-scale buildings, pedestrian orientation, rich variety of shops and services, eclectic mix of architectural styles, and sense of community that have traditionally characterized Laguna’s downtown.
149. **Visitor-Serving Uses** – Uses that primarily serve the needs of community visitors and also serve the needs of a community’s residents. Such uses include, but are not limited to, hotels/motels, restaurants, art galleries and other retail uses that emphasize tourist-related merchandise such as beach wear, hats, T-shirts, sunglasses, etc.
150. **Zoning** – 1) The division of a city or county, by legislative regulations, into areas or zones that specify allowable uses for real property and size restrictions for building within these areas. 2) A program that implements policies of the General Plan.
151. **Zoning, Inclusionary** – Regulations that increase the City’s stock of affordable housing by requiring a percentage of housing in new subdivisions to be restricted to low- and/or moderate-income households for a specified period of time. In lieu of providing such

housing within a subdivision, the subdivider may pay a specified fee, subject to the approval of the City Council whenever it determines that the provision of such housing is economically infeasible.

## **APPENDIX E. MUNICIPAL CODE LANGUAGE CHANGES**

The following is a listing of proposed changes to various sections of the City of Laguna Beach Municipal Code. Proposed language to be deleted is crossed out and proposed new language is underlined.

### **Chapter 7.70 Good Neighbor Outdoor Lighting**

#### **7.70.060 (K) Exemptions.**

(k) *Approved lighting fixtures on any building or structure listed on the city's historic register ~~and historic inventory~~. Nonconforming lighting fixtures consistent with the character of a historic register structure may be exempted, subject to the approval of the community development director. Approved fixtures shall be consistent with the architectural period and architecture of the structure or district and shall not exceed seven hundred fifty lumens (sixty watts incandescent equivalent) and three thousand Kelvin.*

### **Chapter 25.05 Administration**

#### **25.05.040 Design Review.**

(B) *Development Subject to Design Review.*

~~(s) Exterior alterations or additions to structures listed on the historic register per Chapter 25.45, Historic Preservation;~~

~~(t) Proposed demolition of structures listed on the historic resources list pursuant to Chapter 25.45, Historic Preservation;~~

(w) *Outlining of the outside of buildings or portions thereof with lights. (If such outlining with lights is proposed on a building listed on the ~~city's Historic Resources Inventory and/or city's Historic Register~~, then the Heritage Committee shall make a recommendation to the approval authority prior to its design review); and*

(H) *Design Review Criteria*

(6) *Historic Preservation. Destruction or alteration to ~~properties with historic significance, as identified in the city's historic resources inventory or historic register~~ historic resources should be avoided whenever possible. ~~Special preservation consideration should be given to any structures over forty-five years old. See section 25.45 for more information.~~*

### **Chapter 25.17 Second Residential Units**

#### **25.17.030 Minimum requirements.**

(B) *A second residential unit may be attached to or detached from the existing dwelling on the building site, except for certain historic structures as described in subsection (O). Attached and detached second residential units shall be allowed on lots having a minimum site area of six thousand square feet,*

and may range in size from two hundred seventy-five square feet to a maximum of six hundred forty square feet, as follows: The maximum second residential unit size shall be determined by multiplying the square footage of the building site by seven percent. (For example, a maximum second residential unit size of four hundred twenty square feet shall be allowable on a building site of six thousand square feet, and a maximum second residential unit size of six hundred forty square feet shall be allowable on a building site of nine thousand one hundred forty-two square feet or more.)

(O) Second residential units shall not be attached to any historic structure listed on the ~~Historic Inventory or Register~~.

### **Chapter 25.18 Local Business-Professional Zone**

25.18.004 Uses permitted subject to conditional use permit.

(Y) Residential uses (excluding time-share uses) subject to the following standards:

(1) There shall be at least two thousand square feet of lot area for each dwelling unit; however, historically significant house that appear on the city's historical ~~resource inventory as an "E" exceptional or "K" key rated structure register~~ may add residential units at a density of one unit per one thousand square feet of lot area, provided the ~~"E" or "K" rated structure~~ is preserved. Residential density credit for historically significant buildings shall be based on the lot size on which the structure is located, and shall not include adjoining parcels or lots under the same ownership; these residential density credits shall not apply if the historically significant building is demolished,

25.18.006 Uses permitted subject to administrative use permit.

(Y) Residential uses (excluding time-share uses) subject to the following standards:

(1) There shall be at least two thousand square feet of lot area for each dwelling unit; however, historically significant houses that appear on the city's historical ~~resource inventory as an "E" exceptional or "K" key rated structure register~~ may add residential units at a density of one unit per one thousand square feet of lot area, provided the ~~"E" or "K" rated structure~~ is preserved. Residential density credit for historically significant buildings shall be based on the lot size on which the structure is located, and shall not include adjoining parcels or lots under the same ownership; these residential density credits shall not apply if the historically significant building is demolished,

### **Chapter 25.22 Bed and Breakfast Inns**

25.22.030 Conditional use permit required.



*Bed and breakfast inns, pursuant to this chapter, shall be subject to the approval of a conditional use permit as provided for in Section 25.05.030 of this title. The approval of such conditional use permit shall be subject to the findings set forth in Section 25.22.060 of this chapter. The applicant(s) for a conditional use permit shall be the owner(s) of the real property on which the bed and breakfast inn is proposed to be established, or his/her authorized agent. The historic structure(s) shall be listed on the city's historic ~~inventory~~ Register at the time of conditional use permit application. The heritage committee shall make a recommendation to the Planning Commission prior to its evaluation of a conditional use permit application to establish a bed and breakfast inn and to request parking reduction incentives under this chapter (Ord 1346 § 1, 1998).*

**25.22.050 Historic preservation incentive.**

*The following incentive may be allowed for proposed bed and breakfast inns, in addition to those specified in Chapter 25.45 of this title, Historic Preservation. The granting of such incentive shall be conditioned upon a written agreement between the City and property owner that ensures preservation of the building's historic character. Structures listed on the historic register, which are intended to be used as bed and breakfast inns and are located in the R-2 or R-3 residential zones, may be granted a conditional use permit to allow a reduction in parking requirements based on the degree to which the historic character of the building is preserved and/or enhanced. ~~"E" rated structures may be granted up to seventy-five percent parking reduction, "K" rated structures may be granted up to fifty percent reduction, and "C" rated structures may be granted up to a twenty-five percent reduction.~~ Historic structures may be granted up to a seventy-five percent reduction. Such incentive shall be reviewed by the heritage committee, and the committee shall make recommendations to the planning commission. After reviewing the heritage committee recommendations at a public hearing, the planning commission shall make recommendations to the city council, which has the final approval authority.*

*Applications for parking reduction shall include methods to be employed to encourage use of alternative forms of transportation. Whenever a parking reduction is granted, the applicant shall be required to provide and/or promote use of alternative forms of transportation for both employees and guests. (Ord 1485 § 7, 2008; Ord. 1346 § 1, 1998).*

**Chapter 25.38 Floodplain Management**

**25.38.020 Definitions**

*"Historic structure" means any structure that is:*

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;*

(2) *Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;*

(3) *Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or*

(4) *Individually listed on the Laguna Beach ~~Historic Resources Inventory or~~ Historic Register.*

#### **Chapter 25.54 Sign Regulations**

##### **25.54.024 Murals**

*(B) (3) Heritage Committee Review Required. If a mural is proposed on a historic structure identified ~~on the city's historic resources inventory and/or~~ on the city's Historic Register, the heritage committee shall review and make a recommendation regarding the mural proposal prior to the review of the arts commission.*

## **APPENDIX F. SHPO-CHRIS RECORDS SEARCH RESULTS (HISTORIC PROPERTIES DIRECTORY)**

PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
070070	30-161866		BEE CANYON WASH CANAL/DITCH	(VIC) IRVINE	U	1945	HIST.RES.	DOE-30-91-0001-0000	03/13/91	6Y	
							PROJ.REVW.	FHWA910214A	03/13/91	6Y	
070073	30-161869		EUCALYPTUS TREE WINDBREAKS	(VIC) IRVINE	U	1888	HIST.RES.	DOE-30-91-0004-0000	03/13/91	6Y	
							PROJ.REVW.	FHWA910214A	03/13/91	6Y	
070071	30-161867	JEFFREY RD	SOUTH COAST GUN CLUB	(VIC) IRVINE	U	1945	HIST.RES.	DOE-30-91-0002-0000	03/13/91	6Y	
							PROJ.REVW.	FHWA910214A	03/13/91	6Y	
070072	30-161868	SAND CANYON AVE	IRVINE RANCH SHED	(VIC) IRVINE	U	1940	HIST.RES.	DOE-30-91-0003-0000	03/13/91	6Y	
							PROJ.REVW.	FHWA910214A	03/13/91	6Y	
166586		323 BEDFORD ST		LA HABRA	P	1948	PROJ.REVW.	HUD070919B	07/20/07	6Y	
183038		251 BUENA VISTA AVE		LA HABRA	P		PROJ.REVW.	HUD100621DD	07/19/10	6Y	
129210		911 BUENA VISTA AVE		LA HABRA	P	1927	HIST.RES.	DOE-30-01-0005-0000	12/18/01	6Y	
							PROJ.REVW.	HUD011217AD	12/18/01	6Y	
164575		2410 CANFIELD DR		LA HABRA	P		PROJ.REVW.	HUD110414F	04/15/11	6Y	
							PROJ.REVW.	HUD070108B	01/09/07	6Y	
182342		811 CEDARWOOD DR		LA HABRA	P	1958	PROJ.REVW.	HUD110414E	04/15/11	6Y	
185055		641 CLIFTON ST		LA HABRA	P	1957	PROJ.REVW.	HUD101208G	12/20/10	6Y	
183042		1019 E ERNA AVE		LA HABRA	P	1947	PROJ.REVW.	HUD100621AA	07/19/10	6Y	
169774		215 E LA HABRA BLVD	OLD LA HABRA LIBRARY	LA HABRA	M	1935	PROJ.REVW.	HUD071231E	01/08/08	6Y	
174273		150 E PINEHURST AVE		LA HABRA	P	1951	PROJ.REVW.	HUD081218B	12/30/08	6Y	
160405		200 E PINEHURST AVE		LA HABRA	P	1951	PROJ.REVW.	HUD060217BB	02/17/06	6Y	
186673		1841 E STEARNS AVE		LA HABRA	P	1957	PROJ.REVW.	HUD111108B	12/05/11	6Y	
165958		1821 E WHITTIER BLVD		LA HABRA	P	1915	PROJ.REVW.	HUD070418C	04/20/07	6Y	
182341		1520 ESSEX DR		LA HABRA	P	1958	PROJ.REVW.	HUD110414G	04/15/11	6Y	
146788		1301 FARRINGTON DR		LA HABRA	P	1953	HIST.RES.	DOE-30-04-0001-0000	01/12/04	6Y	
							PROJ.REVW.	HUD031205A	01/12/04	6Y	
184423		2321 GREENBRIER LANE		LA HABRA	P	1958	PROJ.REVW.	HUD110103G	01/11/11	6Y	
174272		621 GREENWOOD AVE		LA HABRA	P	1957	PROJ.REVW.	HUD081218A	12/30/08	6Y	
183040		2221 GREGORY LN		LA HABRA	P	1955	PROJ.REVW.	HUD100621Z	07/19/10	6Y	
183039		1011 HACIENDA RD		LA HABRA	P	1950	PROJ.REVW.	HUD100621CC	07/19/10	6Y	
183044		321 HIGHLAND CT		LA HABRA	P	1955	PROJ.REVW.	HUD100621X		6Y	
186035		650 KINLEY ST		LA HABRA	P	1957	PROJ.REVW.	HUD111011C	10/17/11	6Y	
168898		320 KNUDSON ST		LA HABRA	P		PROJ.REVW.	HUD071113G	11/19/07	6Y	
136126		1730 LAGUNA DR		LA HABRA	P	1950	HIST.RES.	DOE-30-03-0002-0000	01/08/03	6Y	
							PROJ.REVW.	HUD021230F	01/08/03	6Y	
183037		720 LAURA ST		LA HABRA	P	1956	PROJ.REVW.	HUD100621EE	07/19/10	6Y	
184830		880 NASHUA ST		LA HABRA	P	1958	PROJ.REVW.	HUD100816C	08/25/10	6Y	
165328		561 RYAN AVE		LA HABRA	P	1955	PROJ.REVW.	HUD070222A	02/26/07	6Y	
174275		404 S BEDFORD ST		LA HABRA	P	1949	PROJ.REVW.	HUD081218D	12/30/08	6Y	
136127		504 S DEXTER ST		LA HABRA	P	1950	HIST.RES.	DOE-30-03-0003-0000	01/08/03	6Y	
							PROJ.REVW.	HUD021230G	01/08/03	6Y	
119379		350 S HILLCREST ST		LA HABRA	U		HIST.RES.	DOE-30-95-0001-0000	08/30/95	6U	
							PROJ.REVW.	HUD950830H	08/30/95	6U	
183043		200 S WALNUT ST		LA HABRA	P	1950	PROJ.REVW.	HUD100621Y	07/19/10	6Y	
035415	30-156068	SR 72	BRIDGE #55-142	LA HABRA	S	1932	HIST.SURV.	0631-0001-0000		7R	
185310		2320 STORY AVE		LA HABRA	P	1957	PROJ.REVW.	HUD110912C	09/16/11	6Y	
183041		2541 UNION AVE		LA HABRA	P	1957	PROJ.REVW.	HUD100621BB	07/19/10	6Y	
150506		723 W 4TH ST		LA HABRA	P	1929	HIST.RES.	DOE-30-04-0012-0000	09/09/04	6Y	
							PROJ.REVW.	HUD040827F	09/09/04	6Y	
165329		920 W FLORENCE AVE		LA HABRA	P	1955	PROJ.REVW.	HUD070222B	02/26/07	6Y	
174274		2411 W LAMBERT RD		LA HABRA	P	1957	PROJ.REVW.	HUD081218C	12/30/08	6Y	
037664	30-158299	415 2ND AVE		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0018-0038		3D	
037665	30-158300	306 3RD AVE		LAGUNA BEACH	C	0000	HIST.SURV.	2651-0018-0039		7N	
037675	30-158310	326 3RD AVE		LAGUNA BEACH	P	1937	HIST.SURV.	2651-0018-0049		5D2	
037666	30-158301	349 3RD AVE		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0018-0040		5D2	

PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
037667	30-158302	350 3RD AVE		LAGUNA BEACH	P	1919	HIST.SURV.	2651-0018-0041		5D2	
037668	30-158303	359 3RD AVE		LAGUNA BEACH	P	1914	HIST.SURV.	2651-0018-0042		5D2	
037669	30-158304	368 3RD AVE		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0018-0043		5D2	
037670	30-158305	374 3RD AVE		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0018-0044		5D2	
037671	30-158306	386 3RD AVE		LAGUNA BEACH	P	1918	HIST.SURV.	2651-0018-0045		5D2	
037672	30-158307	390 3RD AVE	390	LAGUNA BEACH	P	1923	HIST.SURV.	2651-0018-0046		5D2	
037673	30-158308	394 3RD AVE		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0018-0047		5D2	
037674	30-158309	398 3RD AVE		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0018-0048		5D2	
037597	30-158232	457 3RD AVE		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0016-0011		5D2	
037598	30-158233	468 3RD AVE		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0016-0012		5D2	
037765	30-158400	194 ACACIA DR		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0019-0087		5D2	
037339	30-157974	260 AGATE ST		LAGUNA BEACH	P	1932	HIST.SURV.	2651-0011-0035		5D2	
037340	30-157975	309 AGATE ST	SCHELL STUDIO	LAGUNA BEACH	P	1917	HIST.SURV.	2651-0011-0036		5D2	
037341	30-157976	394 AGATE ST		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0011-0037		5D2	
037342	30-157977	465 AGATE ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0011-0038		5D2	
037343	30-157978	531 AGATE ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0011-0039		5D2	
037344	30-157979	533 AGATE ST		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0011-0040		5D2	
037345	30-157980	571 AGATE ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0011-0041		5D2	
037230	30-157865	ALTA VISTA WY	PACIFIC VIEW TRACT, ALTA VISTA WAY	LAGUNA BEACH	P	1920	HIST.SURV.	2651-0009-9999		5S2	
037217	30-157852	259 ALTA VISTA WY		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0009-0001		5D2	
037218	30-157853	271 ALTA VISTA WY		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0009-0002		5D2	
037219	30-157854	454 ALTA VISTA WY		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0009-0003		5D2	
037220	30-157855	520 ALTA VISTA WY		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0009-0004		5D2	
037221	30-157856	2560 ALTA VISTA WY		LAGUNA BEACH	P	1936	HIST.SURV.	2651-0009-0005		5D2	
037423	30-158058	305 ANITA ST		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0011-0119		5D2	
037424	30-158059	380 ANITA ST		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0011-0120		5D2	
037425	30-158060	416 ANITA ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0011-0121		5D2	
037426	30-158061	505 ANITA ST		LAGUNA BEACH	P	1932	HIST.SURV.	2651-0011-0122		5D2	
037427	30-158062	510 ANITA ST		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0011-0123		5D2	
037428	30-158063	527 ANITA ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0011-0124		5D2	
037429	30-158064	533 ANITA ST		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0011-0125		5D2	
037430	30-158065	543 ANITA ST		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0011-0126		5D2	
037431	30-158066	560 ANITA ST		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0011-0127		5D2	
037305	30-157940	229 ARCH ST	WENDT STUDIO	LAGUNA BEACH	P	1918	HIST.SURV.	2651-0011-0001		5D2	
037306	30-157941	259 ARCH ST		LAGUNA BEACH	P	1938	HIST.SURV.	2651-0011-0002		5D2	
037456	30-158091	411 ARROYO CHICO		LAGUNA BEACH	P	1884	HIST.SURV.	2651-0011-0152		3S	
037935	30-158570	1505 ARROYO DR		LAGUNA BEACH	P	1938	HIST.SURV.	2651-0026-0040		5D2	
037936	30-158571	1550 ARROYO DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0026-0041		5D2	
037937	30-158572	1565 ARROYO DR		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0026-0042		5D2	
037938	30-158573	1590 ARROYO DR		LAGUNA BEACH	P	1938	HIST.SURV.	2651-0026-0043		5D2	
037939	30-158574	1625 ARROYO DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0026-0044		5D2	
037940	30-158575	1645 ARROYO DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0026-0045		5D2	
037941	30-158576	1655 ARROYO DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0026-0046		5D2	
037942	30-158577	1665 ARROYO DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0026-0047		5D2	
037732	30-158367	305 ASTER ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0019-0054		5D2	
037733	30-158368	343 ASTER ST		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0019-0055		5D2	
037734	30-158369	360 ASTER ST		LAGUNA BEACH	P	1937	HIST.SURV.	2651-0019-0056		5D2	
037735	30-158370	370 ASTER ST		LAGUNA BEACH	P	1937	HIST.SURV.	2651-0019-0057		5D2	
037736	30-158371	415 ASTER ST		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0019-0058		5D2	
037737	30-158372	426 ASTER ST		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0019-0059		5D2	
037738	30-158373	434 ASTER ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0019-0060		5D2	
037739	30-158374	440 ASTER ST		LAGUNA BEACH	P	1919	HIST.SURV.	2651-0019-0061		5D2	
037740	30-158375	447 ASTER ST		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0019-0062		5D2	
037741	30-158376	452 ASTER ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0019-0063		5D2	
037742	30-158377	466 ASTER ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0019-0064		5D2	
037743	30-158378	490 ASTER ST		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0019-0065		5D2	

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037865	30-158500	230 BEVERLY ST	REHAB	LAGUNA BEACH	P	1925	PROJ. REVW.	HUD900307B	04/02/90	6Y	
							HIST. SURV.	2651-0022-0014		5D2	
037346	30-157981	273 BLUEBIRD CANYON DR		LAGUNA BEACH	P	1926	HIST. SURV.	2651-0011-0042		5D2	
037347	30-157982	337 BLUEBIRD CANYON DR	GALEN DOSS STUDIO	LAGUNA BEACH	P	1925	HIST. SURV.	2651-0011-0043		5D2	
037348	30-157983	361 BLUEBIRD CANYON DR		LAGUNA BEACH	P	1923	HIST. SURV.	2651-0011-0044		5D2	
037349	30-157984	463 BLUEBIRD CANYON DR		LAGUNA BEACH	P	1924	HIST. SURV.	2651-0011-0045		5D2	
037350	30-157985	506 BLUEBIRD CANYON DR		LAGUNA BEACH	P	1925	HIST. SURV.	2651-0011-0046		5D2	
037351	30-157986	592 BLUEBIRD CANYON DR		LAGUNA BEACH	P	1926	HIST. SURV.	2651-0011-0047		5D2	
037352	30-157987	625 BLUEBIRD CANYON DR		LAGUNA BEACH	P	1930	HIST. SURV.	2651-0011-0048		5D2	
037353	30-157988	675 BLUEBIRD CANYON DR		LAGUNA BEACH	P	1924	HIST. SURV.	2651-0011-0049		5D2	
037354	30-157989	676 BLUEBIRD CANYON DR		LAGUNA BEACH	P	1924	HIST. SURV.	2651-0011-0050		5D2	
073408	30-161897	31595 BLUFF DR	VILLA DEI FIORI	LAGUNA BEACH	P	1939	NAT. REG.	30-0007	06/12/89	7J	
037620	30-158255	410 BLUMONT ST		LAGUNA BEACH	P	1929	HIST. SURV.	2651-0017-0013		5D2	
037621	30-158256	471 BLUMONT ST		LAGUNA BEACH	P	1922	HIST. SURV.	2651-0017-0014		5D2	
037399	30-158034	1215 BRANGWYN WY		LAGUNA BEACH	P	1937	HIST. SURV.	2651-0011-0095		5D2	
037400	30-158035	1225 BRANGWYN WY		LAGUNA BEACH	P	1936	HIST. SURV.	2651-0011-0096		5D2	
037401	30-158036	1280 BRANGWYN WY		LAGUNA BEACH	P	1922	HIST. SURV.	2651-0011-0097		5D2	
037627	30-158262	217 BROADWAY	LAGUNA BEACH MOTORS CO, SWENSONS I	LAGUNA BEACH	P	1935	HIST. SURV.	2651-0018-0001		5D2	
037628	30-158263	298 BROADWAY	POST OFFICE	LAGUNA BEACH	P	1938	HIST. SURV.	2651-0018-0002		5D2	
037629	30-158264	496 BROADWAY		LAGUNA BEACH	P	1935	HIST. SURV.	2651-0018-0003		5D2	
037389	30-158024	362 BROOKS ST		LAGUNA BEACH	P	1935	HIST. SURV.	2651-0011-0085		5D2	
037390	30-158025	415 BROOKS ST		LAGUNA BEACH	P	1928	HIST. SURV.	2651-0011-0086		5D2	
037391	30-158026	426 BROOKS ST		LAGUNA BEACH	P	1927	HIST. SURV.	2651-0011-0087		5D2	
037392	30-158027	450 BROOKS ST		LAGUNA BEACH	P	1937	HIST. SURV.	2651-0011-0088		5D2	
037393	30-158028	494 BROOKS ST		LAGUNA BEACH	P	1930	HIST. SURV.	2651-0011-0089		5D2	
037394	30-158029	503 BROOKS ST		LAGUNA BEACH	P	1930	HIST. SURV.	2651-0011-0090		5D2	
037395	30-158030	533 BROOKS ST		LAGUNA BEACH	P	1924	HIST. SURV.	2651-0011-0091		5D2	
037396	30-158031	543 BROOKS ST		LAGUNA BEACH	P	1927	HIST. SURV.	2651-0011-0092		5D2	
037397	30-158032	571 BROOKS ST		LAGUNA BEACH	P	1938	HIST. SURV.	2651-0011-0093		5D2	
037398	30-158033	639 BROOKS ST		LAGUNA BEACH	P	1928	HIST. SURV.	2651-0011-0094		5D2	
037855	30-158490	262 CAJON ST		LAGUNA BEACH	P	1926	HIST. SURV.	2651-0022-0004		5D2	
037363	30-157998	259 CALLIOPE ST		LAGUNA BEACH	P	1920	HIST. SURV.	2651-0011-0059		5D2	
037364	30-157999	542 CALLIOPE ST		LAGUNA BEACH	P	1927	HIST. SURV.	2651-0011-0060		5D2	
037365	30-158000	556 CALLIOPE ST		LAGUNA BEACH	P	1927	HIST. SURV.	2651-0011-0061		5D2	
037366	30-158001	559 CALLIOPE ST		LAGUNA BEACH	P	1934	HIST. SURV.	2651-0011-0062		5D2	
037367	30-158002	584 CALLIOPE ST		LAGUNA BEACH	P	1929	HIST. SURV.	2651-0011-0063		5D2	
037368	30-158003	593 CALLIOPE ST		LAGUNA BEACH	P	1933	HIST. SURV.	2651-0011-0064		5D2	
037914	30-158549	127 CANYON ACRES DR		LAGUNA BEACH	P	1938	HIST. SURV.	2651-0026-0019		5D2	
037915	30-158550	137 CANYON ACRES DR		LAGUNA BEACH	P	1938	HIST. SURV.	2651-0026-0020		5D2	
037916	30-158551	147 CANYON ACRES DR		LAGUNA BEACH	P	1938	HIST. SURV.	2651-0026-0021		5D2	
037917	30-158552	167 CANYON ACRES DR		LAGUNA BEACH	P	1937	HIST. SURV.	2651-0026-0022		5D2	
037918	30-158553	190 CANYON ACRES DR		LAGUNA BEACH	P	1927	HIST. SURV.	2651-0026-0023		5D2	
037919	30-158554	236 CANYON ACRES DR		LAGUNA BEACH	P	1926	HIST. SURV.	2651-0026-0024		5D2	
037920	30-158555	237 CANYON ACRES DR		LAGUNA BEACH	P	1926	HIST. SURV.	2651-0026-0025		5D2	
037921	30-158556	246 CANYON ACRES DR		LAGUNA BEACH	P	1931	HIST. SURV.	2651-0026-0026		5D2	
037922	30-158557	256 CANYON ACRES DR		LAGUNA BEACH	P	1928	HIST. SURV.	2651-0026-0027		5D2	
037923	30-158558	266 CANYON ACRES DR		LAGUNA BEACH	P	1929	HIST. SURV.	2651-0026-0028		5D2	
037925	30-158560	307 CANYON ACRES DR		LAGUNA BEACH	P	1930	HIST. SURV.	2651-0026-0030		5D2	
037924	30-158559	317 CANYON ACRES DR		LAGUNA BEACH	P	1939	HIST. SURV.	2651-0026-0029		5D2	
037926	30-158561	327 CANYON ACRES DR		LAGUNA BEACH	P	1939	HIST. SURV.	2651-0026-0031		5D2	
037927	30-158562	346 CANYON ACRES DR		LAGUNA BEACH	P	1932	HIST. SURV.	2651-0026-0032		5D2	
037928	30-158563	367 CANYON ACRES DR		LAGUNA BEACH	P	1930	HIST. SURV.	2651-0026-0033		5D2	
037929	30-158564	407 CANYON ACRES DR		LAGUNA BEACH	P	1932	HIST. SURV.	2651-0026-0034		5D2	
037930	30-158565	446 CANYON ACRES DR		LAGUNA BEACH	P	1917	HIST. SURV.	2651-0026-0035		5D2	
068462	30-161845	466 CANYON ACRES DR		LAGUNA BEACH	U	1937	PROJ. REVW.	HUD900727B	08/29/90	6Y	
037931	30-158566	476 CANYON ACRES DR		LAGUNA BEACH	P	1931	HIST. SURV.	2651-0026-0036		5D2	

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037932	30-158567	507 CANYON ACRES DR		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0026-0037		5D2	
037933	30-158568	515 CANYON ACRES DR		LAGUNA BEACH	P	1938	HIST.SURV.	2651-0026-0038		5D2	
037934	30-158569	526 CANYON ACRES DR		LAGUNA BEACH	P	1939	HIST.SURV.	2651-0026-0039		5D2	
037567	30-158202	CANYON VIEW DR	TEMPLE HILLS NEIGHBORHOOD	LAGUNA BEACH	P	1926	HIST.SURV.	2651-0013-9999		5D2	
037519	30-158154	1358 CARMELITA ST		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0011-0215		5D2	
037520	30-158155	1430 CARMELITA ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0011-0216		5D2	
037521	30-158156	1456 CARMELITA ST		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0011-0217		5D2	
037522	30-158157	1504 CARMELITA ST		LAGUNA BEACH	P	1909	HIST.SURV.	2651-0011-0218		5D2	
037523	30-158158	1755 CARMELITA ST		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0011-0219		5D2	
037524	30-158159	1860 CARMELITA ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0011-0220		5D2	
037536	30-158171	CATALINA ST	ARCH BEACH, LUGUNA-SOUTH	LAGUNA BEACH	P	1909	HIST.SURV.	2651-0011-9999		5D2	
037573	30-158208	654 CATALINA ST		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0014-0006		5D2	
037492	30-158127	820 CATALINA ST	THOMAS HARPER HOUSE	LAGUNA BEACH	P	1929	HIST.SURV.	2651-0011-0188		3S	
037493	30-158128	939 CATALINA ST		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0011-0189		5D2	
037494	30-158129	951 CATALINA ST		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0011-0190		5D2	
037495	30-158130	960 CATALINA ST		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0011-0191		5D2	
037496	30-158131	971 CATALINA ST		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0011-0192		5D2	
037497	30-158132	1035 CATALINA ST		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0011-0193		5D2	
037498	30-158133	1045 CATALINA ST		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0011-0194		5D2	
037499	30-158134	1067 CATALINA ST		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0011-0195		5D2	
037500	30-158135	1136 CATALINA ST		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0011-0196		5D2	
037501	30-158136	1155 CATALINA ST		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0011-0197		5D2	
037502	30-158137	1158 CATALINA ST		LAGUNA BEACH	P	1917	HIST.SURV.	2651-0011-0198		5D2	
037503	30-158138	1172 CATALINA ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0011-0199		5D2	
037504	30-158139	1173 CATALINA ST		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0011-0200		5D2	
037505	30-158140	1195 CATALINA ST		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0011-0201		5D2	
037506	30-158141	1245 CATALINA ST		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0011-0202		5D2	
037507	30-158142	1262 CATALINA ST		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0011-0203		5D2	
037508	30-158143	1296 CATALINA ST		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0011-0204		5D2	
037509	30-158144	1322 CATALINA ST	CATALINA VIEW APARTMENTS, COLONIAL	LAGUNA BEACH	P	1930	HIST.SURV.	2651-0011-0205		5D2	
037510	30-158145	1419 CATALINA ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0011-0206		5D2	
037511	30-158146	1427 CATALINA ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0011-0207		5D2	
037512	30-158147	1443 CATALINA ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0011-0208		5D2	
037513	30-158148	1559 CATALINA ST	HAMAKER HOUSE	LAGUNA BEACH	P	1930	HIST.SURV.	2651-0011-0209		3S	
037514	30-158149	1745 CATALINA ST		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0011-0210		5D2	
037515	30-158150	1860 CATALINA ST		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0011-0211		5D2	
037516	30-158151	2040 CATALINA ST		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0011-0212		5D2	
037517	30-158152	2110 CATALINA ST		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0011-0213		5D2	
037518	30-158153	2180 CATALINA ST	YE ARCH BEACH TAVERN, SUNSET INN	LAGUNA BEACH	P	1915	HIST.SURV.	2651-0011-0214		3S	
037764	30-158399	125 CEDAR WY		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0019-0086		5D2	
037323	30-157958	255 CENTER ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0011-0019		5D2	
037324	30-157959	372 CENTER ST		LAGUNA BEACH	P	1936	HIST.SURV.	2651-0011-0020		7N	
037325	30-157960	375 CENTER ST		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0011-0021		5D2	
037326	30-157961	439 CENTER ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0011-0022		5D2	
037327	30-157962	477 CENTER ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0011-0023		5D2	
037870	30-158505	131 CHIQUITA ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0023-0001		5D2	
037871	30-158506	156 CHIQUITA ST		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0023-0002		5D2	
037872	30-158507	157 CHIQUITA ST		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0023-0003		5D2	
037874	30-158509	167 CHIQUITA ST		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0023-0005		5D2	
037873	30-158508	170 CHIQUITA ST		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0023-0004		5D2	
037856	30-158491	226 CHIQUITA ST		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0022-0005		5D2	
037857	30-158492	238 CHIQUITA ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0022-0006		5D2	
037457	30-158092	339 CLEO ST	REGINALD ENDWOOD HOUSE	LAGUNA BEACH	P	1932	HIST.SURV.	2651-0011-0153		3S	
037851	30-158486	CLIFF DR	CLIFF DRIVE VICINITY	LAGUNA BEACH	P	1907	HIST.SURV.	2651-0021-9999		5S2	
037825	30-158460	CLIFF DR	HEISLER PARK	LAGUNA BEACH	M	1906	HIST.SURV.	2651-0021-0003		7N	
037769	30-158404	241 CLIFF DR		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0019-0091		5D2	

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037767	30-158402	270 CLIFF DR		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0019-0089			5D2
037768	30-158403	277 CLIFF DR		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0019-0090			5D2
037823	30-158458	307 CLIFF DR	LAGUNA BEACH ART GALLERY, MUSEUM O	LAGUNA BEACH	M	1928	HIST.SURV.	2651-0021-0001			5D2
							HIST.RES.	SPHI-ORA-008	10/14/77		7L
037824	30-158459	361 CLIFF DR	VICTOR HUGO INN, LAS BRISAS RESTAU	LAGUNA BEACH	P	1938	HIST.SURV.	2651-0021-0002			5D2
037826	30-158461	396 CLIFF DR		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0021-0004			5D2
037827	30-158462	540 CLIFF DR		LAGUNA BEACH	P	1937	HIST.SURV.	2651-0021-0005			5D2
037828	30-158463	550 CLIFF DR		LAGUNA BEACH	P	1907	HIST.SURV.	2651-0021-0006			3S
037829	30-158464	556 CLIFF DR		LAGUNA BEACH	P	1907	HIST.SURV.	2651-0021-0007			3S
037830	30-158465	575 CLIFF DR		LAGUNA BEACH	P	1919	HIST.SURV.	2651-0021-0008			5D2
037831	30-158466	594 CLIFF DR		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0021-0009			5D2
037832	30-158467	608 CLIFF DR		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0021-0010			5D2
037833	30-158468	847 CLIFF DR		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0021-0011			5D2
037834	30-158469	859 CLIFF DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0021-0012			5D2
037835	30-158470	869 CLIFF DR		LAGUNA BEACH	P	1919	HIST.SURV.	2651-0021-0013			5D2
037836	30-158471	872 CLIFF DR		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0021-0014			5D2
037837	30-158472	895 CLIFF DR		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0021-0015			5D2
037838	30-158473	911 CLIFF DR		LAGUNA BEACH	P	1917	HIST.SURV.	2651-0021-0016			5D2
037839	30-158474	929 CLIFF DR		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0021-0017			5D2
037840	30-158475	951 CLIFF DR		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0021-0018			5D2
037841	30-158476	989 CLIFF DR		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0021-0019			5D2
037842	30-158477	1009 CLIFF DR		LAGUNA BEACH	P	1936	HIST.SURV.	2651-0021-0020			5D2
037843	30-158478	1012 CLIFF DR		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0021-0021			5D2
037844	30-158479	1225 CLIFF DR		LAGUNA BEACH	P	1916	HIST.SURV.	2651-0021-0022			5D2
037845	30-158480	1240 CLIFF DR		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0021-0023			5D2
037846	30-158481	1271 CLIFF DR		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0021-0024			5D2
037847	30-158482	1287 CLIFF DR		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0021-0025			5D2
165289		31872 COAST HWY	SOUTH COAST MEDICAL CENTER/ SOUTH	LAGUNA BEACH	P	1959	PROJ.REVW.	FCC070118C	03/09/07		6Y
037889	30-158524	CRESCENT BAY DR	McKNIGHTS ADDITION SECTION C, CRES	LAGUNA BEACH	P	1928	HIST.SURV.	2651-0024-9999			5S2
037882	30-158517	147 CRESCENT BAY DR		LAGUNA BEACH	P	1936	HIST.SURV.	2651-0024-0001			5D2
037883	30-158518	183 CRESCENT BAY DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0024-0002			5D2
037884	30-158519	195 CRESCENT BAY DR		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0024-0003			5D2
037885	30-158520	271 CRESCENT BAY DR		LAGUNA BEACH	P	1936	HIST.SURV.	2651-0024-0004			5D2
037886	30-158521	272 CRESCENT BAY DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0024-0005			5D2
037887	30-158522	297 CRESCENT BAY DR	THE CASTLE	LAGUNA BEACH	P	1929	HIST.SURV.	2651-0024-0006			5D2
037888	30-158523	363 CRESCENT BAY DR		LAGUNA BEACH	P	1939	HIST.SURV.	2651-0024-0007			5D2
037380	30-158015	269 CRESS ST		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0011-0076			5D2
037381	30-158016	415 CRESS ST		LAGUNA BEACH	P	1940	HIST.SURV.	2651-0011-0077			5D2
037382	30-158017	425 CRESS ST		LAGUNA BEACH	P	1937	HIST.SURV.	2651-0011-0078			5D2
037383	30-158018	490 CRESS ST		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0011-0079			5D2
037384	30-158019	520 CRESS ST		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0011-0080			5D2
037385	30-158020	542 CRESS ST		LAGUNA BEACH	P	1934	HIST.SURV.	2651-0011-0081			5D2
037386	30-158021	562 CRESS ST		LAGUNA BEACH	P	1938	HIST.SURV.	2651-0011-0082			5D2
037387	30-158022	563 CRESS ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0011-0083			5D2
037388	30-158023	581 CRESS ST		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0011-0084			5D2
037789	30-158424	143 CYPRESS DR		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0019-0111			5D2
037790	30-158425	167 CYPRESS DR		LAGUNA BEACH	P	1915	HIST.SURV.	2651-0019-0112			5D2
037791	30-158426	195 CYPRESS DR		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0019-0113			5D2
037792	30-158427	242 CYPRESS DR		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0019-0114			5D2
037793	30-158428	249 CYPRESS DR		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0019-0115			5D2
037794	30-158429	269 CYPRESS DR		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0019-0116			5D2
037795	30-158430	276 CYPRESS DR		LAGUNA BEACH	P	1915	HIST.SURV.	2651-0019-0117			5D2
037796	30-158431	369 CYPRESS DR		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0019-0118			5D2
037797	30-158432	414 CYPRESS DR		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0019-0119			5D2
037798	30-158433	437 CYPRESS DR		LAGUNA BEACH	P	1907	HIST.SURV.	2651-0019-0120			5D2
037799	30-158434	473 CYPRESS DR		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0019-0121			5D2



PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS.....	NAMES.....	CITY-NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
037800	30-158435	581 CYPRESS DR		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0019-0122		5D2	
037315	30-157950	290 DIAMOND ST		LAGUNA BEACH	P	1910	HIST.SURV.	2651-0011-0011		7N	
037316	30-157951	340 DIAMOND ST		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0011-0012		5D2	
037317	30-157952	390 DIAMOND ST	WOODLEY STUDIO	LAGUNA BEACH	P	1934	HIST.SURV.	2651-0011-0013		5D2	
037318	30-157953	391 DIAMOND ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0011-0014		5D2	
037535	30-158170	435 DIAMOND ST		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0011-0231		5D2	
037319	30-157954	489 DIAMOND ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0011-0015		5D2	
037320	30-157955	490 DIAMOND ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0011-0016		5D2	
037321	30-157956	545 DIAMOND ST		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0011-0017		5D2	
037322	30-157957	581 DIAMOND ST		LAGUNA BEACH	P	1940	HIST.SURV.	2651-0011-0018		5D2	
037578	30-158213	EL BOSQUE ST	EL MIRADOR TRACT, EL BOSQUE ST NEI	LAGUNA BEACH	P	1931	HIST.SURV.	2651-0014-9999		5S2	
037568	30-158203	400 EL BOSQUE ST		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0014-0001		5D2	
037569	30-158204	441 EL BOSQUE ST		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0014-0002		5D2	
037570	30-158205	455 EL BOSQUE ST		LAGUNA BEACH	P	1932	HIST.SURV.	2651-0014-0003		5D2	
037571	30-158206	475 EL BOSQUE ST		LAGUNA BEACH	P	1932	HIST.SURV.	2651-0014-0004		5D2	
037574	30-158209	405 EL CAMINO DEL MAR		LAGUNA BEACH	P	1940	HIST.SURV.	2651-0014-0007		5D2	
037575	30-158210	417 EL CAMINO DEL MAR		LAGUNA BEACH	P	1932	HIST.SURV.	2651-0014-0008		5D2	
037576	30-158211	420 EL CAMINO DEL MAR		LAGUNA BEACH	P	1940	HIST.SURV.	2651-0014-0009		5D2	
037577	30-158212	494 EL CAMINO DEL MAR		LAGUNA BEACH	P	1940	HIST.SURV.	2651-0014-0010		5D2	
037890	30-158525	2 EMERALD BAY		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0025-0001		5D2	
037891	30-158526	23 EMERALD BAY		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0025-0002		5D2	
037892	30-158527	25 EMERALD BAY		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0025-0003		5D2	
037893	30-158528	46 EMERALD BAY		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0025-0004		5D2	
037894	30-158529	49 EMERALD BAY		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0025-0005		5D2	
037859	30-158494	223 FAIRVIEW ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0022-0008		5D2	
037908	30-158543	1223 FAIRYWOOD LANE		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0026-0013		5D2	
037909	30-158544	1233 FAIRYWOOD LANE		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0026-0014		5D2	
037910	30-158545	1295 FAIRYWOOD LANE		LAGUNA BEACH	P	1934	HIST.SURV.	2651-0026-0015		5D2	
037332	30-157967	320 FLORA ST		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0011-0028		5D2	
037333	30-157968	342 FLORA ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0011-0029		5D2	
037334	30-157969	364 FLORA ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0011-0030		5D2	
037335	30-157970	375 FLORA ST		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0011-0031		5D2	
037336	30-157971	451 FLORA ST		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0011-0032		5D2	
037337	30-157972	572 FLORA ST		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0011-0033		5D2	
037338	30-157973	590 FLORA ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0011-0034		5D2	
037678	30-158313	FOREST AVE	DOWNTOWN LAGUNA BEACH	LAGUNA BEACH	PM	1914	HIST.SURV.	2651-0018-9999		5D2	
037641	30-158276	228 FOREST AVE	THOMPSON BUILDING	LAGUNA BEACH	P	1946	HIST.SURV.	2651-0018-0015		5D2	
037642	30-158277	230 FOREST AVE	BLUE & WHITE GROCERY & MARKET, FOR	LAGUNA BEACH	P	1923	HIST.SURV.	2651-0018-0016		5D2	
037643	30-158278	234 FOREST AVE		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0018-0017		5D2	
037644	30-158279	241 FOREST AVE		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0018-0018		5D2	
037645	30-158280	245 FOREST AVE		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0018-0019		5D2	
037646	30-158281	255 FOREST AVE		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0018-0020		5D2	
037647	30-158282	269 FOREST AVE		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0018-0021		5D2	
037648	30-158283	280 FOREST AVE		LAGUNA BEACH	P	1917	HIST.SURV.	2651-0018-0022		5D2	
037649	30-158284	292 FOREST AVE		LAGUNA BEACH	P	1940	HIST.SURV.	2651-0018-0023		5D2	
037650	30-158285	302 FOREST AVE		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0018-0024		5D2	
037651	30-158286	305 FOREST AVE		LAGUNA BEACH	U	1927	HIST.SURV.	2651-0018-0025		3S	
037652	30-158287	326 FOREST AVE		LAGUNA BEACH	P	1916	HIST.SURV.	2651-0018-0026		5D2	
037653	30-158288	384 FOREST AVE		LAGUNA BEACH	P	1919	HIST.SURV.	2651-0018-0027		3S	
037654	30-158289	439 FOREST AVE		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0018-0028		5D2	
037655	30-158290	477 FOREST AVE		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0018-0029		5D2	
037656	30-158291	501 FOREST AVE		LAGUNA BEACH	M	1931	HIST.SURV.	2651-0018-0030		5D2	
037657	30-158292	505 FOREST AVE		LAGUNA BEACH	M	1951	HIST.SURV.	2651-0018-0031		5D2	
037658	30-158293	505 FOREST AVE		LAGUNA BEACH	M	1880	HIST.SURV.	2651-0018-0032		3S	
037659	30-158294	521 FOREST AVE		LAGUNA BEACH	M	1935	HIST.SURV.	2651-0018-0033		5D2	
037360	30-157995	1540 GALEN DR		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0011-0056		5D2	

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for ORANGE County.						Page 61	04-05-12				
PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
037361	30-157996	1560 GALEN DR		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0011-0057		5D2	
037362	30-157997	1580 GALEN DR		LAGUNA BEACH	P	1936	HIST.SURV.	2651-0011-0058		5D2	
037676	30-158311	412 GLENNEYRE ST		LAGUNA BEACH	P	1897	HIST.SURV.	2651-0018-0050		3S	
037677	30-158312	424 GLENNEYRE ST		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0018-0051		3S	
037458	30-158093	655 GLENNEYRE ST		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0011-0154		5D2	
037459	30-158094	667 GLENNEYRE ST		LAGUNA BEACH	P	1918	HIST.SURV.	2651-0011-0155		5D2	
037460	30-158095	684 GLENNEYRE ST		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0011-0156		5D2	
037461	30-158096	950 GLENNEYRE ST		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0011-0157		5D2	
037462	30-158097	1086 GLENNEYRE ST		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0011-0158		5D2	
037463	30-158098	1094 GLENNEYRE ST		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0011-0159		5D2	
037464	30-158099	1166 GLENNEYRE ST	THE CHATEAU	LAGUNA BEACH	P	1930	HIST.SURV.	2651-0011-0160		3S	
037465	30-158100	1200 GLENNEYRE ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0011-0161		5D2	
037466	30-158101	1264 GLENNEYRE ST		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0011-0162		5D2	
037467	30-158102	1321 GLENNEYRE ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0011-0163		5D2	
037468	30-158103	1340 GLENNEYRE ST		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0011-0164		5D2	
037469	30-158104	1360 GLENNEYRE ST		LAGUNA BEACH	P	1916	HIST.SURV.	2651-0011-0165		5D2	
037470	30-158105	1370 GLENNEYRE ST		LAGUNA BEACH	P	1915	HIST.SURV.	2651-0011-0166		5D2	
037471	30-158106	1371 GLENNEYRE ST		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0011-0167		5D2	
037472	30-158107	1390 GLENNEYRE ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0011-0168		5D2	
037473	30-158108	1451 GLENNEYRE ST		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0011-0169		5D2	
037474	30-158109	1461 GLENNEYRE ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0011-0170		5D2	
037475	30-158110	1550 GLENNEYRE ST		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0011-0171		5D2	
037476	30-158111	1641 GLENNEYRE ST		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0011-0172		5D2	
037477	30-158112	1759 GLENNEYRE ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0011-0173		5D2	
037478	30-158113	1762 GLENNEYRE ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0011-0174		5D2	
037479	30-158114	1796 GLENNEYRE ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0011-0175		5D2	
037480	30-158115	1828 GLENNEYRE ST		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0011-0176		5D2	
037481	30-158116	2101 GLENNEYRE ST		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0011-0177		5D2	
037482	30-158117	2110 GLENNEYRE ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0011-0178		5D2	
037483	30-158118	2130 GLENNEYRE ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0011-0179		5D2	
037484	30-158119	2161 GLENNEYRE ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0011-0180		5D2	
037485	30-158120	2177 GLENNEYRE ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0011-0181		5D2	
037486	30-158121	2222 GLENNEYRE ST		LAGUNA BEACH	P	1914	HIST.SURV.	2651-0011-0182		5D2	
037487	30-158122	2242 GLENNEYRE ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0011-0183		5D2	
037488	30-158123	2285 GLENNEYRE ST		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0011-0184		5D2	
037489	30-158124	2337 GLENNEYRE ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0011-0185		5D2	
037490	30-158125	2338 GLENNEYRE ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0011-0186		5D2	
037491	30-158126	2344 GLENNEYRE ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0011-0187		5D2	
037228	30-157863	2538 GLENNEYRE ST		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0009-0012		5D2	
037227	30-157862	2604 GLENNEYRE ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0009-0011		5D2	
037195	30-157830	2611 GLENNEYRE ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0007-0001		5D2	
037198	30-157833	2647 GLENNEYRE ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0007-0004		5D2	
037229	30-157864	2688 GLENNEYRE ST		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0009-0013		5D2	
037447	30-158082	422 GRACELAND DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0011-0143		5D2	
037448	30-158083	444 GRACELAND DR		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0011-0144		5D2	
037451	30-158086	500 GRACELAND DR		LAGUNA BEACH	P	1910	HIST.SURV.	2651-0011-0147		5D2	
037449	30-158084	539 GRACELAND DR		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0011-0145		5D2	
037450	30-158085	571 GRACELAND DR	OLD ART GALLERY	LAGUNA BEACH	P	1981	HIST.SURV.	2651-0011-0146		3S	
037801	30-158436	HAWTHORNE DR	LAGUNA CLIFFS, LAGUNA NORTH	LAGUNA BEACH	P	1906	HIST.SURV.	2651-0019-9999		5S2	
037679	30-158314	310 HAWTHORNE DR	HENRI DE KRUIF STUDIO, 310 HAWTHOR	LAGUNA BEACH	P	1917	HIST.SURV.	2651-0019-0001		3S	
037681	30-158316	316 HAWTHORNE DR		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0019-0003		5D2	
037682	30-158317	337 HAWTHORNE DR		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0019-0004		5D2	
037691	30-158326	353 HAWTHORNE DR		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0019-0013		5D2	
037683	30-158318	369 HAWTHORNE DR		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0019-0005		5D2	
037684	30-158319	385 HAWTHORNE DR		LAGUNA BEACH	P	1936	HIST.SURV.	2651-0019-0006		5D2	
037685	30-158320	388 HAWTHORNE DR		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0019-0007		5D2	

PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
037686	30-158321	408 HAWTHORNE DR		LAGUNA BEACH	P	1917	HIST.SURV.	2651-0019-0008		5D2	
037687	30-158322	446 HAWTHORNE DR		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0019-0009		5D2	
037688	30-158323	451 HAWTHORNE DR		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0019-0010		5D2	
037770	30-158405	126 HIGH DR		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0019-0092		5D2	
037771	30-158406	162 HIGH DR		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0019-0093		5D2	
037772	30-158407	250 HIGH DR		LAGUNA BEACH	P	1934	HIST.SURV.	2651-0019-0094		5D2	
037773	30-158408	314 HIGH DR		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0019-0095		5D2	
037774	30-158409	322 HIGH DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0019-0096		5D2	
037775	30-158410	402 HIGH DR	DAY HOUSE	LAGUNA BEACH	P	1916	HIST.SURV.	2651-0019-0097		7N	
037776	30-158411	459 HIGH DR		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0019-0098		5D2	
037777	30-158412	482 HIGH DR		LAGUNA BEACH	P	1938	HIST.SURV.	2651-0019-0099		5D2	
037778	30-158413	568 HIGH DR		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0019-0100		5D2	
037779	30-158414	605 HIGH DR		LAGUNA BEACH	P	1913	HIST.SURV.	2651-0019-0101		5D2	
037869	30-158504	HILLCREST DR	HILLCREST STREET VICINITY	LAGUNA BEACH	P	1916	HIST.SURV.	2651-0022-9999		5S2	
037866	30-158501	770 HILLCREST DR	BROAD VIEW VILLA, PYNE CASTLE	LAGUNA BEACH	P	1931	HIST.SURV.	2651-0022-0015		3S	
037867	30-158502	818 HILLCREST DR		LAGUNA BEACH	P	1912	HIST.SURV.	2651-0022-0016		5D2	
037868	30-158503	1380 HILLCREST DR		LAGUNA BEACH	P	1934	HIST.SURV.	2651-0022-0017		5D2	
037619	30-158254	435 HILLEDGE DR		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0017-0012		5D2	
037722	30-158357	360 HOLLY ST		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0019-0044		5D2	
037723	30-158358	368 HOLLY ST		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0019-0045		5D2	
037724	30-158359	386 HOLLY ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0019-0046		5D2	
037725	30-158360	387 HOLLY ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0019-0047		5D2	
037726	30-158361	396 HOLLY ST		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0019-0048		5D2	
037727	30-158362	404 HOLLY ST		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0019-0049		5D2	
037728	30-158363	410 HOLLY ST		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0019-0050		5D2	
037729	30-158364	411 HOLLY ST		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0019-0051		5D2	
037730	30-158365	438 HOLLY ST		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0019-0052		5D2	
037731	30-158366	485 HOLLY ST		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0019-0053		5D2	
037680	30-158315	315 JASMINE ST		LAGUNA BEACH	P	1917	HIST.SURV.	2651-0019-0002		5D2	
037703	30-158338	318 JASMINE ST		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0019-0025		5D2	
037704	30-158339	336 JASMINE ST		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0019-0026		5D2	
037705	30-158340	370 JASMINE ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0019-0027		5D2	
037706	30-158341	388 JASMINE ST		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0019-0028		5D2	
037707	30-158342	397 JASMINE ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0019-0029		5D2	
037708	30-158343	409 JASMINE ST		LAGUNA BEACH	P	1913	HIST.SURV.	2651-0019-0030		5D2	
037709	30-158344	415 JASMINE ST		LAGUNA BEACH	P	1917	HIST.SURV.	2651-0019-0031		5D2	
037710	30-158345	416 JASMINE ST		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0019-0032		5D2	
037711	30-158346	424 JASMINE ST		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0019-0033		5D2	
037712	30-158347	483 JASMINE ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0019-0034		5D2	
037713	30-158348	484 JASMINE ST	ROPP HOUSE	LAGUNA BEACH	P	1925	HIST.SURV.	2651-0019-0035		7N	
037714	30-158349	489 JASMINE ST		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0019-0036		5D2	
037715	30-158350	495 JASMINE ST		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0019-0037		5D2	
037881	30-158516	LA BREA ST	LA-BREA STREET VICINITY	LAGUNA BEACH	P	1920	HIST.SURV.	2651-0023-9999		5S2	
037875	30-158510	110 LA BREA ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0023-0006		5D2	
037876	30-158511	136 LA BREA ST		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0023-0007		5D2	
037877	30-158512	145 LA BREA ST		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0023-0008		5D2	
037878	30-158513	179 LA BREA ST		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0023-0009		5D2	
037858	30-158493	222 LA BREA ST		LAGUNA BEACH	P	1916	HIST.SURV.	2651-0022-0007		5D2	
037617	30-158252	815 LA VISTA DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0017-0010		5D2	
037618	30-158253	825 LA VISTA DR	ALTA MIRA	LAGUNA BEACH	P	1933	HIST.SURV.	2651-0017-0011		5D2	
037947	30-158582	LAGUNA CANYON RD	LAGUNA CANYON	LAGUNA BEACH	P	1925	HIST.SURV.	2651-0026-9999		5D2	
037943	30-158578	2405 LAGUNA CANYON RD		LAGUNA BEACH	P	1937	HIST.SURV.	2651-0026-0048		5D2	
037944	30-158579	2415 LAGUNA CANYON RD		LAGUNA BEACH	P	1937	HIST.SURV.	2651-0026-0049		5D2	
037945	30-158580	2665 LAGUNA CANYON RD		LAGUNA BEACH	P	1933	HIST.SURV.	2651-0026-0050		5D2	
037946	30-158581	2955 LAGUNA CANYON RD		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0026-0051		5D2	
037581	30-158216	264 LEGION ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0015-0003		5D2	

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037587	30-158222	384 LEGION ST	SCHOOLHOUSE, LEGION HALL	LAGUNA BEACH	P	1908	HIST.SURV.	2651-0016-0001		7N	
037588	30-158223	410 LEGION ST		LAGUNA BEACH	P	1934	HIST.SURV.	2651-0016-0002		5D2	
037755	30-158390	406 LINDEN ST		LAGUNA BEACH	P	1916	HIST.SURV.	2651-0019-0077		5D2	
037756	30-158391	439 LINDEN ST		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0019-0078		5D2	
037757	30-158392	445 LINDEN ST	KYLE COTTAGE	LAGUNA BEACH	P	1915	HIST.SURV.	2651-0019-0079		3S	
037758	30-158393	448 LINDEN ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0019-0080		5D2	
037759	30-158394	456 LINDEN ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0019-0081		5D2	
037760	30-158395	470 LINDEN ST		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0019-0082		5D2	
037761	30-158396	478 LINDEN ST		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0019-0083		5D2	
037762	30-158397	483 LINDEN ST		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0019-0084		5D2	
037763	30-158398	484 LINDEN ST		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0019-0085		5D2	
037696	30-158331	352 LOCUST ST		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0019-0018		5D2	
037697	30-158332	362 LOCUST ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0019-0019		5D2	
037698	30-158333	377 LOCUST ST		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0019-0020		5D2	
037699	30-158334	385 LOCUST ST		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0019-0021		5D2	
037700	30-158335	409 LOCUST ST		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0019-0022		5D2	
037701	30-158336	433 LOCUST ST		LAGUNA BEACH	P	1932	HIST.SURV.	2651-0019-0023		5D2	
037702	30-158337	496 LOCUST ST		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0019-0024		5D2	
037414	30-158049	501 LOMBARDY LANE		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0011-0110		5D2	
037415	30-158050	505 LOMBARDY LANE		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0011-0111		5D2	
037416	30-158051	527 LOMBARDY LANE		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0011-0112		5D2	
037417	30-158052	533 LOMBARDY LANE		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0011-0113		5D2	
037418	30-158053	577 LOMBARDY LANE		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0011-0114		5D2	
037419	30-158054	585 LOMBARDY LANE		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0011-0115		5D2	
037420	30-158055	597 LOMBARDY LANE		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0011-0116		5D2	
037421	30-158056	665 LOMBARDY LANE		LAGUNA BEACH	P	1936	HIST.SURV.	2651-0011-0117		5D2	
037422	30-158057	685 LOMBARDY LANE		LAGUNA BEACH	P	1934	HIST.SURV.	2651-0011-0118		5D2	
037572	30-158207	400 LOS ROBLES		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0014-0005		5D2	
037716	30-158351	323 MAGNOLIA DR		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0019-0038		5D2	
037717	30-158352	326 MAGNOLIA DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0019-0039		5D2	
037718	30-158353	359 MAGNOLIA DR		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0019-0040		5D2	
037719	30-158354	368 MAGNOLIA DR		LAGUNA BEACH	P	1912	HIST.SURV.	2651-0019-0041		5D2	
037720	30-158355	383 MAGNOLIA DR		LAGUNA BEACH	P	1919	HIST.SURV.	2651-0019-0042		5D2	
037721	30-158356	390 MAGNOLIA DR	SPOTS COTTAGE	LAGUNA BEACH	P	1907	HIST.SURV.	2651-0019-0043		3S	
037626	30-158261	MANZANITA DR	MANZANITA NEIGHBORHOOD	LAGUNA BEACH	P	1925	HIST.SURV.	2651-0017-9999		5D2	
037608	30-158243	721 MANZANITA DR		LAGUNA BEACH	P	1932	HIST.SURV.	2651-0017-0001		5D2	
037609	30-158244	731 MANZANITA DR		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0017-0002		5D2	
037610	30-158245	732 MANZANITA DR		LAGUNA BEACH	U	1930	HIST.SURV.	2651-0017-0003		5D2	
037611	30-158246	758 MANZANITA DR	CLAUDE BRONNER HOME, ANNELIESE'S P	LAGUNA BEACH	P	1927	HIST.SURV.	2651-0017-0004		3D	
037612	30-158247	769 MANZANITA DR		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0017-0005		5D2	
037613	30-158248	780 MANZANITA DR		LAGUNA BEACH	P	1932	HIST.SURV.	2651-0017-0006		5D2	
037614	30-158249	787 MANZANITA DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0017-0007		5D2	
037615	30-158250	790 MANZANITA DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0017-0008		5D2	
037616	30-158251	791 MANZANITA DR		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0017-0009		5D2	
037848	30-158483	1041 MARINE DR		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0021-0026		5D2	
037849	30-158484	1051 MARINE DR		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0021-0027		5D2	
037850	30-158485	1077 MARINE DR		LAGUNA BEACH	P	1918	HIST.SURV.	2651-0021-0028		5D2	
037188	30-157823	119 MCAULAY PL		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0006-0022		5D2	
037189	30-157824	129 MCAULAY PL		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0006-0023		5D2	
037190	30-157825	152 MCAULAY PL		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0006-0024		5D2	
037191	30-157826	176 MCAULAY PL		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0006-0025		5D2	
037660	30-158295	347 MERMAID ST		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0018-0034		5D2	
037661	30-158296	357 MERMAID ST		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0018-0035		5D2	
037662	30-158297	393 MERMAID ST		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0018-0036		5D2	
037663	30-158298	407 MERMAID ST		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0018-0037		5D2	
037780	30-158415	274 MONTEREY DR		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0019-0102		5D2	

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037781	30-158416	282 MONTEREY DR		LAGUNA BEACH	P	1928	HIST. SURV.	2651-0019-0103		5D2	
037782	30-158417	285 MONTEREY DR		LAGUNA BEACH	P	1928	HIST. SURV.	2651-0019-0104		5D2	
037783	30-158418	288 MONTEREY DR		LAGUNA BEACH	P	1926	HIST. SURV.	2651-0019-0105		5D2	
037784	30-158419	296 MONTEREY DR		LAGUNA BEACH	P	1915	HIST. SURV.	2651-0019-0106		5D2	
037785	30-158420	483 MONTEREY DR		LAGUNA BEACH	P	1928	HIST. SURV.	2651-0019-0107		5D2	
037786	30-158421	484 MONTEREY DR		LAGUNA BEACH	P	1922	HIST. SURV.	2651-0019-0108		5D2	
037787	30-158422	565 MONTEREY DR		LAGUNA BEACH	P	1920	HIST. SURV.	2651-0019-0109		5D2	
037788	30-158423	584 MONTEREY DR		LAGUNA BEACH	P	1921	HIST. SURV.	2651-0019-0110		5D2	
037547	30-158182	139 MOSS ST	COL HOUSE HOME, MOSS POINT HOUSE	LAGUNA BEACH	P	1917	HIST. SURV.	2651-0012-0011		3S	
037307	30-157942	320 MOSS ST		LAGUNA BEACH	P	1926	HIST. SURV.	2651-0011-0003		5D2	
037278	30-157913	168 MOUNTAIN RD		LAGUNA BEACH	P	1932	HIST. SURV.	2651-0010-0048		5D2	
037373	30-158008	315 MOUNTAIN RD		LAGUNA BEACH	P	1939	HIST. SURV.	2651-0011-0069		5D2	
037374	30-158009	370 MOUNTAIN RD		LAGUNA BEACH	P	1929	HIST. SURV.	2651-0011-0070		5D2	
037375	30-158010	469 MOUNTAIN RD		LAGUNA BEACH	P	1929	HIST. SURV.	2651-0011-0071		5D2	
037376	30-158011	477 MOUNTAIN RD		LAGUNA BEACH	P	1928	HIST. SURV.	2651-0011-0072		5D2	
037377	30-158012	527 MOUNTAIN RD		LAGUNA BEACH	P	1921	HIST. SURV.	2651-0011-0073		5D2	
037378	30-158013	530 MOUNTAIN RD		LAGUNA BEACH	P	1920	HIST. SURV.	2651-0011-0074		5D2	
037379	30-158014	572 MOUNTAIN RD		LAGUNA BEACH	P	1932	HIST. SURV.	2651-0011-0075		5D2	
037689	30-158324	287 MYRTLE ST		LAGUNA BEACH	P	1931	HIST. SURV.	2651-0019-0011		5D2	
037690	30-158325	335 MYRTLE ST		LAGUNA BEACH	P	1926	HIST. SURV.	2651-0019-0012		5D2	
037692	30-158327	374 MYRTLE ST		LAGUNA BEACH	P	1930	HIST. SURV.	2651-0019-0014		5D2	
037693	30-158328	430 MYRTLE ST		LAGUNA BEACH	P	1928	HIST. SURV.	2651-0019-0015		5D2	
037694	30-158329	448 MYRTLE ST		LAGUNA BEACH	P	1936	HIST. SURV.	2651-0019-0016		5D2	
037695	30-158330	455 MYRTLE ST		LAGUNA BEACH	P	1917	HIST. SURV.	2651-0019-0017		5D2	
037822	30-158457	N COAST HWY	N COAST HIGHWAY	LAGUNA BEACH	P	1912	HIST. SURV.	2651-0020-9999		5S2	
037766	30-158401	N COAST HWY	JAHRAUS PARK	LAGUNA BEACH	M	0000	HIST. SURV.	2651-0019-0088		7N	
037802	30-158437	212 N COAST HWY	EL SOLANO HOTEL APARTMENTS	LAGUNA BEACH	P	1917	HIST. SURV.	2651-0020-0001		3S	
037803	30-158438	308 N COAST HWY	LAGUNA VISTA CAFE, COTTAGE RESTAUR	LAGUNA BEACH	P	1917	HIST. SURV.	2651-0020-0002		3S	
037804	30-158439	320 N COAST HWY		LAGUNA BEACH	P	1912	HIST. SURV.	2651-0020-0003		5D2	
037805	30-158440	412 N COAST HWY		LAGUNA BEACH	P	1928	HIST. SURV.	2651-0020-0004		5D2	
037806	30-158441	414 N COAST HWY	ALDEITA COURT	LAGUNA BEACH	P	1939	HIST. SURV.	2651-0020-0005		5D2	
037807	30-158442	427 N COAST HWY	COUSE'S AUTOCOURT	LAGUNA BEACH	P	1930	HIST. SURV.	2651-0020-0006		5D2	
037808	30-158443	434 N COAST HWY		LAGUNA BEACH	P	1915	HIST. SURV.	2651-0020-0007		7N	
037809	30-158444	506 N COAST HWY		LAGUNA BEACH	P	1915	HIST. SURV.	2651-0020-0008		5D2	
037810	30-158445	520 N COAST HWY		LAGUNA BEACH	P	1923	HIST. SURV.	2651-0020-0009		5D2	
037811	30-158446	538 N COAST HWY		LAGUNA BEACH	P	1927	HIST. SURV.	2651-0020-0010		5D2	
037812	30-158447	556 N COAST HWY		LAGUNA BEACH	P	1927	HIST. SURV.	2651-0020-0011		5D2	
037813	30-158448	568 N COAST HWY	CHAMPION HOUSE	LAGUNA BEACH	P	1917	HIST. SURV.	2651-0020-0012		5D2	
037814	30-158449	578 N COAST HWY		LAGUNA BEACH	P	1910	HIST. SURV.	2651-0020-0013		5D2	
037815	30-158450	590 N COAST HWY		LAGUNA BEACH	P	1938	HIST. SURV.	2651-0020-0014		5D2	
037816	30-158451	770 N COAST HWY		LAGUNA BEACH	P	1930	HIST. SURV.	2651-0020-0015		5D2	
037817	30-158452	790 N COAST HWY		LAGUNA BEACH	P	1924	HIST. SURV.	2651-0020-0016		5D2	
037818	30-158453	1130 N COAST HWY		LAGUNA BEACH	P	1935	HIST. SURV.	2651-0020-0017		5D2	
037819	30-158454	1140 N COAST HWY		LAGUNA BEACH	P	1935	HIST. SURV.	2651-0020-0018		5D2	
037820	30-158455	1244 N COAST HWY		LAGUNA BEACH	P	1930	HIST. SURV.	2651-0020-0019		5D2	
037821	30-158456	1280 N COAST HWY		LAGUNA BEACH	P	1926	HIST. SURV.	2651-0020-0020		3S	
037895	30-158530	N COAST SR	EMERALD BAY	LAGUNA BEACH	P	1929	HIST. SURV.	2651-0025-9999		5S2	
037226	30-157861	2695 NIDO WY		LAGUNA BEACH	P	1936	HIST. SURV.	2651-0009-0010		5D2	
037402	30-158037	387 OAK ST		LAGUNA BEACH	P	1928	HIST. SURV.	2651-0011-0098		5D2	
037403	30-158038	445 OAK ST		LAGUNA BEACH	P	1921	HIST. SURV.	2651-0011-0099		5D2	
037404	30-158039	469 OAK ST		LAGUNA BEACH	P	1921	HIST. SURV.	2651-0011-0100		5D2	
037405	30-158040	473 OAK ST		LAGUNA BEACH	P	1939	HIST. SURV.	2651-0011-0101		5D2	
037406	30-158041	500 OAK ST		LAGUNA BEACH	P	1939	HIST. SURV.	2651-0011-0102		5D2	
037407	30-158042	511 OAK ST		LAGUNA BEACH	P	1924	HIST. SURV.	2651-0011-0103		5D2	
037408	30-158043	513 OAK ST		LAGUNA BEACH	P	1925	HIST. SURV.	2651-0011-0104		5D2	
037409	30-158044	532 OAK ST		LAGUNA BEACH	P	1925	HIST. SURV.	2651-0011-0105		5D2	

PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
037410	30-158045	541 OAK ST		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0011-0106		5D2	
037411	30-158046	554 OAK ST		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0011-0107		5D2	
037412	30-158047	577 OAK ST		LAGUNA BEACH	P	1937	HIST.SURV.	2651-0011-0108		5D2	
037413	30-158048	580 OAK ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0011-0109		5D2	
037630	30-158265	214 OCEAN AVE	MARINE CAFE, MARINE ROOM	LAGUNA BEACH	P	1935	HIST.SURV.	2651-0018-0004		5D2	
037631	30-158266	278 OCEAN AVE		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0018-0005		5D2	
037632	30-158267	312 OCEAN AVE		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0018-0006		5D2	
037633	30-158268	398 OCEAN AVE		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0018-0007		5D2	
037634	30-158269	404 OCEAN AVE		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0018-0008		5D2	
037635	30-158270	418 OCEAN AVE		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0018-0009		5D2	
037636	30-158271	419 OCEAN AVE		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0018-0010		5D2	
037637	30-158272	432 OCEAN AVE		LAGUNA BEACH	P	1940	HIST.SURV.	2651-0018-0011		5D2	
037638	30-158273	442 OCEAN AVE		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0018-0012		5D2	
037639	30-158274	479 OCEAN AVE		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0018-0013		5D2	
037554	30-158189	OCEAN WY	OCEAN WAY VICINITY	LAGUNA BEACH	P	1905	HIST.SURV.	2651-0012-9999		5S2	
037537	30-158172	1831 OCEAN WY		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0012-0001		5D2	
037538	30-158173	1902 OCEAN WY		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0012-0002		5D2	
037539	30-158174	1991 OCEAN WY	PRISK HOME, BETTE DAVIS HOME	LAGUNA BEACH	P	1929	HIST.SURV.	2651-0012-0003		3S	
037540	30-158175	2049 OCEAN WY		LAGUNA BEACH	P	1919	HIST.SURV.	2651-0012-0004		5D2	
037541	30-158176	2090 OCEAN WY		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0012-0005		5D2	
037542	30-158177	2099 OCEAN WY		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0012-0006		5D2	
037543	30-158178	2149 OCEAN WY		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0012-0007		5D2	
037544	30-158179	2173 OCEAN WY		LAGUNA BEACH	P	1916	HIST.SURV.	2651-0012-0008		5D2	
037545	30-158180	2191 OCEAN WY	THE ARK	LAGUNA BEACH	P	1925	HIST.SURV.	2651-0012-0009		3S	
037546	30-158181	2192 OCEAN WY		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0012-0010		3S	
037312	30-157947	430 OSGOOD CT		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0011-0008		5D2	
037313	30-157948	470 OSGOOD CT		LAGUNA BEACH	P	1940	HIST.SURV.	2651-0011-0009		5D2	
037314	30-157949	490 OSGOOD CT		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0011-0010		5D2	
037355	30-157990	406 PALMER PL		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0011-0051		5D2	
037356	30-157991	424 PALMER PL		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0011-0052		5D2	
037357	30-157992	453 PALMER PL		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0011-0053		5D2	
037607	30-158242	PARK AVE	PARK AVENUE NEIGHBORHOOD	LAGUNA BEACH	P	1907	HIST.SURV.	2651-0016-9999		5S2	
037640	30-158275	202 PARK AVE	RANKINS DRUG STORE, PARK FOREST PH	LAGUNA BEACH	P	1937	HIST.SURV.	2651-0018-0014		5D2	
037589	30-158224	363 PARK AVE		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0016-0003		5D2	
037590	30-158225	421 PARK AVE		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0016-0004		5D2	
037591	30-158226	430 PARK AVE	ST FRANCIS BY THE SEA AMERICAN CAT	LAGUNA BEACH	P	1933	HIST.RES.	NPS-88000978-0000	06/30/88	1S	
							HIST.SURV.	2651-0016-0005	04/01/81	3D	AC
037592	30-158227	431 PARK AVE		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0016-0006		5D2	
037593	30-158228	441 PARK AVE		LAGUNA BEACH	U	1926	HIST.SURV.	2651-0016-0007		5D2	
037594	30-158229	481 PARK AVE		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0016-0008		5D2	
037595	30-158230	504 PARK AVE		LAGUNA BEACH	P	1912	HIST.SURV.	2651-0016-0009		5D2	
037596	30-158231	524 PARK AVE		LAGUNA BEACH	P	1907	HIST.SURV.	2651-0016-0010		5D2	
167961		625 PARK AVE		LAGUNA BEACH	M	1934	PROJ.REVW.	FCC070522D	07/26/07	2S2	C
037553	30-158188	154 PEARL ST	HARPER HOUSE	LAGUNA BEACH	P	1883	HIST.SURV.	2651-0012-0017		7N	
037328	30-157963	409 PEARL ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0011-0024		5D2	
037329	30-157964	489 PEARL ST		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0011-0025		5D2	
037330	30-157965	502 PEARL ST		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0011-0026		5D2	
037331	30-157966	679 PEARL ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0011-0027		5D2	
037744	30-158379	312 POPLAR ST		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0019-0066		5D2	
037745	30-158380	315 POPLAR ST		LAGUNA BEACH	P	1940	HIST.SURV.	2651-0019-0067		5D2	
037746	30-158381	332 POPLAR ST		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0019-0068		5D2	
037747	30-158382	342 POPLAR ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0019-0069		5D2	
037748	30-158383	361 POPLAR ST		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0019-0070		5D2	
037749	30-158384	362 POPLAR ST		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0019-0071		5D2	
037750	30-158385	371 POPLAR ST		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0019-0072		5D2	
037751	30-158386	372 POPLAR ST		LAGUNA BEACH	P	1912	HIST.SURV.	2651-0019-0073		5D2	

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PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT	
037752	30-158387	394 POPLAR ST		LAGUNA BEACH	P	1925	HIST. SURV.	2651-0019-0074			5D2	
037753	30-158388	397 POPLAR ST		LAGUNA BEACH	P	1933	HIST. SURV.	2651-0019-0075			5D2	
037754	30-158389	485 POPLAR ST		LAGUNA BEACH	P	1915	HIST. SURV.	2651-0019-0076			5D2	
037223	30-157858	2116 QUEDA WY		LAGUNA BEACH	P	1940	HIST. SURV.	2651-0009-0007			5D2	
037222	30-157857	2570 QUEDA WY		LAGUNA BEACH	P	1937	HIST. SURV.	2651-0009-0006			7N	
037224	30-157859	2618 QUEDA WY		LAGUNA BEACH	P	1932	HIST. SURV.	2651-0009-0008			5D2	
037225	30-157860	2760 QUEDA WY		LAGUNA BEACH	P	1926	HIST. SURV.	2651-0009-0009			5D2	
037586	30-158221	RAMONA WY	RAMONA WAY	LAGUNA BEACH	P	1919	HIST. SURV.	2651-0015-9999			5S2	
037579	30-158214	564 RAMONA WY		LAGUNA BEACH	P	1926	HIST. SURV.	2651-0015-0001			5D2	
037580	30-158215	580 RAMONA WY		LAGUNA BEACH	P	1935	HIST. SURV.	2651-0015-0002			5D2	
037582	30-158217	616 RAMONA WY		LAGUNA BEACH	P	1935	HIST. SURV.	2651-0015-0004			5D2	
037583	30-158218	626 RAMONA WY		LAGUNA BEACH	P	1922	HIST. SURV.	2651-0015-0005			5D2	
037584	30-158219	652 RAMONA WY		LAGUNA BEACH	P	1925	HIST. SURV.	2651-0015-0006			5D2	
037585	30-158220	658 RAMONA WY		LAGUNA BEACH	P	1922	HIST. SURV.	2651-0015-0007			5D2	
037599	30-158234	515 REED ST		LAGUNA BEACH	P	1926	HIST. SURV.	2651-0016-0013			5D2	
037600	30-158235	539 REED ST		LAGUNA BEACH	P	1926	HIST. SURV.	2651-0016-0014			5D2	
037216	30-157851	ROCKLEDGE RD	ROCKLEDGE NEIGHBORHOOD	LAGUNA BEACH	P	1923	HIST. SURV.	2651-0008-9999			5S2	
037212	30-157847	1 ROCKLEDGE RD		LAGUNA BEACH	P	1929	HIST. SURV.	2651-0008-0001			5D2	
037213	30-157848	4 ROCKLEDGE RD		LAGUNA BEACH	P	1928	HIST. SURV.	2651-0008-0002			5D2	
037214	30-157849	7 ROCKLEDGE RD		LAGUNA BEACH	P	1923	HIST. SURV.	2651-0008-0003			5D2	
037215	30-157850	8 ROCKLEDGE RD		LAGUNA BEACH	P	1930	HIST. SURV.	2651-0008-0004			5D2	
037903	30-158538	1225 ROOSEVELT LANE		LAGUNA BEACH	P	1930	HIST. SURV.	2651-0026-0008			5D2	
037904	30-158539	1260 ROOSEVELT LANE		LAGUNA BEACH	P	1939	HIST. SURV.	2651-0026-0009			5D2	
037905	30-158540	1280 ROOSEVELT LANE		LAGUNA BEACH	P	1931	HIST. SURV.	2651-0026-0010			5D2	
037906	30-158541	1285 ROOSEVELT LANE		LAGUNA BEACH	P	1935	HIST. SURV.	2651-0026-0011			5D2	
037907	30-158542	1295 ROOSEVELT LANE		LAGUNA BEACH	P	1933	HIST. SURV.	2651-0026-0012			5D2	
037549	30-158184	160 RUBY ST		LAGUNA BEACH	P	1921	HIST. SURV.	2651-0012-0013			5D2	
037550	30-158185	161 RUBY ST		LAGUNA BEACH	P	0000	HIST. SURV.	2651-0012-0014			5D2	
037551	30-158186	190 RUBY ST		LAGUNA BEACH	P	1922	HIST. SURV.	2651-0012-0015			5D2	
037552	30-158187	191 RUBY ST		LAGUNA BEACH	P	1920	HIST. SURV.	2651-0012-0016			5D2	
037308	30-157943	240 RUBY ST		LAGUNA BEACH	P	1933	HIST. SURV.	2651-0011-0004			5D2	
037309	30-157944	278 RUBY ST		LAGUNA BEACH	P	1925	HIST. SURV.	2651-0011-0005			5D2	
037310	30-157945	339 RUBY ST		LAGUNA BEACH	P	1924	HIST. SURV.	2651-0011-0006			5D2	
037311	30-157946	375 RUBY ST		LAGUNA BEACH	P	1930	HIST. SURV.	2651-0011-0007			5D2	
037304	30-157939	S COAST HWY	COAST BOULEVARD / SOUTH COAST HIGH	LAGUNA BEACH	P	1888	HIST. SURV.	2651-0010-9999			5S2	
076499	30-161918	S COAST HWY	PARKER-LOWE COTTAGE	LAGUNA BEACH	P	1930	HIST. RES.	NPS-79000514-0001	06/15/79	1D	C	
076560	30-161947	0 S COAST HWY	SAGE, VAN DE KAMP, O'CONNELL COTTA	LAGUNA BEACH	P	0	HIST. RES.	NPS-79000514-0030	06/15/79	1D	C	
076568	30-161951	0 S COAST HWY	WEBER COTTAGE	LAGUNA BEACH	P	0	HIST. RES.	NPS-79000514-0034	06/15/79	1D	C	
076570	30-161952	0 S COAST HWY	THOBE COTTAGE	LAGUNA BEACH	P	1930	HIST. RES.	NPS-79000514-0035	06/15/79	1D	C	
076592	30-161963	0 S COAST HWY	SHIRLEY COTTAGE 26	LAGUNA BEACH	P	0	HIST. RES.	NPS-79000514-0046	06/15/79	1D	C	
076594	30-161964	0 S COAST HWY	SHIRLEY COTTAGE 23	LAGUNA BEACH	P	0	HIST. RES.	NPS-79000514-0047	06/15/79	1D	C	
076596	30-161965	0 S COAST HWY	LAWSON COTTAGE	LAGUNA BEACH	P	0	HIST. RES.	NPS-79000514-0048	06/15/79	1D	C	
076598	30-161966	0 S COAST HWY	SECOND STORE	LAGUNA BEACH	P	1940	HIST. RES.	NPS-79000514-0049	06/15/79	1D	C	
076556	30-161945	0 S COAST HWY	BARNARD COTTAGE	LAGUNA BEACH	P	0	HIST. RES.	NPS-79000514-0028	06/15/79	1D	C	
076590	30-161962	0 S COAST HWY	WILLINGER COTTAGE	LAGUNA BEACH	P	0	HIST. RES.	NPS-79000514-0046	06/15/79	1D	C	
076554	30-161944	0 S COAST HWY	SHATFORD COTTAGE	LAGUNA BEACH	P	0	HIST. RES.	NPS-79000514-0027	06/15/79	1D	C	
076552	30-161943	0 S COAST HWY	CARTER COTTAGE	LAGUNA BEACH	P	0	HIST. RES.	NPS-79000514-0026	06/15/79	1D	C	
076550	30-161942	0 S COAST HWY	COMBS COTTAGE	LAGUNA BEACH	P	1928	HIST. RES.	NPS-79000514-0025	06/15/79	1D	C	
076548	30-161941	0 S COAST HWY	BARTEL COTTAGE	LAGUNA BEACH	P	0	HIST. RES.	NPS-79000514-0024	06/15/79	1D	C	
076546	30-161940	0 S COAST HWY	VAN PELT AND BENSON DUPLEX	LAGUNA BEACH	P	0	HIST. RES.	NPS-79000514-0023	06/15/79	1D	C	
076544	30-161939	0 S COAST HWY	VAN WYCK COTTAGE	LAGUNA BEACH	P	0	HIST. RES.	NPS-79000514-0022	06/15/79	1D	C	
076542	30-161938	0 S COAST HWY	VAN VLIET COTTAGE	LAGUNA BEACH	P	0	HIST. RES.	NPS-79000514-0021	06/15/79	1D	C	
076540	30-161937	0 S COAST HWY	BIRK COTTAGE	LAGUNA BEACH	P	0	HIST. RES.	NPS-79000514-0020	06/15/79	1D	C	
076538	30-161936	0 S COAST HWY	DAVICK COTTAGE	LAGUNA BEACH	P	0	HIST. RES.	NPS-79000514-0019	06/15/79	1D	C	
076536	30-161935	0 S COAST HWY	KIENHOLZ RENTAL	LAGUNA BEACH	P	0	HIST. RES.	NPS-79000514-0018	06/15/79	1D	C	
076588	30-161961	0 S COAST HWY	10 COTTAGE	LAGUNA BEACH	P	0	HIST. RES.	NPS-79000514-0044	06/15/79	1D	C	

PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG.	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
076586	30-161960	0 S COAST HWY	23 COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0043	06/15/79	1D	C
076584	30-161959	0 S COAST HWY	26 COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0042	06/15/79	1D	C
076582	30-161958	0 S COAST HWY	COTTAGE 30	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0041	06/15/79	1D	C
076580	30-161957	0 S COAST HWY	PROVENCE COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0040	06/15/79	1D	C
076578	30-161956	0 S COAST HWY	RAMSEY COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0039	06/15/79	1D	C
076534	30-161934	0 S COAST HWY	GARAGES	LAGUNA BEACH	P	1930	HIST.RES.	NPS-79000514-0017	06/15/79	1D	C
076529	30-161933	0 S COAST HWY	KILLEN COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0016	06/15/79	1D	C
076527	30-161932	0 S COAST HWY	MAKELY COTTAGE	LAGUNA BEACH	P	1930	HIST.RES.	NPS-79000514-0015	06/15/79	1D	C
076525	30-161931	0 S COAST HWY	44 RESIDENT MANAGER UNIT	LAGUNA BEACH	P	1930	HIST.RES.	NPS-79000514-0014	06/15/79	1D	C
076523	30-161930	0 S COAST HWY	43 RESIDENT MANAGER UNIT	LAGUNA BEACH	P	1930	HIST.RES.	NPS-79000514-0013	06/15/79	1D	C
076521	30-161929	0 S COAST HWY	42 RESIDENT COTTAGE UNIT	LAGUNA BEACH	P	1930	HIST.RES.	NPS-79000514-0012	06/15/79	1D	C
076519	30-161928	0 S COAST HWY	DANA COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0011	06/15/79	1D	C
076517	30-161927	0 S COAST HWY	POWELL COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0010	06/15/79	1D	C
076515	30-161926	0 S COAST HWY	LIVERMORE-THOMPSON-DILLINGER COTTA	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0009	06/15/79	1D	C
076501	30-161919	0 S COAST HWY	TAFT-TAYLOR COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0002	06/15/79	6X	
076562	30-161948	0 S COAST HWY	McGRAW-FORD COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0031	06/15/79	1D	C
076572	30-161953	0 S COAST HWY	BENSON COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0036	06/15/79	1D	C
076511	30-161924	0 S COAST HWY	FLYNN COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0007	06/15/79	6X	
076509	30-161923	0 S COAST HWY	PADVE COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0006	06/15/79	1D	C
076507	30-161922	0 S COAST HWY	PILARIA COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0005	06/15/79	1D	C
076505	30-161921	0 S COAST HWY	MCCLOSKEY COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0004	06/15/79	1D	C
076576	30-161955	0 S COAST HWY	HODGES COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0038	06/15/79	1D	C
076503	30-161920	0 S COAST HWY	HUNTER-DIXON COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0003	06/15/79	1D	C
076566	30-161950	0 S COAST HWY	STINSON COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0033	06/15/79	1D	C
076513	30-161925	0 S COAST HWY	DONAHUE COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0008	06/15/79	1D	C
076558	30-161946	0 S COAST HWY	GABRIEL-GEARHART COTTAGE	LAGUNA BEACH	P	1928	HIST.RES.	NPS-79000514-0029	06/15/79	1D	C
076564	30-161949	0 S COAST HWY	CLEMENT COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0032	06/15/79	1D	C
076574	30-161954	0 S COAST HWY	STARR SISTERS COTTAGE	LAGUNA BEACH	P	0	HIST.RES.	NPS-79000514-0037	06/15/79	1D	C
037231	30-157866	162 S COAST HWY	NEW LYNN THEATRE, SOUTH COAST THEA	LAGUNA BEACH	P	1934	HIST.SURV.	2651-0010-0001		3S	
037232	30-157867	214 S COAST HWY		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0010-0002		5D2	
037234	30-157869	232 S COAST HWY	ISCH BUILDING	LAGUNA BEACH	P	1927	HIST.SURV.	2651-0010-0004		3S	
037233	30-157868	300 S COAST HWY	BIRDS CAFE, WHITE HOUSE CAFE	LAGUNA BEACH	P	1918	HIST.SURV.	2651-0010-0003		7N	
037235	30-157870	374 S COAST HWY		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0010-0005		5D2	
037236	30-157871	400 S COAST HWY	HEISLER BUILDING	LAGUNA BEACH	P	1931	HIST.SURV.	2651-0010-0006		7N	
037237	30-157872	424 S COAST HWY		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0010-0007		5D2	
037238	30-157873	425 S COAST HWY	HOTEL LAGUNA	LAGUNA BEACH	P	1930	HIST.SURV.	2651-0010-0008		3S	
037239	30-157874	448 S COAST HWY		LAGUNA BEACH	P	1934	HIST.SURV.	2651-0010-0009		5D2	
037240	30-157875	460 S COAST HWY		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0010-0010		5D2	
037241	30-157876	470 S COAST HWY		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0010-0011		5D2	
037242	30-157877	509 S COAST HWY		LAGUNA BEACH	P	1902	HIST.SURV.	2651-0010-0012		5D2	
037243	30-157878	513 S COAST HWY		LAGUNA BEACH	P	1902	HIST.SURV.	2651-0010-0013		5D2	
037244	30-157879	535 S COAST HWY		LAGUNA BEACH	P	1937	HIST.SURV.	2651-0010-0014		5D2	
037245	30-157880	541 S COAST HWY		LAGUNA BEACH	P	1887	HIST.SURV.	2651-0010-0015		3D	
037246	30-157881	629 S COAST HWY		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0010-0016		5D2	
037248	30-157883	650 S COAST HWY		LAGUNA BEACH	P	1914	HIST.SURV.	2651-0010-0018		5D2	
037249	30-157884	656 S COAST HWY		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0010-0019		5D2	
037250	30-157885	658 S COAST HWY		LAGUNA BEACH	P	1917	HIST.SURV.	2651-0010-0020		5D2	
037251	30-157886	664 S COAST HWY		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0010-0021		5D2	
037252	30-157887	703 S COAST HWY		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0010-0022		5D2	
037253	30-157888	729 S COAST HWY		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0010-0023		5D2	
037254	30-157889	779 S COAST HWY		LAGUNA BEACH	P	1917	HIST.SURV.	2651-0010-0024		5D2	
037255	30-157890	797 S COAST HWY		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0010-0025		5D2	
037256	30-157891	826 S COAST HWY		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0010-0026		5D2	
037257	30-157892	845 S COAST HWY		LAGUNA BEACH	P	1915	HIST.SURV.	2651-0010-0027		7N	
037259	30-157894	881 S COAST HWY		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0010-0029		5D2	
037260	30-157895	901 S COAST HWY		LAGUNA BEACH	P	1936	HIST.SURV.	2651-0010-0030		3S	



PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG.	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
037261	30-157896	947 S COAST HWY		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0010-0031		5D2	
037262	30-157897	961 S COAST HWY		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0010-0032		5D2	
037263	30-157898	967 S COAST HWY		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0010-0033		5D2	
037264	30-157899	976 S COAST HWY	LAGUNA BEACH FUNERAL HOME, RAY FAM	LAGUNA BEACH	P	1929	HIST.SURV.	2651-0010-0034		3S	
037265	30-157900	1008 S COAST HWY		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0010-0035		5D2	
037266	30-157901	1009 S COAST HWY		LAGUNA BEACH	P	1938	HIST.SURV.	2651-0010-0036		3S	
037267	30-157902	1133 S COAST HWY		LAGUNA BEACH	P	1937	HIST.SURV.	2651-0010-0037		5D2	
037268	30-157903	1143 S COAST HWY		LAGUNA BEACH	P	1946	HIST.SURV.	2651-0010-0038		5D2	
037269	30-157904	1153 S COAST HWY		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0010-0039		5D2	
037270	30-157905	1183 S COAST HWY	SMITH CONSTRUCTION COMPANY	LAGUNA BEACH	P	1937	HIST.SURV.	2651-0010-0040		3S	
037271	30-157906	1212 S COAST HWY	THE POTTERY SHACK	LAGUNA BEACH	P	0000	HIST.SURV.	2651-0010-0041		7N	
037272	30-157907	1257 S COAST HWY	1257-1259 BUILDING	LAGUNA BEACH	P	1928	HIST.SURV.	2651-0010-0042		5D2	
037273	30-157908	1264 S COAST HWY		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0010-0043		5D2	
037274	30-157909	1273 S COAST HWY		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0010-0044		5D2	
037275	30-157910	1289 S COAST HWY	HOTEL DEL CAMINO, HOTEL FIRENZE	LAGUNA BEACH	P	1928	TAX.CERT.	537.9-30-0062	01/25/99	7J	
							HIST.SURV.	2651-0010-0045		3S	
037276	30-157911	1316 S COAST HWY	SHEA APARTMENTS, HOTEL CALIFORNIA	LAGUNA BEACH	P	1931	NAT.REG.	30-0001	10/17/86	7J	
							HIST.SURV.	2651-0010-0073		3D	
037277	30-157912	1335 S COAST HWY	MITCHELL APARTMENTS	LAGUNA BEACH	P	1939	PROJ.REVW.	HUD110912G	09/16/11	6Y	
							PROJ.REVW.	HUD071217G	01/07/08	6Y	
							HIST.SURV.	2651-0010-0047		5D2	
037279	30-157914	1450 S COAST HWY	BRAYTON POTTERY	LAGUNA BEACH	P	1928	HIST.SURV.	2651-0010-0049		3S	
037280	30-157915	1464 S COAST HWY	FRIENDLY HOUSE TEA ROOM, ANDREE'S	LAGUNA BEACH	P	1925	HIST.SURV.	2651-0010-0050		3S	
037281	30-157916	1492 S COAST HWY		LAGUNA BEACH	P	1938	HIST.SURV.	2651-0010-0051		5D2	
037282	30-157917	1500 S COAST HWY	EL ARCO GARAGE	LAGUNA BEACH	P	1930	HIST.SURV.	2651-0010-0052		5D2	
037283	30-157918	1524 S COAST HWY	STOVER & MARTEL PICTURE FRAMING	LAGUNA BEACH	P	1934	HIST.SURV.	2651-0010-0053		5D2	
037285	30-157920	1750 S COAST HWY	CASA DE MANDIGO, OCEANS SEA FOOD	LAGUNA BEACH	P	1940	HIST.SURV.	2651-0010-0055		5D2	
037284	30-157919	1751 S COAST HWY		LAGUNA BEACH	P	1940	HIST.SURV.	2651-0010-0054		5D2	
037286	30-157921	1753 S COAST HWY		LAGUNA BEACH	P	1939	HIST.SURV.	2651-0010-0056		5D2	
037287	30-157922	1793 S COAST HWY	EL ARCO GARAGE	LAGUNA BEACH	P	1926	HIST.SURV.	2651-0010-0057		3S	
037288	30-157923	1826 S COAST HWY		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0010-0058		5D2	
037289	30-157924	1873 S COAST HWY		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0010-0059		5D2	
037290	30-157925	1920 S COAST HWY		LAGUNA BEACH	P	1932	HIST.SURV.	2651-0010-0060		5D2	
037291	30-157926	1936 S COAST HWY		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0010-0061		5D2	
037292	30-157927	1956 S COAST HWY	ANDREW 'PAT' RYAN GROCERY	LAGUNA BEACH	P	1930	HIST.SURV.	2651-0010-0062		5D2	
037293	30-157928	2007 S COAST HWY	RIDDLE STUDIO	LAGUNA BEACH	P	1922	HIST.SURV.	2651-0010-0063		5D2	
037294	30-157929	2079 S COAST HWY	YENS HOUSE	LAGUNA BEACH	P	1920	HIST.SURV.	2651-0010-0064		5D2	
037295	30-157930	2091 S COAST HWY		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0010-0065		5D2	
037296	30-157931	2094 S COAST HWY	O J LAFAYETTER CO	LAGUNA BEACH	P	1933	HIST.SURV.	2651-0010-0066		5D2	
037297	30-157932	2160 S COAST HWY		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0010-0067		5D2	
037548	30-158183	2241 S COAST HWY	OVERTON HOUSE, MOSS POINT HOUSE	LAGUNA BEACH	U	1905	HIST.SURV.	2651-0012-0012		3S	
037298	30-157933	2260 S COAST HWY	HUNT HOUSE	LAGUNA BEACH	P	1927	HIST.SURV.	2651-0010-0068		5D2	
037299	30-157934	2280 S COAST HWY		LAGUNA BEACH	P	1938	HIST.SURV.	2651-0010-0069		5D2	
037300	30-157935	2475 S COAST HWY	IBENSE HOUSE, IBESSEN HOUSE	LAGUNA BEACH	P	1905	HIST.SURV.	2651-0010-0070		3S	
037301	30-157936	2529 S COAST HWY	MARIONA/FRANK MILLAR HOME/VILLA RO	LAGUNA BEACH	P	1921	HIST.RES.	NPS-84000922-0000	03/29/84	1S	C
							HIST.SURV.	2651-0010-0071		3S	C
037302	30-157937	2787 S COAST HWY		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0010-0072		5D2	
037210	30-157845	2794 S COAST HWY		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0007-0016		5D2	
037303	30-157938	2975 S COAST HWY		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0010-0073		5D2	
037154	30-157789	7402 S COAST HWY	CRYSTAL COVE HISTORIC DISTRICT	LAGUNA BEACH	P	1927	HIST.RES.	NPS-79000514-9999	06/15/79	1S	
073554	30-161899	1287 S COAST SR	CASA DEL CAMINO	LAGUNA BEACH	P	1928	NAT.REG.	30-0015	10/07/91	7J	
037852	30-158487	221 SAN JOAQUIN ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0022-0001		5D2	
037525	30-158160	1473 SANTA CRUZ ST		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0011-0221		5D2	
037526	30-158161	1476 SANTA CRUZ ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0011-0222		5D2	
037527	30-158162	1481 SANTA CRUZ ST		LAGUNA BEACH	P	1937	HIST.SURV.	2651-0011-0223		5D2	
037528	30-158163	1575 SANTA CRUZ ST		LAGUNA BEACH	P	0000	HIST.SURV.	2651-0011-0224		5D2	

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PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS.....	NAMES.....	CITY.NAME.....	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
037529	30-158164	1659 SANTA CRUZ ST		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0011-0225		5D2	
037530	30-158165	1764 SANTA CRUZ ST		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0011-0226		5D2	
037531	30-158166	1772 SANTA CRUZ ST		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0011-0227		5D2	
037432	30-158067	615 SEAVIEW ST		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0011-0128		5D2	
037433	30-158068	625 SEAVIEW ST		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0011-0129		5D2	
037369	30-158004	429 SHADOW LANE		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0011-0065		5D2	
037370	30-158005	432 SHADOW LANE		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0011-0066		5D2	
037371	30-158006	437 SHADOW LANE		LAGUNA BEACH	P	1934	HIST.SURV.	2651-0011-0067		5D2	
037372	30-158007	487 SHADOW LANE		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0011-0068		5D2	
037247	30-157882	619 SLEEPY HOLLOW DR		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0010-0017		7N	
037211	30-157846	SOLANA WY	SOLANA WAY	LAGUNA BEACH	P	1922	HIST.SURV.	2651-0007-9999		5S2	
037196	30-157831	2612 SOLANA WY		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0007-0002		5D2	
037197	30-157832	2615 SOLANA WY		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0007-0003		5D2	
037199	30-157834	2690 SOLANA WY		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0007-0005		5D2	
037200	30-157835	2699 SOLANA WY		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0007-0006		5D2	
037201	30-157836	2710 SOLANA WY		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0007-0007		5D2	
037202	30-157837	2716 SOLANA WY		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0007-0008		5D2	
037203	30-157838	2720 SOLANA WY		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0007-0009		5D2	
037204	30-157839	2725 SOLANA WY		LAGUNA BEACH	P	1919	HIST.SURV.	2651-0007-0010		5D2	
037205	30-157840	2727 SOLANA WY		LAGUNA BEACH	P	1916	HIST.SURV.	2651-0007-0011		5D2	
037206	30-157841	2746 SOLANA WY		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0007-0012		5D2	
037207	30-157842	2755 SOLANA WY		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0007-0013		5D2	
037208	30-157843	2756 SOLANA WY		LAGUNA BEACH	P	1934	HIST.SURV.	2651-0007-0014		5D2	
037209	30-157844	2769 SOLANA WY		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0007-0015		5D2	
037194	30-157829	2798 SOLANA WY		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0007-0000		5D2	
037156	30-157791	SR 1	EMERALD BAY UNDERCROSSING, BRIDGE	LAGUNA BEACH	S	1932	HIST.SURV.	2651-0003-0000		7R	
037155	30-157790	SR 1	ALISO PEDESTRIAN OVERCROSSING, BRI	LAGUNA BEACH	S	1929	HIST.SURV.	2651-0002-0000		7R	
037452	30-158087	241 ST ANNS DR		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0011-0148		5D2	
037453	30-158088	251 ST ANNS DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0011-0149		5D2	
037454	30-158089	410 ST ANNS DR		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0011-0150		5D2	
037455	30-158090	495 ST ANNS DR		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0011-0151		5D2	
037562	30-158197	685 ST ANNS DR		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0013-0008		5D2	
037563	30-158198	729 ST ANNS DR		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0013-0009		5D2	
037564	30-158199	761 ST ANNS DR		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0013-0010		5D2	
037358	30-157993	710 SUMMIT DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0011-0054		5D2	
037359	30-157994	742 SUMMIT DR		LAGUNA BEACH	P	1940	HIST.SURV.	2651-0011-0055		5D2	
037184	30-157819	143 SUNSET TERRACE		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0006-0018		5D2	
037185	30-157820	155 SUNSET TERRACE		LAGUNA BEACH	P	1919	HIST.SURV.	2651-0006-0019		3S	
037186	30-157821	162 SUNSET TERRACE		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0006-0020		3S	
037187	30-157822	163 SUNSET TERRACE		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0006-0021		5D2	
037555	30-158190	740 TEMPLE HILLS DR		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0013-0001		5D2	
037556	30-158191	805 TEMPLE HILLS DR		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0013-0002		5D2	
037557	30-158192	820 TEMPLE HILLS DR		LAGUNA BEACH	P	1932	HIST.SURV.	2651-0013-0003		5D2	
037558	30-158193	978 TEMPLE HILLS DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0013-0004		5D2	
037559	30-158194	1102 TEMPLE HILLS DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0013-0005		5D2	
037560	30-158195	1284 TEMPLE HILLS DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0013-0006		5D2	
037561	30-158196	1492 TEMPLE HILLS DR		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0013-0007		5D2	
037534	30-158169	TEMPLE TERRACE	LOMBARDY LANE, THOMAS CUMMINGS MEM	LAGUNA BEACH	P	1945	HIST.SURV.	2651-0011-0230		5D2	
037532	30-158167	200 TEMPLE TERRACE		LAGUNA BEACH	P	0000	HIST.SURV.	2651-0011-0228		5D2	
037533	30-158168	990 TEMPLE TERRACE	ST CATHERINE OF SIENA CATHOLIC CHU	LAGUNA BEACH	P	1931	HIST.SURV.	2651-0011-0229		5D2	
037166	30-157801	TERRY RD	ARCH-BEACH HEIGHTS ADDITION	LAGUNA BEACH	P	1920	HIST.SURV.	2651-0005-9999		5S2	
037158	30-157793	2841 TERRY RD		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0005-0001		5D2	
037159	30-157794	2842 TERRY RD		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0005-0002		5D2	
037160	30-157795	2851 TERRY RD		LAGUNA BEACH	P	1938	HIST.SURV.	2651-0005-0003		5D2	
037161	30-157796	2868 TERRY RD		LAGUNA BEACH	P	1940	HIST.SURV.	2651-0005-0004		5D2	
037162	30-157797	2896 TERRY RD		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0005-0005		5D2	

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
037163	30-157798	2904 TERRY RD		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0005-0006			5D2
037164	30-157799	2917 TERRY RD		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0005-0007			5D2
037165	30-157800	2942 TERRY RD		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0005-0008			5D2
037258	30-157893	154 THALIA ST		LAGUNA BEACH	P	1915	HIST.SURV.	2651-0010-0028			5D2
037434	30-158069	392 THALIA ST		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0011-0130			5D2
037435	30-158070	439 THALIA ST		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0011-0131			5D2
037436	30-158071	485 THALIA ST		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0011-0132			5D2
037437	30-158072	541 THALIA ST		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0011-0133			5D2
037438	30-158073	562 THALIA ST		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0011-0134			5D2
037439	30-158074	614 THALIA ST		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0011-0135			5D2
037440	30-158075	615 THALIA ST	SHEA APARTMENTS, HOTEL CALIFORNIA	LAGUNA BEACH	P	1921	HIST.SURV.	2651-0011-0136			5D2
037441	30-158076	616 THALIA ST		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0011-0137			5D2
037442	30-158077	621 THALIA ST		LAGUNA BEACH	P	1909	HIST.SURV.	2651-0011-0138			5D2
037443	30-158078	639 THALIA ST		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0011-0139			5D2
037444	30-158079	683 THALIA ST		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0011-0140			5D2
037445	30-158080	684 THALIA ST		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0011-0141			5D2
037446	30-158081	711 THALIA ST		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0011-0142			5D2
037601	30-158236	535 THROUGH ST		LAGUNA BEACH	U	1922	HIST.SURV.	2651-0016-0015			5D2
037602	30-158237	544 THROUGH ST		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0016-0016			5D2
037603	30-158238	545 THROUGH ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0016-0017			5D2
037604	30-158239	555 THROUGH ST		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0016-0018			5D2
037605	30-158240	556 THROUGH ST		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0016-0019			5D2
037606	30-158241	567 THROUGH ST		LAGUNA BEACH	P	1907	HIST.SURV.	2651-0016-0020			5D2
037193	30-157828	VICTORIA DR		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0006-9999			5S2
037167	30-157802	2612 VICTORIA DR		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0006-0001			5D2
037168	30-157803	2618 VICTORIA DR		LAGUNA BEACH	P	1915	HIST.SURV.	2651-0006-0002			5D2
037169	30-157804	2632 VICTORIA DR		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0006-0003			5D2
037170	30-157805	2633 VICTORIA DR		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0006-0004			5D2
037171	30-157806	2645 VICTORIA DR		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0006-0005			5D2
037172	30-157807	2661 VICTORIA DR		LAGUNA BEACH	P	1922	HIST.SURV.	2651-0006-0006			5D2
037173	30-157808	2665 VICTORIA DR		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0006-0007			5D2
037174	30-157809	2679 VICTORIA DR		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0006-0008			5D2
037175	30-157810	2683 VICTORIA DR	LA TOUR, NORMAN HOUSE	LAGUNA BEACH	P	1926	HIST.SURV.	2651-0006-0009			3S
037176	30-157811	2691 VICTORIA DR		LAGUNA BEACH	P	1938	HIST.SURV.	2651-0006-0010			5D2
037177	30-157812	2695 VICTORIA DR		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0006-0011			5D2
037178	30-157813	2703 VICTORIA DR		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0006-0012			5D2
037179	30-157814	2713 VICTORIA DR		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0006-0013			5D2
037180	30-157815	2735 VICTORIA DR		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0006-0014			5D2
037181	30-157816	2751 VICTORIA DR		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0006-0015			5D2
037182	30-157817	2765 VICTORIA DR		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0006-0016			5D2
037183	30-157818	2793 VICTORIA DR		LAGUNA BEACH	P	1920	HIST.SURV.	2651-0006-0017			5D2
037911	30-158546	1195 VICTORY WALK		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0026-0016			5D2
037912	30-158547	1198 VICTORY WALK		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0026-0017			5D2
037913	30-158548	1205 VICTORY WALK		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0026-0018			5D2
037853	30-158488	239 VIEJO ST		LAGUNA BEACH	P	1925	HIST.SURV.	2651-0022-0002			5D2
037854	30-158489	251 VIEJO ST		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0022-0003			5D2
037622	30-158257	631 VIRGINIA PARK DR		LAGUNA BEACH	P	1926	HIST.SURV.	2651-0017-0015			5D2
037623	30-158258	639 VIRGINIA PARK DR		LAGUNA BEACH	P	1928	HIST.SURV.	2651-0017-0016			5D2
037624	30-158259	640 VIRGINIA PARK DR		LAGUNA BEACH	P	1929	HIST.SURV.	2651-0017-0017			5D2
037625	30-158260	680 VIRGINIA PARK DR		LAGUNA BEACH	P	1936	HIST.SURV.	2651-0017-0018			5D2
037192	30-157827	2845 WARDS TERRACE		LAGUNA BEACH	P	1930	HIST.SURV.	2651-0006-0026			5D2
037879	30-158514	156 WAVE ST		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0023-0010			5D2
037880	30-158515	173 WAVE ST		LAGUNA BEACH	P	1923	HIST.SURV.	2651-0023-0011			5D2
037860	30-158495	216 WAVE ST		LAGUNA BEACH	P	1924	HIST.SURV.	2651-0022-0009			5D2
037861	30-158496	217 WAVE ST		LAGUNA BEACH	P	1921	HIST.SURV.	2651-0022-0010			5D2
037862	30-158497	273 WAVE ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0022-0011			5D2

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
037863	30-158498	274 WAVE ST		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0022-0012			5D2
037864	30-158499	290 WAVE ST	BARKER HOUSE, WITCHES HOUSE	LAGUNA BEACH	P	1926	HIST.SURV.	2651-0022-0013			3S
037565	30-158200	854 WENDT TERRACE	TEMPLE HILLS NEIGHB HIST DIS	LAGUNA BEACH	P	1932	PROJ.REVW.	HUD891002D	11/06/89		6Y
							HIST.SURV.	2651-0013-0011			5D2
037566	30-158201	860 WENDT TERRACE		LAGUNA BEACH	P	1927	HIST.SURV.	2651-0013-0012			5D2
037896	30-158531	145 WOODLAND DR		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0026-0001			5D2
037897	30-158532	150 WOODLAND DR		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0026-0002			5D2
037898	30-158533	165 WOODLAND DR		LAGUNA BEACH	P	1938	HIST.SURV.	2651-0026-0003			5D2
037899	30-158534	190 WOODLAND DR		LAGUNA BEACH	P	1931	HIST.SURV.	2651-0026-0004			5D2
037900	30-158535	232 WOODLAND DR		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0026-0005			5D2
037901	30-158536	245 WOODLAND DR		LAGUNA BEACH	P	1937	HIST.SURV.	2651-0026-0006			5D2
037902	30-158537	250 WOODLAND DR		LAGUNA BEACH	P	1935	HIST.SURV.	2651-0026-0007			5D2
094718	30-162395	S COAST HWY	FOOTBRIDGE AT CRYSTAL COVE	(VIC) LAGUNA BEAC	S	1930	HIST.RES.	NPS-79000514-0050	07/15/91	1D	C
							PROJ.REVW.	COE910614A	07/15/91	2D2	C
037157	30-157792	SR 1	BRIDGE #55-119	(VIC) LAGUNA BEAC	S	1924	HIST.SURV.	2651-0004-0000			7R
037949	30-158584	SR 1	BRIDGE #55-0003 / ALISO CREEK BRID	(VIC) LAGUNA BEAC	S	1926	PROJ.REVW.	FHWA051028B	12/07/05	2S2	A
							HIST.SURV.	2651-0029-0000			7N
037948	30-158583	SR 1	BRIDGE #55-152	(VIC) LAGUNA BEAC	S	1920	HIST.SURV.	2651-0028-0000			7R
183020	23521	PASEO DE VALENCIA	EL TORO GRANDE/TAJ MAHAL BUILDING	LAGUNA HILLS	P	1963	PROJ.REVW.	FCC100415B	05/13/10	2S2	ABC
184072	31250	PACIFIC ISLAND DR	PACIFIC ISLAND RESERVOIR NO.2	LAGUNA NIGUEL	M	1963	PROJ.REVW.	FCC091207C	02/25/10	6Y	
180868	25441	RANCHO NIGUEL	NIGUEL WATER TANK CLEARWIRE CA-ORC	LAGUNA NIGUEL	M	1963	PROJ.REVW.	FCC100629B	12/02/10	6Y	
180869	25441	RANCHO NIGUEL	NIGUEL WATER TANK #2	LAGUNA NIGUEL	M	1963	PROJ.REVW.	FCC100629B	12/02/10	6Y	
180870	25441	RANCHO NIGUEL	NIGUEL WATER TANK #3	LAGUNA NIGUEL	M	1986	PROJ.REVW.	FCC100629B	12/02/10	6Y	
148820	24312	EL TORO RD	LEISURE WORLD EQUESTRIAN CENTER	LAGUNA WOODS	P	1965	NAT.REG.	30-0074	09/08/04	7W	
170447		CONSTITUTION AVE	BUILDING 10	LOS ALAMITOS	F	1942	PROJ.REVW.	USA070129A	03/08/07	6Y	
							HIST.RES.	DOE-30-07-0003-0008	03/08/07	6Y	
170448		CONSTITUTION AVE	BUILDING 11	LOS ALAMITOS	F	1942	PROJ.REVW.	USA070129A	03/08/07	6Y	
							HIST.RES.	DOE-30-07-0003-0009	03/08/07	6Y	
170445		CONSTITUTION AVE	BUILDING 3	LOS ALAMITOS	F	1942	PROJ.REVW.	USA070129A	03/08/07	6Y	
							HIST.RES.	DOE-30-07-0003-0006	03/08/07	6Y	
170442		CONSTITUTION AVE	BUILDING 9	LOS ALAMITOS	F	1942	PROJ.REVW.	USA070129A	03/08/07	6Y	
							HIST.RES.	DOE-30-07-0003-0003	03/08/07	6Y	
170472		CONSTITUTION AVE	BUILDING 7	LOS ALAMITOS	F	1942	PROJ.REVW.	USA070129A	03/08/07	6Y	
							HIST.RES.	DOE-30-07-0003-0028	03/08/07	6Y	
170473		CONSTITUTION AVE	BUILDING 8	LOS ALAMITOS	F	1942	PROJ.REVW.	USA070129A	03/08/07	6Y	
							HIST.RES.	DOE-30-07-0003-0029	03/08/07	6Y	
170456		CONSTITUTION AVE	BUILDING 25	LOS ALAMITOS	F	1943	PROJ.REVW.	USA070129A	03/08/07	6Y	
							HIST.RES.	DOE-30-07-0003-0015	03/08/07	6Y	
170449		CONSTITUTION AVE	BUILDING 34	LOS ALAMITOS	F	1942	PROJ.REVW.	USA070129A	03/08/07	6Y	
							HIST.RES.	DOE-30-07-0003-0010	03/08/07	6Y	
170451		CONSTITUTION AVE	BUILDING 35	LOS ALAMITOS	F	1942	PROJ.REVW.	USA070129A	03/08/07	6Y	
							HIST.RES.	DOE-30-07-0003-0011	03/08/07	6Y	
170452		CONSTITUTION AVE	BUILDING 4	LOS ALAMITOS	F	1942	PROJ.REVW.	USA070129A	03/07/08	6Y	
							HIST.RES.	DOE-30-07-0003-0012	03/07/08	6Y	
170441		DOOLITTLE AVE	BUILDING 2	LOS ALAMITOS	F	1942	PROJ.REVW.	USA070129A	03/08/07	6Y	
							HIST.RES.	DOE-30-07-0003-0002	03/08/07	6Y	
170444		DOOLITTLE AVE	BUILDING 79	LOS ALAMITOS	F	1945	PROJ.REVW.	USA070129A	03/08/07	6Y	
							HIST.RES.	DOE-30-07-0003-0005	03/08/07	6Y	
170440		DOOLITTLE AVE	BUILDING 1	LOS ALAMITOS	F	1942	PROJ.REVW.	USA070129A	03/08/07	6Y	
							HIST.RES.	DOE-30-07-0003-0001	03/08/07	6Y	
170443		DOOLITTLE AVE	BUILDING 37	LOS ALAMITOS	F	1943	PROJ.REVW.	USA070129A	03/08/07	6Y	