

RESOLUTION CDP 14-16

**A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE
CITY OF LAGUNA BEACH APPROVING COASTAL DEVELOPMENT PERMIT
APPLICATION NO 13-2181**

Whereas, an application has been filed in accordance with Title 25-07 of the Laguna Beach Municipal Code, requesting a Coastal Development Permit for the following described property located within the City of Laguna Beach

31514 Mar Vista Avenue
APN 056-091-21

and,

Whereas, the review of such application has been conducted in compliance with the requirements of Title 25 07, and,

Whereas, after conducting a noticed public hearing, the Design Review Board has found

1 The project is in conformity with all the applicable provisions of the General Plan, including the Certified Local Coastal Program and any applicable specific plans in that the visual impacts of the development have been minimized because the proposed structure is similar in size to neighboring buildings therefore maintaining compatibility with surrounding development

3 The proposed development, as conditioned in Design Review 13-2145, will not have any significant adverse impact on the environment within the meaning of the California Environmental Quality Act in that the proposed project is in compliance with the applicable rules and regulations set forth in the Municipal Code and will not cause any significant adverse impacts on the environment

NOW, THEREFORE, BE IT RESOLVED, that a Coastal Development Permit is hereby approved to the extent indicated

Permission is granted in the R1 zone to construct a new single-family residence

1 Notice of Receipt and Acknowledgement The Coastal Development Permit (' permit') is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Community Development Department

2 Expiration If development has not commenced within two years from the final action of the approval authority on the application, the permit will expire Development, once commenced, shall be pursued in a diligent manner and completed in a reasonable period of time Application for extension of the permit must be made prior to the expiration date

3 Interpretation Any questions of intent or interpretation of any condition will be resolved by the Community Development Director or permit approval authority

4 Assignment The permit may be assigned to any qualified person, provided assignee files with the Community Development Department an affidavit accepting all terms and conditions of the permit

5 Terms and Conditions Run with the Land These terms and conditions shall be perpetual, and it is the intention of the approval authority and the permittee to bind all future owners and possessors of the subject property to the terms and conditions

6 Indemnification The permittee, and the permittee's successors, heirs and assigns, shall protect, defend, indemnify and hold harmless the City, its officers, employees or agents arising out of or resulting from the negligence of the permittee or the permittee's agents, employees or contractors

7 Plan Reliance and Modification Restriction In the absence of specific provisions or conditions herein to the contrary, the application and all plans or exhibits attached to the application are relied upon, incorporated and made a part of this resolution. It is required that such plans or exhibits be complied with and implemented in a consistent manner with the approved use and other conditions of approval. Such plans and exhibits for which this permit has been granted shall not be changed or amended except pursuant to a subsequent amendment to the permit or new permit as might otherwise be required or granted pursuant to the terms of Title 25 of the City of Laguna Beach Municipal Code

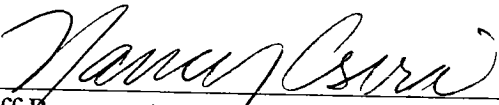
8 Grounds for Revocation Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit

BE IT FURTHER RESOLVED, that the subject Coastal Development Permit shall not become effective until after an elapsed period of fourteen (14) calendar days from and after the date of the action authorizing such permit

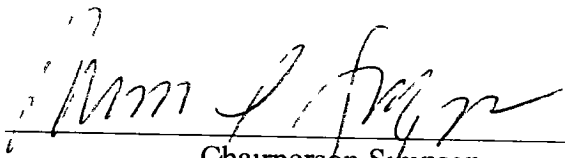
PASSED on May 8, 2014, by the following vote of the Design Review Board of the City of Laguna Beach, California

| | |
|---------|------------------------------|
| AYES | LeBon, Simpson, Zur Schmiede |
| NOES | Liuzzi, McErlane |
| ABSENT | None |
| ABSTAIN | None |

ATTEST



Staff Representative



Chairperson Simpson

Board of Adjustment Resolution No CDP 14-16

MINUTES
BOARD OF ADJUSTMENT/DESIGN REVIEW BOARD
REGULAR MEETING AND NOTICED HEARING
MAY 8, 2014

A regular noticed meeting of the Board of Adjustment/Design Review Board of the City of Laguna Beach, California, convened at 6 00 p m in the City Council Chambers on May 8, 2014

Present Leslie LeBon, Caren Liuzzi, Roger McErlane, Monica Simpson, Robin Zur Schmiede

Absent None

Staff Present Nancy Csira, Belinda Deines, Martina Speare, Margaret Brown

REGULAR BUSINESS

7 31514 MAR VISTA AVENUE, APN 056-091-21 (Staff Assist) (APPROVED WITH CONDITIONS)

DESIGN REVIEW 13-2145 COASTAL DEVELOPMENT PERMIT 13-2181 AND A CATEGORICAL EXEMPTION LAST HEARD 3/27 (THIRD HEARING)

The applicant requests design review and a coastal development permit to construct a new 3,712 square-foot single-family dwelling in the R-1 (Residential Low Density) Zone. Design review is required for the new structure, elevated decks, tandem parking, skylights, air conditioning, chimney height, grading, retaining walls, pool/spa and landscaping.

Project Representative Contractor Jon DeLangis said they moved the south building line along the Baker property line back almost four feet, they had previously made accommodations for a potential neighboring property but subsequently have lowered the master bedroom elevation by two and a half feet, lowered the family level by a foot and a half, eliminated a significant portion off the living room area facing Mr. Baker (269 square feet), removed a steel column on that line, pulled the upper-level balcony back, decreased window size in the lower bedroom facing Mr. Baker, installed additional Oak Trees on that side which are on the landscape plan and made changes that affected the driveway retaining walls significantly. The Board gave direction to lower the garage floor level but it increased slightly and increased the average driveway slope from eight to ten percent. Doing that created a north driveway retaining wall which is now lower which was driven by lowering the middle floor levels and also lowered the overall building height by one foot on the upper level, changed the articulation of the master bedroom and relocated the master bedroom fireplace swapping its location with patio doors, moved the master bedroom patio to the north which allowed

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opening up a northwest view corridor while maintaining the southwest view corridor

Public Testimony Joe Baker, 31516 Mar Vista Avenue, commended the applicant team for moving the stakes back where they could be seen and it has helped him a lot. He feels he has more space and privacy than in the past. He has a concern with a back window that looks onto his deck where he spends a lot of time. It was supposed to be reduced but the amount reduced is not in the staff report. He would like to know the size. He appreciates the applicant team's effort and welcomes the Hamiltons.

Anita Dobbs, 31517 Eagle Rock Way, questioned the building size in proportion to lot size. She indicated the structure would occupy 44% of the property now. If you include the garage and deck it comes to 4,645 or 63% of the property. In staff report Coastal Development Permit criteria item #6 says it will be visually compatible with character of the surrounding areas. In previous reports it said it was compatible although some neighbors and some Board members didn't think it was. She wonders if it is neighborhood compatible as most downhill neighbors think it is not. At the last hearing the staking was deemed to be incorrect. Stakes were put back up just yesterday. It looks like things have been changed and she wonders if the stakes are correct.

Elizabeth Phillips, 31511 Scenic Drive, appreciates the lower plate heights, garage height and window size. 3,226 square feet falls short of the recommendation at the last hearing. She also mentioned the stakes just went back up yesterday. She feels this house is not compatible with the cottage-style neighborhood. The people in the neighborhood have no homeowners' association so they look to Design Review to protect the ambience of their neighborhood.

Jim Dobbs, 31517 Eagle Rock Way, was unable to attend the second hearing and didn't have a chance to rebut Mr. Kawaratani's comment that Mr. Baker had "cherry picked the square-footage numbers for the surrounding area." That's not true, those numbers show it's not neighborhood compatible. The exterior mass is an unattractive exclamation point as you drive up toward the ridgeline. Mr. Kawaratani said the property was private property suggesting the right of the neighborhood to ask for a smaller design was trumped by the property owner's right to build as he wished. Rules are in place that regulate property rights or the right of everyone. Rule #6 - that the project be visually compatible with surrounding area. He asked the Board to extend that to the uphill neighborhood. He read from a recent Mansionization article in the LA Times which said many communities are dealing with houses on steroids - the same situation being dealt with here. He doesn't oppose modernization as long as it's respectful to the neighborhood and preserves the scale of the neighborhood.

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Rebuttal Mr DeLangis said the bedroom window in question is now four feet wide, four feet six inches tall The lot coverage is 42% which is inside the allowable The proposed square footage is less than 100 square feet from the Board suggested 3,100 square feet although they made a great effort to get there With regard to the staking he sent a letter to the Board regarding activities taking place on Mar Vista The South Coast Water District has a project surrounding this property and the contractors have been using that lot as a staging area The stakes were replaced five times, as recently as two days ago and they are certified

Board Questions Ms LeBon said the Board just received landscape plans The window just reduced in bedroom three is not addressing the privacy concerns as much She asked if they are willing to put two more Island Bush Poppies right by that window Ms Simpson said she would have suggested Oaks Mr DeLangis said they were willing and consultant Steve Kawaratani thinks Island Bush Poppies six feet high would do the trick They have also added two Oaks on the property line

Mr McErlane said the reference sheet on changes in elevations and plate heights show a lot of these have gone up from the first hearing He asked why the garage finished floor is up two feet and the master finished floor up a foot and a half Mr DeLangis said the master floor elevation is eighteen inches above the original submittal but to keep in mind that from the first to third submittals they have articulated the entire structure to gain increased distance on the south property line and that pushes the entire structure up the slope Mr McErlane asked how the driveway has moved upslope and how that s raised the garage finished floor Mr DeLangis said they increased the driveway to a ten percent average slope and pushed the house as far as possible up the slope, moved another six inches which moved the garage up the slope The prominent element of mass on the west side is the retaining walls surrounding the driveway By increasing the driveway slope, lowering middle floor levels and reducing garage height they reduced exposed elements and moved the master patio away from the garage and removed two terrace walls in front by lowering driveway retaining walls and by lowering the master bedroom walls they removed two front walls from the master patio Mr McErlane said he had suggested reducing garage plate height by raising the finished floor Mr DeLangis said it was reduced two feet from last time Mr McErlane said a ten percent sloped driveway - getting children s seats and groceries out - is a tough slope if you don t have to have it that way Mr DeLangis said they have lowered the garage ceiling two feet with this design

Ms Zur Schmiede asked the reason for the one-foot finished floor differential between the master and the rooms next to it Mr DeLangis said having some floor elevation change between the master and the rest of the family spaces creates a sense of separation Ms Zur Schmiede asked if it would help if moved down a

foot Ms Zur Schmiede said the floor elevation was moved down a foot it might help with the grade Mr DeLangis said it does but starts getting into complexities with stairs and moving between floors Ms Zur Schmiede verified their agreement to cover the pool She asked if the 600 square feet of deck is all in pool area Mr DeLangis said no there is a small deck space on the middle level of bedroom two She asked what is driving the upper level being so much higher and reviewed the plans with Mr DeLangis She commented the design depends on that differential - it can't be lowered without changing the design Mr DeLangis agreed and said these are moderately pitched roofs Ms Zur Schmiede said there was no color board and she verified it is dark-stained wood on the side and the rest of the surface area is smooth stucco The roof was selected with input from the property owner above When you look over the roof the color is not bright, not galvanized and blends with the natural scenery

Ms Simpson verified with staff that this project is within maximum site coverage at 33%

Board Comments Mr McErlane said he still feels like they are playing games with the garage to justify the finished floor If the driveway moves upslope you are higher up the street and shouldn't have to be any steeper Going to 10% is increasing the height of the whole structure He would like the driveway brought down to 2 or 3 % enough for drainage and the finished floor would be elevation 97 for the garage A ten-foot plate height would be at 106 That's how he'd like to see it He thinks it's possible to separate the master bedroom and step the house up the hill as opposed to raising the whole house This is not acceptable for him There's a lot of good work on the rest of the project - especially for Mr Baker But to maintain a better scale on Mar Vista - the context street that's more important - at least some of that house has to come down

Ms Liuzzi agreed with her colleague on moving five feet from Mr Baker - it moved four She thinks they have to lower the driveway as she said before She felt they were jacking this house up to see over a house across the street She can't support the project One reason she agrees it should come down is for the aesthetic context of the neighborhood As you approach you will turn up Eagle Rock Way with small cottages and beautiful trees, where there are two houses were recently approved and you can't pick them out When you come to this house it will look over all the little pitched roofs and trees but what they see from below looking up is not what the applicant sees If they were to bring the house down it wouldn't be so visible from the houses below and it would help light and air into Mr Baker's property They have come a long way, she loves the style and mixture of materials It just needs to be less visible from below There have been a lot of mistakes on this street and if there are too many it changes the pattern of development That's what's happened here If it were just brought down a little more it wouldn't be so

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visible from below

Ms LeBon was close to approval at the last hearing – she just asked for adjustments for the living room component of the building. She doesn't feel the garage area is too massive and thinks they have done a good job of articulation of materials. The deck off the secondary bedroom above the garage reduces that massing so she is okay with that portion. Her concern was the living room and they have rectified that situation. Mr Baker is much happier now that the house is pulled back onto the lot further and down a little. She is ready to support the project with the addition of landscape plants.

Ms Zur Schmiede thinks the driveway grade and higher elevation for the garage floor is a problem for design access. It renders the driveway hard to use and there's not a lot of street parking, they will have to use that driveway and garage. At the last hearing there was too much retaining walls and if went down a foot or two she's unsure how much it would help the driveway grade. Her biggest concern was not retaining wall height but the amount in front and now those walls are minimized with landscaping. If the living room were lower it would help but she really likes the design. The size is a little above the 3,100 square feet but she has looked at it and can't see where that 100 square feet would reduce the scale visually. It's a much lighter design than the large ones and those down from Mr Baker are large and boxy without the variety in this design. She likes the levels. They have addressed Mr Baker's concerns and more bushes at that back window would alleviate that.

Ms Simpson feels they have done all asked to do but she is still on the fence. She didn't have as much problem with the garage previously but understands Mr McErlane's concerns. Mass and scale overall is reduced and moved more from Mr Baker and they took out the chimney as the Board asked. Many still feel it's too big for neighborhood and this project is kind of on the edge. The general rule of thumb is that a house should be no more than 50% of the lot size. This is right below that – again right on the edge. She thinks she is willing to support the project because they've done basically what was asked of them. She thinks upper Mar Vista is a different neighborhood. It has a lot of articulation and is within the building envelope.

Mr DeLangis said there is existing parking in the driveway and the trellis network above the driveway is almost at existing grade. Mr McErlane wants the whole house lowered. Mr Zur Schmiede asked how much difference it would make if the garage elevation was lowered a foot. Mr DeLangis said it would be significant and closer to what Mr McErlane wanted. Mr McErlane said the neighbors concern about scale could be addressed by stepping the house a little more than it is without changing anything but the stair connections to the master bedroom. Ms Zur

Schmiede said this house in this location on upper Mar Vista doesn't have the same impact on mass and scale as those already there. She would rather have more distance in between. Ms. Simpson suggested lowering a foot and splitting/terracing the retaining walls. Mr. DeLangis said every step in the house is the same rise. If the garage floor is lowered by seven inches that's one stair rise and equal to two percent of the driveway slope which brings it back to eight percent. At the highest part of the north side retaining wall of the driveway is the area impacted. That's currently at seven feet outside the garage. If he lowers the garage by seven inches it will increase only that portion of retaining wall where it meets the house because of natural topography. Ms. Zur Schmiede verified the family room and bedroom would go down seven inches as well. Mr. McErlane verified the front of the house will shift seven inches. Ms. Zur Schmiede can approve with the seven inches and additional landscape. The garage, family room and bedroom above with move the seven inches.

Ms. LeBon made a motion seconded by Ms. Simpson, to approve Design Review 13-2145, Coastal Development Permit 13-2181 at 31514 Mar Vista Avenue with the condition that the landscape bushes be added outside bedroom three window per Ms. Simpson's red line and the garage floor, driveway, bedroom two and family room above the garage be lowered seven inches. Motion carried 3-2.

Motion____ Second MS Grant Y Deny____ Cont____ Unan 3-2

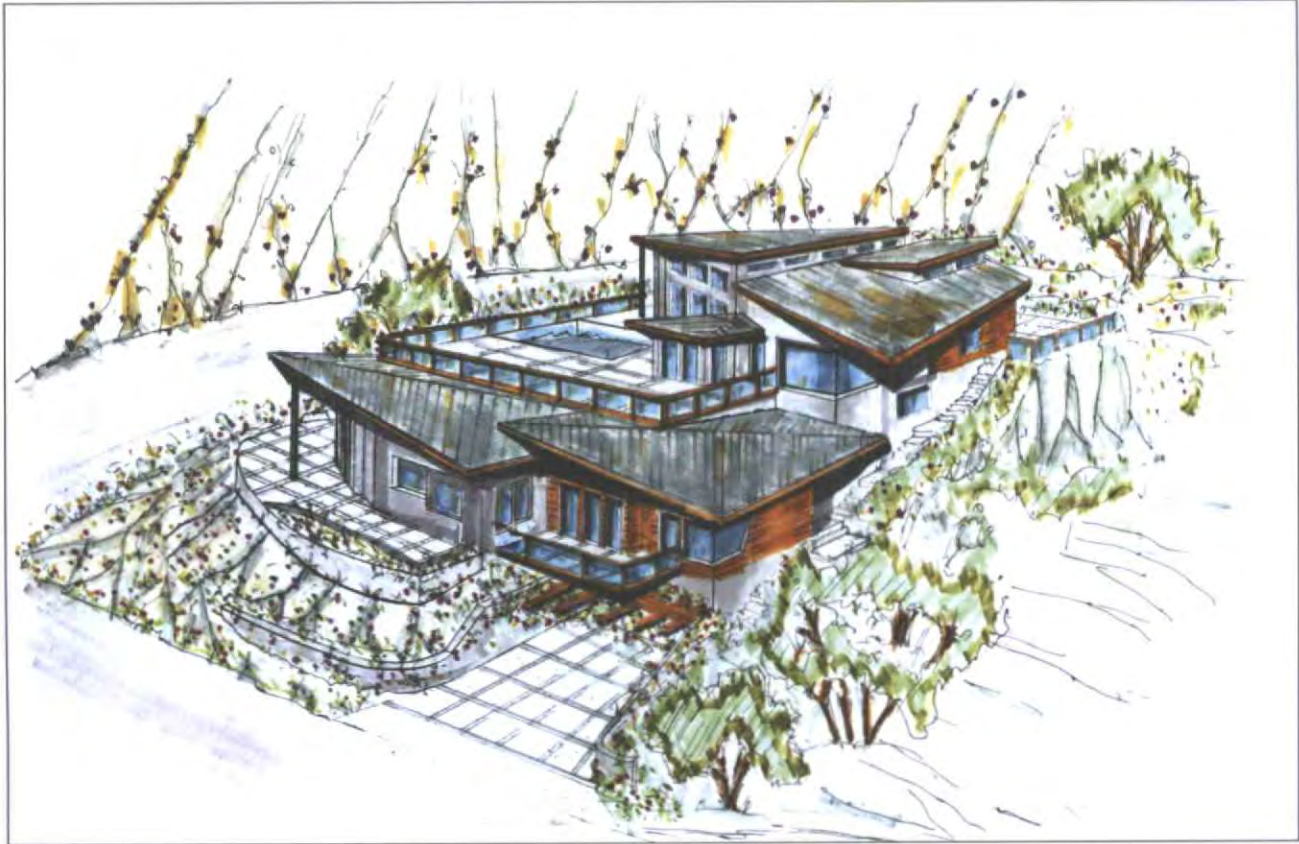
LeBon Y Liuzzi N McErlane N Simpson Y Zur Schmiede Y

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cc: Bd
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ZONING DIVISION
CITY OF LAGUNA BEACH

31514 MAR VISTA



DESIGN REVIEW BOARD

THURSDAY, MAY 8, 2014

7. 31514 MAR VISTA AVENUE, APN 056-091-21 (Staff Assist) DESIGN REVIEW 13-2145, COASTAL DEVELOPMENT PERMIT 13-2181 AND A CATEGORICAL EXEMPTION, LAST HEARD 3/27 (THIRD HEARING) The applicant requests design review and a coastal development permit to construct a new 3,712 square-foot single-family dwelling in the R-1 (Residential Low Density) Zone. Design review is required for the new structure, elevated decks, tandem parking, skylights, air conditioning, chimney height, grading, retaining walls, pool/spa and landscaping.

| | |
|------------------------------------|---|
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| EXCERPTS FROM STAFF REPORT | 4 |
| PROJECT CHANGES | 6 |
| VIEW STUDY MORALES | 9 |

DRB Hearing Date 5 8 2014

To DRB Member s City of Laguna Beach Ca
 From Hugo Soria Design & Co
 303 Broadway #209 Laguna Beach CA
 Re Hamilton residence 31514 Mar Vista Ave

Dear Board Members

I am pleased to present the following revisions for the proposed Hamilton project in response to your comments presented during the DRB hearing held on March 27 2014

- 1 The proposed program has been reduced by 268 83 sq ft We have eliminated 3 5 ft + of building width (combined upper and middle level) along the Joe Baker p/l The structure is narrower and further from Mr Baker s home about 32 + from building to building We have realigned the roof and removed the steel column at this location so there is less mass impact as well
- 2 We have lowered the level of the master bedroom by 2 6 The adjacent family room and Bedroom #2 has been lowered by 1 9 By lowering these levels the garage height has been reduced to 12 3 from 15 5 and the north driveway retaining wall has been reduced from 12 5 to 7 3
- 3 We have modified the driveway angle thereby reducing the height of the associated retaining walls as mentioned above
- 4 We have repositioned the Master bedroom fireplace exterior concrete patio and patio doors to achieve a Northwest view corridor rather than a West view corridor
- 5 We have removed an additional 17 sq ft from the upper level deck facing Mr Baker s property to further mitigate his privacy concerns
- 6 The large window in bedroom #3 has been reduced per board recommendation for Mr Baker s privacy
- 7 We have provided three oak trees along the Baker p/l to further protect the privacy between the residences
- 8 The main level and entry has been lowered by one foot This has also helped to eliminate massing
- 9 The chimney above living room roof has been eliminated per Board comments

Thank you for your consideration Hugo

**CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

HEARING DATE May 8 2014

TO DESIGN REVIEW BOARD

CASE Design Review 13-2145
Coastal Development Permit 13 2181

APPLICANT John DeLangis/Hugo Soria
(949) 306-4729

LOCATION Hamilton Residence
31514 Mar Vista Avenue
APN 056-091 21

ENVIRONMENTAL STATUS In accordance with the California Environmental Quality Act (CEQA) guidelines the project is categorically exempt pursuant to Section 15303, Class 3 (a) in that a new single family residence is proposed in a residential zone

PREPARED BY Martina Speare Associate Planner
(949) 464-6629

REQUESTED ACTION The applicant requests design review and a coastal development permit to construct a new 3,226 square foot single family dwelling with 395 square feet of storage and 751 square feet of garage in the R 1 (Residential Low Density) Zone Design review is required for the new structure, elevated decks (668 square feet), tandem parking, skylights, air conditioning, chimney height grading, retaining walls pool/spa and landscaping

PROJECT SITE DESCRIPTION The 7,307 square foot vacant parcel is located on the inland side of Mar Vista Avenue The property is considered steep with an average calculated slope of 28% The north and rear property lines abut a private section of Mar Vista Avenue

DESIGN REVIEW HISTORY The project was discussed at two prior hearings on March 27, 2014 and February 6 2014 At the second hearing the Board expressed concerns about the overall massing and volume of the structure Several board members requested that the plate heights be lowered, especially in the garage and at the south elevation The proposed external structural poles were also discussed The Board suggested reducing the square footage along the south elevation to provide further relief to the property at 31516 Mar Vista Avenue

Privacy concerns were discussed regarding the windows on the south elevation The applicant agreed to review the chimney design and indicated that a direct vent fireplace was a possibility

STAFF ANALYSIS The applicant has pulled in the south elevation of the home and reduced the overall square footage by 269 square feet. The middle level of the home has been lowered by 1.75 feet and the garage plate heights have been reduced from 14.5 feet to 12 feet since the second hearing (Section C on sheet A 10).

The applicant has incorporated the previous comments from the Board and has reduced the bedroom window on the south elevation, eliminated the structural column at the middle level, relocated the master bedroom fireplace, and eliminated the chimney along the south elevation. The entryway has also been lowered by one foot.

The majority of the Board's comments at the previous hearings discussed lowering the house and reducing plate heights in an effort to reduce the massing of the structure. The table below includes the past and proposed finished floor elevation and plate heights. It appears that all of the proposed finish floor elevations are higher than the original proposal. The higher finish floor elevations may add to the appearance of mass.

| Reference Sheet | Location | 1st Hearing | 2nd Hearing | 3rd Hearing |
|-----------------|--------------------------------------|-------------|-------------|--------------|
| Sheet A 2 | Garage Finish Floor Elevation | 96.5 | 97.5 | 98.67 |
| Sheet A 3 | Master Finish Floor Elevation | 109 | 113 | 110.5 |
| Sheet A 3 | Living Room Finish Floor Elevation | 111 | 113 | 111.5 |
| Sheet A 4 | Upper Finish Floor Elevation | 123 | 124 | 123.16 |
| Sheet A 10 | Garage Plate Height | 13.5' | 14.5 | 12 |
| Sheet A 10 | Living Room Plate Height | 10.6 to 12 | 8.5 to 9 | 10 to 10' 6" |
| Sheet A 5 | Master Plate Height | 14' | 10 | 10 |
| Sheet A 5 | Upper Plate Height (South Elevation) | 11.6 | 10.6' | 9.6 |

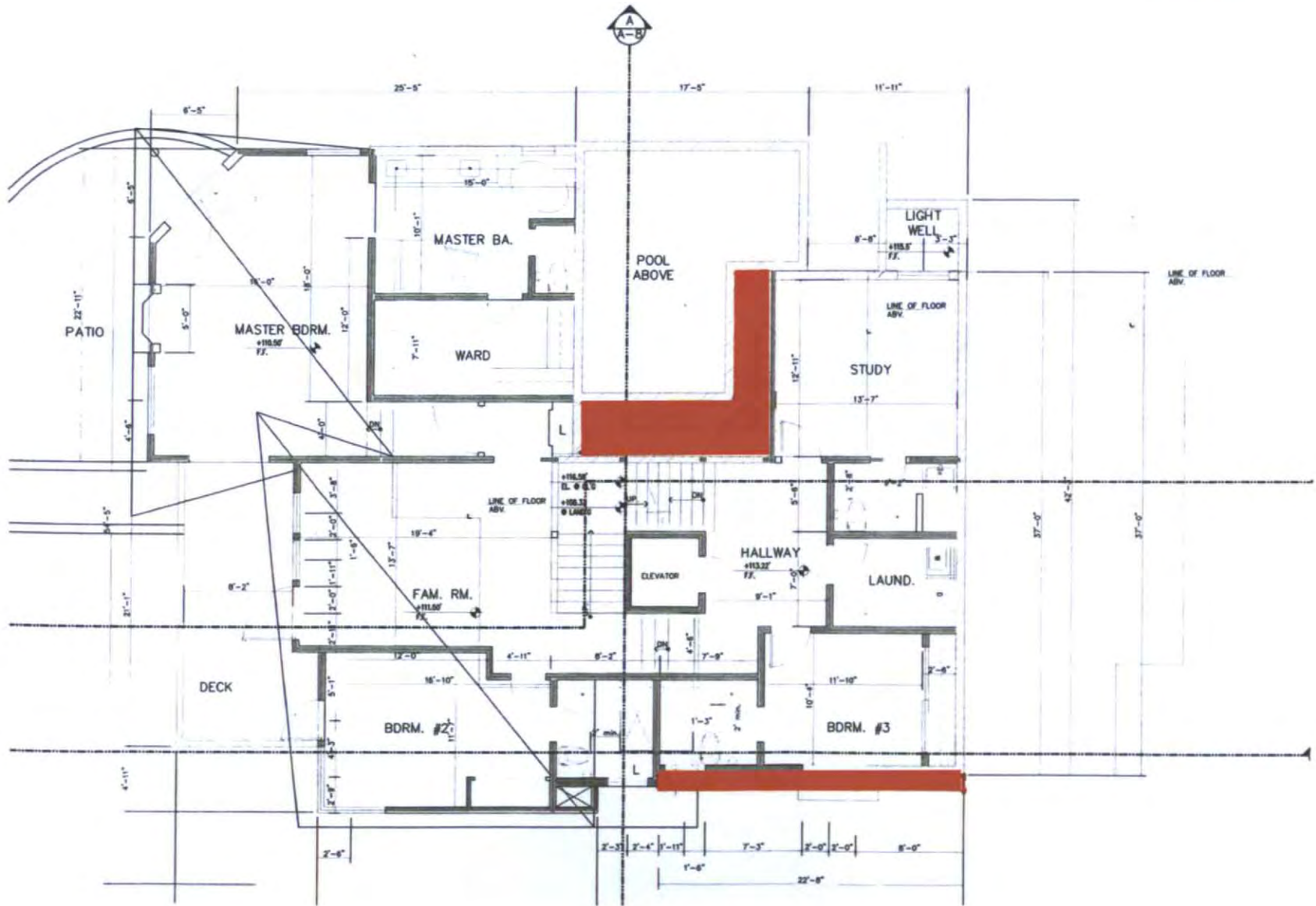
Past and Proposed Finish Floor Elevations and Plate Heights

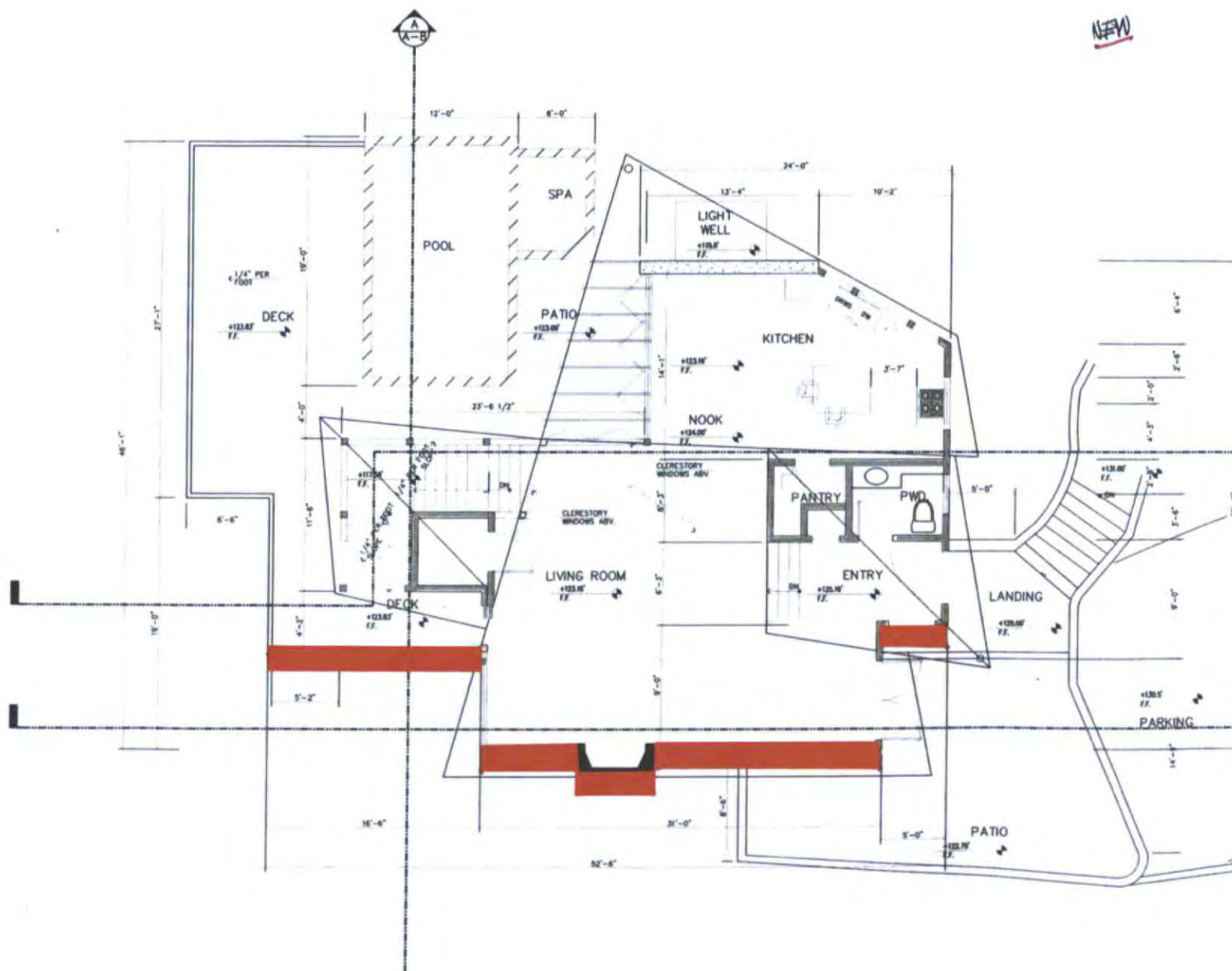
CONCLUSION The applicant has pulled the home away from the southern neighbor and has reduced the overall living and deck area. The applicant has made several changes to address the Board's concerns. The finish floor elevations have been raised since the initial hearing and this may add to the appearance of mass.

ATTACHMENTS Project Summary Tables
Minutes/Staff Report (3/27/14)
Minutes (2/6/14)
Color and Materials

NEW

REMOVED





NEW



بسم الله الرحمن الرحيم



May 14 2014



Douglas Hamilton
31151 Monterey Street
Laguna Beach CA 92651

Dear Mr Hamilton

**SUBJECT DESIGN REVIEW 13-2145, COASTAL DEVELOPMENT PERMIT 13-2181 AT 31514
MAR VISTA AVENUE, APN 056 091-21**

At a regular meeting of the Design Review Board/Board of Adjustment of the City of Laguna Beach held on Thursday May 8 2014 action was taken granting approval of Design Review 13 2145 Coastal Development Permit 13 2181 at 31514 Mar Vista Avenue **with the condition** that the landscape bushes be added outside bedroom three window per Ms Simpson's red line and the garage floor, driveway bedroom two and family room above the garage be lowered seven inches

All variance design review and coastal development permit grants automatically expire within two years of their approval unless a request for an extension in writing is received by the Design Review Board prior to the aforementioned expiration. No further notice will be given of this expiration. If construction has not commenced and is not diligently pursued to completion prior to May 8 2016 this approval shall have expired (see enclosed work commencement policy)

Please be advised that in order to be eligible for a refund of your staking pole deposit staking poles must be removed within twenty (20) days following the end of the appeal period. If a signed **Affidavit of Removal of Staking Poles** is not received within the required time frame the deposit will be considered forfeited.

This approval does not authorize you to begin construction. The Municipal Code provides that a building permit cannot be issued until fourteen (14) calendar days have elapsed thus allowing time for adjacent property owners to appeal the action if they so desire. Additionally full construction drawings must first be submitted to the Building Division for detailed plan check and compliance with applicable State and Municipal Laws and Building Plumbing Electrical and Mechanical Codes as well as the appropriate fees. Any modification to the approved design will require another noticed public hearing. If you wish any further information regarding this action please contact the Zoning Division at (949) 497 0714.

Sincerely

A handwritten signature in black ink that reads "Nancy Csira".

Nancy Csira
Acting Zoning Administrator

Enclosures (3) Submittal requirements construction commencement policy DR approval conditions
CC Ion DeLangis – 1195 Temple Hills Drive – Laguna Beach CA 92651

BUILDING PLAN CHECK SUBMITTAL REQUIREMENTS

Address 31514 Mar Vista Permit No New SFR

- ☒ 2 sets or architectural and structural plans
- ☐ 2 sets of mechanical plans (usually needed only for commercial projects)
- ☐ 2 sets of electrical plans (usually needed only for commercial projects or electrical service of 400 amp or larger)
- ☐ 2 sets of plumbing plans (restaurants, new commercial buildings)
- ☒ 2 sets of erosion control plans (where earth is disturbed)
- ☒ 2 sets of grading/drainage plans (where grading occurs or drainage changes)
- ☒ 2 sets of plans showing proposed work in the right of way and Public Works permit application (may or may not include a street improvement plan to be routed to Public Works for review)
- ☒ Title 24 summary sheet included in plans
- ☒ 1 copy of structural calculations
- ☒ 2 wet-signed copies of geological report* (plan check and geotechnical review fees determined by Building Division)
- ☐ 2 wet-signed copies of Water Quality Management Plan (plan check and WQMP review fees determined by Building Division)
- ☒ 2 sets or plans (site plan only) showing utilities on property and points of connection to public utilities
- ☒ 2 sets of fire sprinkler plans, 2 sets of calculations approved by a 3rd party consultant (refer to the Building Division for a list of approved 3rd party consultants) and an electronic copy of the 3rd party approved plans (email the Fire Marshall at dstetano@lagunabeachcity.net)
- ☒ 2 wet stamped copies of hydrology report and/or biology report (plan check and review fees determined by Zoning and Building Division)

In addition to the requirements above, the following is required if checked

☐ Other, specify _____

*Effective 1/24/08 a compact disc containing an electronic computer file copy of the oversized geotechnical maps. The format of the computer file must be prepared as an Adobe Acrobat pdf file

Building Official DBK

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

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

For the purpose of compliance with Code Sections 25 05 040(j)(2) and 25 05 030(l)(3)(b) regarding construction work commencement the following must be done

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

Site preparation means

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

"Construction commencement" means

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

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

(Note The only amendment to the above requirements is when a construction staging plan is required such as in the Diamond/Crestview area A final construction staging plan must be submitted and approved by the Building Division After the staging plan is approved a Staging Permit will be issued When the staging construction area is completed and given final inspection approval the Building Permit for the residential construction may be issued Therefore in the Diamond/Crestview area compliance with Code Section 25 05 040(j)(2) regarding construction work commencement means obtaining a Staging Permit constructing the staging area and obtaining a Building Permit for the residential construction)

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

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

The following standard Design Review approval conditions are established to protect the health safety and welfare of the community and to assure compliance with the intent and purpose of the City's regulations

- 1) Expiration If development has not commenced within two years from the final action of the approval authority on the application the Design Review approval will expire. Development once timely commenced shall be pursued in a diligent manner and completed in a reasonable period of time. Any application for extension of the Design Review approval must be made prior to the expiration date and shall be accompanied by an explanation of good cause for the request.
- 2) Interpretation Any questions of intent or interpretation of any condition will be determined by the Community Development Director whose determinations may be subject to appeal pursuant to the provisions of Title 25 of the Laguna Beach Municipal Code.
- 3) Terms and Conditions Run with the Land These conditions shall be perpetual and shall bind all future owners successors heirs assigns and possessors of the subject property to all terms and conditions of the approval.
- 4) Indemnification The permittee shall defend hold harmless and indemnify at his/her/its expense the City City Council and members thereof commissions boards officials officers employees agents and representatives from any and all third party claims actions or proceedings to the attack set aside void or annul and approval of this Design Review Approval which action is brought within the time period provided for in California Government Code Section 66499.37 as same may be amended. This obligation shall encompass all costs and expenses incurred by the City in defending against any claim action or proceeding as well as costs or damages the City may be required by a court to pay as a result of such claim action or proceeding.
- 5) Plan Reliance and Modification Restriction In the absence of specific provisions or conditions to the contrary the application and all plans or exhibits attached to the application are relied upon incorporated and made a part of the Design Review approval. It is required that such plans or exhibits be complied with and implemented in a consistent manner with the approved use conditions of approval and approved plans. Such plans and exhibits for which this Design Review approval has been granted shall not be changed or amended except pursuant to a subsequent amendment or new Design Review approval as might otherwise be required or granted pursuant to the terms of Title 25 of the City of Laguna Beach Municipal Code.
- 6) Grounds for Revocation The Design Review approval shall be subject to revocation or modification with regard to the grounds set forth in Title 25 of the Laguna Beach Municipal Code including without limitation failure to comply with all conditions of approval.
- 7) Water Quality Condition The permittee shall not by act or omission allow cause or permit any prohibited discharge (as defined in Laguna Beach Municipal Code Section 16.01.020) into the City's storm water drainage system.
- 8) Landscape Plans If landscape plans were reviewed and approved as part of the Design Review process the approved plant material types location and mature growth heights are deemed to be on going conditions of approval that must be maintained in perpetuity unless modified by a subsequent Design Review approval.
- 9) Tree Preservation The permittee shall be responsible for maintaining any tree approved on the landscape plan in a manner that will sustain the tree's health and distinctive qualities. The approved tree(s) shall not be removed destroyed or substantially altered without subsequent review and approval. An arborist shall be consulted prior to any grading proposed within 15 feet of the approved tree(s) to determine the best procedures to maintain the health of the tree(s). The recommendations of the arborist shall be followed during the grading operations.
- 10) Construction Impact Mitigation If construction rules and construction impact mitigation requirements were reviewed and approved as part of the Design Review process the permittee shall comply and shall ensure compliance by the permittee's agents employees and contractors with all approved rules and requirements. Such rules may also be initiated by the Community Development Director either before or after the issuance of building permit(s). These requirements may include without limitation onsite construction monitoring noise or vibration monitoring the implementation of prescribed mitigation measures a restriction on contractor and employee neighborhood parking site maintenance and storage restrictions and a restriction on the time and number of delivery vehicles for construction site service equipment and materials.
- 11) Grading Export Grading work and hauling of grading materials shall be restricted to the hours of 9:00 a.m. to 5:00 p.m. Monday through Friday. No work is permitted to occur on City holidays.

May 14 2014



Douglas Hamilton
31151 Monterey Street
Laguna Beach CA 92651

Dear Mr. Hamilton

**SUBJECT DESIGN REVIEW 13-2145, COASTAL DEVELOPMENT PERMIT 13 2181 AT 31514
MAR VISTA AVENUE, APN 056 091-21**

At a regular meeting of the Design Review Board/Board of Adjustment of the City of Laguna Beach held on Thursday May 8 2014 action was taken granting approval of Design Review 13 2145 Coastal Development Permit 13 2181 at 31514 Mar Vista Avenue **with the condition** that the landscape bushes be added outside bedroom three window per Ms. Simpson's red line and the garage floor driveway bedroom two and family room above the garage be lowered seven inches.

All variance design review and coastal development permit grants automatically expire within two years of their approval unless a request for an extension in writing is received by the Design Review Board prior to the aforementioned expiration. No further notice will be given of this expiration. If construction has not commenced and is not diligently pursued to completion prior to May 8 2016 this approval shall have expired (see enclosed work commencement policy).

Please be advised that in order to be eligible for a refund of your staking pole deposit staking poles must be removed within twenty (20) days following the end of the appeal period. If a signed **Affidavit of Removal of Staking Poles** is not received within the required time frame the deposit will be considered forfeited.

This approval does not authorize you to begin construction. The Municipal Code provides that a building permit cannot be issued until fourteen (14) calendar days have elapsed thus allowing time for adjacent property owners to appeal the action if they so desire. Additionally full construction drawings must first be submitted to the Building Division for detailed plan check and compliance with applicable State and Municipal Laws and Building Plumbing Electrical and Mechanical Codes as well as the appropriate fees. Any modification to the approved design will require another noticed public hearing. If you wish any further information regarding this action please contact the Zoning Division at (949) 497 0714.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Csira".

Nancy Csira
Acting Zoning Administrator

Enclosures (3) Submittal requirements construction commencement policy DR approval conditions
CC: Jon DeLangis – 1195 Temple Hills Drive – Laguna Beach CA 92651

BUILDING PLAN CHECK SUBMITTAL REQUIREMENTS

Address 31514 Mac Vista Permit No New SFR

- ☒ 2 sets of architectural and structural plans
- ☐ 2 sets of mechanical plans (usually needed only for commercial projects)
- ☐ 2 sets of electrical plans (usually needed only for commercial projects or electrical service of 400 amp or larger)
- ☐ 2 sets of plumbing plans (restaurants, new commercial buildings)
- ☒ 2 sets of erosion control plans (where earth is disturbed)
- ☒ 2 sets of grading/drainage plans (where grading occurs or drainage changes)
- ☒ 2 sets of plans showing proposed work in the right of way and Public Works permit application (may or may not include a street improvement plan to be routed to Public Works for review)
- ☒ Title 24 summary sheet included in plans
- ☒ 1 copy of structural calculations
- ☒ 2 wet-signed copies of geological report* (plan check and geotechnical review fees determined by Building Division)
- ☐ 2 wet-signed copies of Water Quality Management Plan (plan check and WQMP review fees determined by Building Division)
- ☒ 2 sets of plans (site plan only) showing utilities on property and points of connection to public utilities
- ☒ 2 sets of fire sprinkler plans, 2 sets of calculations approved by a 3rd party consultant (refer to the Building Division for a list of approved 3rd party consultants) and an electronic copy of the 3rd party approved plans (email the Fire Marshall at dsterano@lagunabeachcity.net)
- ☒ 2 wet-stamped copies of hydrology report and/or biology report (plan check and review fees determined by Zoning and Building Division)

In addition to the requirements above the following is required if checked:

☐ Other, specify _____

*Effective 1/24/08 a compact disc containing an electronic computer file copy of the oversized geotechnical maps. The format of the computer file must be prepared as an Adobe Acrobat pdf file.

Building Official DBL

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

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

For the purpose of compliance with Code Sections 25 05 040(j)(2) and 25 05 030(l)(3)(b) regarding construction work commencement the following must be done

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

Site preparation means

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

Construction commencement means

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

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

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These drawings and specifications are the property and copyright of M.D. Wilkes and shall not be used on any other work. None of the concepts, ideas, designs, plans and details shall be used by any person firm or corporation for any purpose whatsoever without the expressed written consent of M.D. Wilkes. The owner shall be permitted to retain copies of this project for information and reference purposes only.

Written dimensions shall take preference over scaled dimensions and shall be verified on the job site. Any discrepancy shall be brought to the notice of M.D. Wilkes prior to the commencement of any work.

REVISIONS:

ZONING RESUBMITTAL 03.05.2014

ZONING RESUBMITTAL 04.23.2014

HAMILTON RESIDENCE
31514 MAR VISTA AVENUE,
LAGUNA BEACH, CA 92651

M. D. Wilkes Design and Consulting
690 Thalia Street
Laguna Beach, CA 92651
wilkesdth@hotmail.com

SHEET TITLE:
PRELIMINARY
PLANTING PLAN

PLOT DATE: 04.21.2014

SCALE: 1" = 1'-0"

SHEET:
L-2

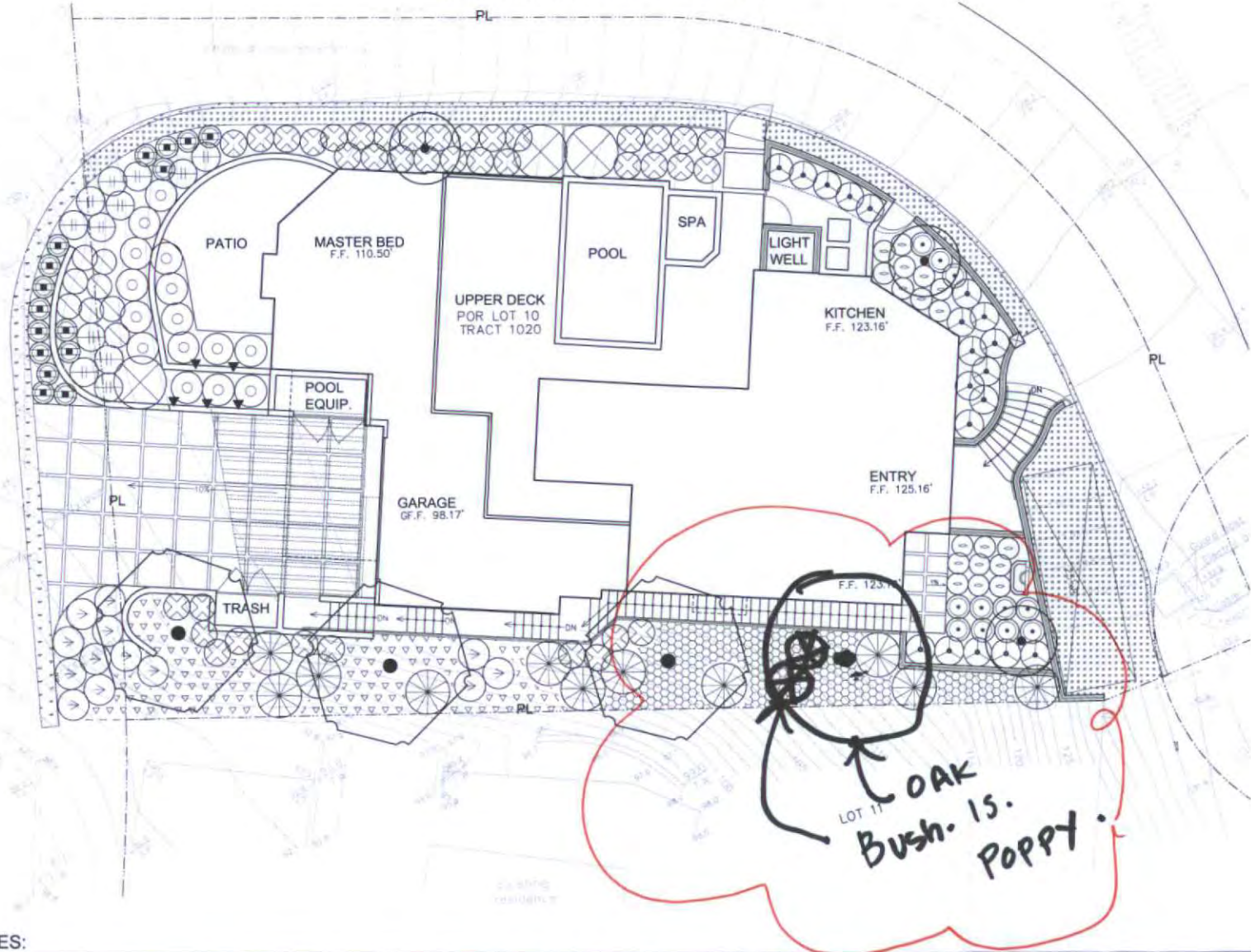
PLANT LEGEND

| TREES: | | | |
|--------|----------------------------------|---------------------|-----------------------|
| SYMBOL | BOTANICAL NAME | COMMON NAME | TREE SIZE IN 20 YEARS |
| | CERCIS CANADENSIS 'FOREST PANSY' | FOREST PANSY REDBUD | 15' HIGH X 15' WIDE |
| | QUERCUS AGRIFOLIA | COAST LIVE OAK | 25' HIGH X 25' WIDE |

| SHRUBS, GROUND COVER, AND VINES: | | | |
|----------------------------------|---------------------------------------|---------------------------------|-----------------------------|
| SYMBOL | BOTANICAL NAME | COMMON NAME | SHRUB SIZE IN 5 YEARS |
| | ADENANTHOS X CUNNINGHAMII | ALBANY WOOLLYBUSH | 3' HIGH X 5' WIDE |
| | AGONIS FLEXUOSA 'NANA' | DWARF PEPPERMINT BUSH | 4' HIGH X 4' WIDE |
| | BACCHARIS PILULARIS 'PIGEON POINT' | DWARF COYOTE BUSH | 1' HIGH X 6' WIDE |
| | BUCHLOE DACTYLOIDES 'UC VERDE' | UC VERDE BUFFALO GRASS | 4" HIGH |
| | CALOTHAMNUS GRACILLIS 'SPRING TORCH' | SLENDER NET BUSH | 2' HIGH X 3' WIDE |
| | CEANOTHUS HORIZONTALIS 'YANKEE POINT' | YANKEE POINT CALIFORNIA LILAC | 2' HIGH X 8' WIDE |
| | GALVEZIA SPECIOSA 'BOCA ROSA' | BOCAROSA ISLAND BUSH SNAPDRAGON | 3' HIGH X 4' WIDE |
| | GREVILLEA LAVANDULACEA 'PENOLA' | PENOLA GREVILLEA | 4' HIGH X 5' WIDE |
| | GREVILLIA 'LONG JOHN' | LONG JOHN GREVILLEA | 7' HIGH X 8' WIDE |
| | HALIMUM ATRIPICIFOLIUM | YELLOW ROCK ROSE | 4' HIGH X 4' WIDE |
| | DENDROMECON HARTFORDII | ISLAND BUSH POPPY | 8' HIGH X 8' WIDE |
| | MUHLENBERGIA CAPILLARIS | PINK MUHLY | 3' HIGH X 4' WIDE |
| | PANDOREA PANDORANA 'GOLDEN SHOWERS' | YELLOW WONGA WONGA VINE | TRAILING VINE ON WALL FACES |
| | PHLOMIS RUSSELLIANA | JERUSALEM SAGE | 2' HIGH X 4' WIDE |
| | SALVIA 'PURPLE MAJESTY' | PURPLE MAJESTY SAGE | 3' HIGH X 3' WIDE |

MAR VISTA AVENUE (PUBLIC)

MAR VISTA AVENUE (PRIVATE)



PLANT IMAGES:



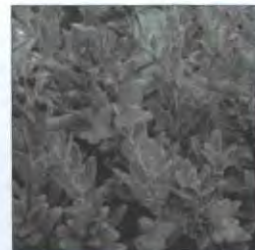
COAST LIVE OAK



FOREST PANSY REDBUD



ISLAND BUSH POPPY



ISLAND BUSH SNAPDRAGON



PINK MUHLY GRASS



DWARF COYOTE BUSH



YANKEE POINT CEANOTHUS



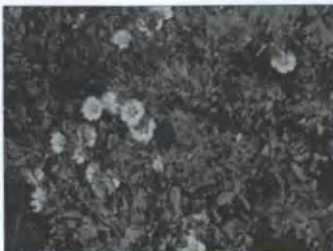
WONGA WONGA VINE



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YELLOW ROCK ROSE



ALBANY WOOLLYBUSH



SLENDER NET BUSH



DWARF PEPPERMINT BUSH



PURPLE MAJESTY SAGE



JERUSALEM SAGE

PLANTING NOTES

1. PROVIDE AUTOMATIC IRRIGATION FOR ALL PLANTING AREAS.
2. IRRIGATION SHALL CONSISTING OF A COMBINATION OF LOW VOLUME DRIP TUBING, BUBBLERS AND HIGH EFFICIENCY SPRAY HEADS, CONTROLLED WITH AUTOMATIC VALVES AND A PROGRAMMABLE AUTOMATIC CONTROLLER.
3. PROVIDE A REDUCED PRESSURE BACKFLOW PREVENTER THAT WILL NOT BE LOCATED IN THE RIGHT OF WAY.
4. HARDSCAPE ELEMENTS ARE PER ARCHITECTS DRAWINGS
5. THIS PRELIMINARY PLANTING PLAN IS NOT INTENDED FOR CONSTRUCTION PURPOSES.



L-plan
Revision
Condition of PR
5.8.14

ZONING PLAN CHECK - NOT FOR CONSTRUCTION



KAWARATANI CONSULTING
LAND USE DESIGN PROJECT MANAGEMENT

18 GLENVIEW STREET 9 LAGUNA BEACH CA 92651
C 949 900 10 0 9 9 4 51 1 F 94 613 73
E MAIL TEL KAWARATANI@GMAIL.COM

8 May 2014

Design Review Board
City of Laguna Beach
505 Forest Avenue
Laguna Beach CA 92651

Re ~~31415~~ ³¹⁵¹⁴ Mar Vista Landscape Changes

Dear Board

The following changes have been made to the Landscape Site Plan since the 2nd hearing

- 1 Two of the four planter walls uphill from the driveway were removed and the terraced planters were changed to natural sloped planting
- 2 The master bedroom patio was moved farther away from the driveway to allow more planting and reduce the driveway wall to a maximum of 7' high
- 3 The driveway grade was increased to an average of 10% to reduce the plate height of the garage
- 4 The side yard stairs next to the Baker property were pulled 2' away from the property line as a result of living area reductions in the house
- 5 The sunken planter between the kitchen and the road was raised up to reduce excavation
- 6 One water feature outside the kitchen window was removed

The following changes have been made to the Planting Plan since the 2nd hearing

- 1 2 additional Oak Trees were added on the slope adjacent to Mr. Baker's property
- 2 Additional planting was added in the front yard between the driveway and the master bedroom patio

The following changes have been made to the Lighting Plan since the 2nd hearing

- 1 2 additional path lights were added at the master bedroom patio

Sincerely

Steve Kawaratani

Brown, Margaret CD

From Speare Martina CD
Sent Thursday May 08 2014 12:07 PM
To Brown Margaret CD
Subject FW: 31415 Mar Vista Landscape Changes
Attachments Microsoft Word 31514 Mar Vista Landscape Changes.docx.pdf

Can you put this in the file?



Martina Speare
Associate Planner

City of Laguna Beach
505 Forest Avenue
Laguna Beach, CA 92651

(949) 464-6629
mspeare@lagunabeachcity.net

From Steve Kawatani [mailto:plantman2@mac.com]
Sent Thursday May 08 2014 12:05 PM
To Monica Simpson; Roger McErlane; Leslie LeBon; Caren Liuzzi; C. Zur Schmiede; Robin
Cc Balmer Csira; Nancy CD Speare; Martina CD; Jon De Langis
Subject 31415 Mar Vista Landscape Changes

Good afternoon Board

After Robin contacted me, I realized that the applicant team had not provided a letter of landscape changes. I hope you find the attached letter helpful.

Best

Steve Kawatani
c 949 290 0210
f 949 613 7346

Brown Margaret CD

From Balmer Csira Nancy CD
Sent Wednesday May 07 2014 1 41 PM
To Brown Margaret CD
Subject FW 31514_mar_vista_ pdf
Attachments 31514_mar_vista_050314 3 pdf

Nancy Csira Architect
Acting Zoning Administrator
City of Laguna Beach
505 Forest Avenue
Laguna Beach CA 92651
(949) 497 0332
ncsira@lagunabeachcity.net

From steve kawatani [mailto:plantman2@mac.com]
Sent Wednesday, May 07, 2014 1 37 PM
To Monica Simpson, Roger McErlane, Leslie LeBon, Caren Liuzzi, C Zur Schmiede, Robin
Cc Speare, Martina CD, Balmer Csira, Nancy CD
Subject 31514_mar_vista_ pdf

Good afternoon Board

The applicant's project manager, Jon De Langis was contacted yesterday by Staff that Robin noted story poles had been damaged by a South Coast Water District project. Unfortunately, this has occurred a minimum of five times and obviously has become a problematic situation.

Upon site review we found that the poles which sustained damaged were within the interior elevations of the project with the exception of one pole (now repaired), and those were not involved with the changes in our current submittal. I also polled three members and they had not visited the site as of this morning.

Nancy Csira has suggested a continuance of the project review however, the owner has traveled from Australia to be at the hearing tomorrow. Given the circumstances including the ongoing issue with the story poles, we are hopeful that the Board will consider our request to hear the Hamilton application.

As Staff noted "The applicant has made several changes to address the Board's concerns. The table which was included in the Staff Report will reveal that the garage floor elevation is approximately 2' higher than the original application. Much of this height differential occurred due to the relocation of the driveway as not to create access issues with the Morales project. The master bedroom floor has been lowered, and admittedly, siting it 2' lower at the original iteration was a design error.

Please review the comprehensive changes detailed in the attached report. You may also find the included graphics helpful.

Best

MINUTES
BOARD OF ADJUSTMENT/DESIGN REVIEW BOARD
REGULAR MEETING AND NOTICED HEARING
APRIL 24, 2014

A regular noticed meeting of the Board of Adjustment/Design Review Board of the City of Laguna Beach, California, convened at 6 00 p m in the City Council Chambers on April 24, 2014

Present Leslie LeBon, Caren Liuzzi, Roger McErlane (arrived at 5 35 p m),
 Monica Simpson, Robin Zur Schmiede

Absent None

CONSENT CALENDAR

6 585 LEGION STREET, APN 644-044-01 (Staff Assist) (APPROVED)
DESIGN REVIEW 14 374 AND A CATEGORICAL EXEMPTION

The applicant requests design review for modifications to a previously approved project in the R 1 (Residential Low Density) zone. Modifications include a 292 square foot living area addition, 57 square foot garage area addition and new awnings. Design review is required for upper level additions, elevated decks, landscaping and to maintain nonconforming building height.

Ms. Liuzzi made a motion, seconded by Ms. LeBon, to approve Design Review 14-374 at 585 Legion Street. Motion carried unanimously.

Motion CL Second LL Grant Y Deny____ Cont____ Unan Y
LeBon Y Liuzzi Y McErlane Y Simpson Y Zur Schmiede Y

Steve Kawaratani
c 949 290 0210
f 949 613 7346

MINUTES
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CONSENT CALENDAR

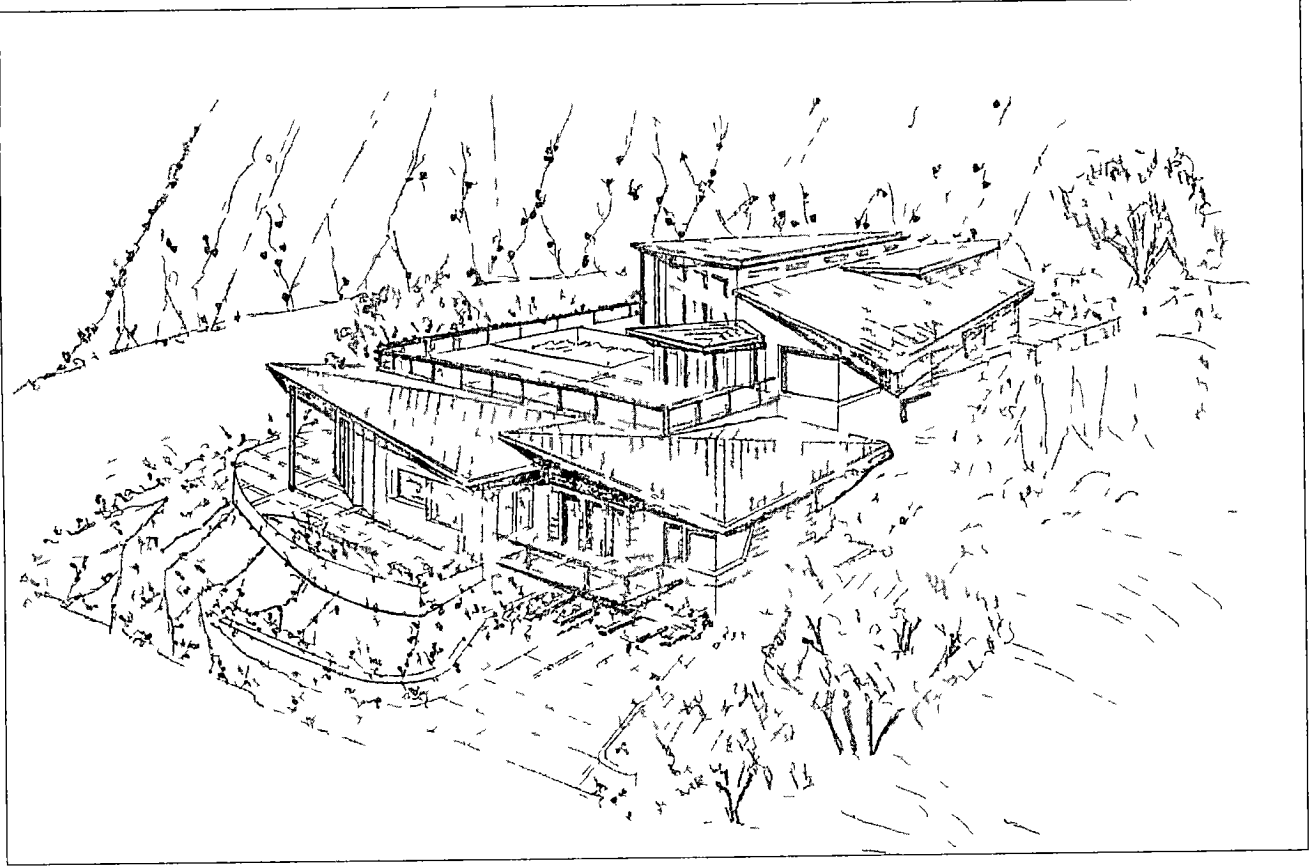
- 1 **SLOPE STABILIZATION PROJECT - 545 DIAMOND STREET AND 2097 CRESTVIEW DRIVE, APN 644-292-19 AND 644-292-18 (APPROVED)**
 DESIGN REVIEW 14 316 AND A CATEGORICAL EXEMPTION

The City of Laguna Beach Public Works Department requests design review for slope stabilization within the public right of way and adjoining properties, including retaining walls grading and landscaping in the Diamond/Crestview Specific Plan area

Ms Liuzzi made a motion, seconded by Ms LeBon to approve Design Review 14-316, Slope Stabilization Project at 545 Diamond Street and 2097 Crestview Drive
Motion carried unanimously

Motion CL Second LL Grant Y Deny____ Cont____ Unan Y
LeBon Y Liuzzi Y McErlane Y Simpson Y Zur Schmiede Y

31514 MAR VISTA



DESIGN REVIEW BOARD

THURSDAY, MAY 8 2014

7 31514 MAR VISTA AVENUE, APN 056 091 21 (Staff Assist)
DESIGN REVIEW 13 2145 COASTAL DEVELOPMENT PERMIT
13 2181 AND A CATEGORICAL EXEMPTION, LAST HEARD 3/27
(THIRD HEARING) The applicant requests design review and a
coastal development permit to construct a new 3,712 square
foot single family dwelling in the R 1 (Residential Low Density)
Zone Design review is required for the new structure elevated
decks, tandem parking skylights air conditioning chimney height,
grading retaining walls pool/spa and landscaping

LETTER FROM ARCHITECTURAL DESIGNER

3

EXCERPTS FROM STAFF REPORT

4

PROJECT CHANGES

6

VIEW STUDY MORALES

9

DRB Hearing Date 5/8/2014

To DRB Member s City of Laguna Beach Ca
 From Hugo Soria Design & Co
 303 Broadway #209 Laguna Beach CA
 Re Hamilton residence 31514 Mar Vista Ave

Dear Board Members

I am pleased to present the following revisions for the proposed Hamilton project in response to your comments presented during the DRB hearing held on March 27, 2014

- 1 The proposed program has been reduced by 268.83 sq. ft. We have eliminated 3.5 ft + of building width (combined upper and middle level) along the Joe Baker p/l. The structure is narrower and further from Mr. Baker's home about 32' + from building to building. We have realigned the roof and removed the steel column at this location so there is less mass impact as well.
- 2 We have lowered the level of the master bedroom by 2.6'. The adjacent family room and Bedroom #2 has been lowered by 1.9'. By lowering these levels the garage height has been reduced to 12.3' from 15.5' and the north driveway retaining wall has been reduced from 12.5' to 7.3'.
- 3 We have modified the driveway angle thereby reducing the height of the associated retaining walls as mentioned above.
- 4 We have repositioned the Master bedroom fireplace, exterior concrete patio and patio doors to achieve a Northwest view corridor rather than a West view corridor.
- 5 We have removed an additional 17 sq. ft. from the upper level deck facing Mr. Baker's property to further mitigate his privacy concerns.
- 6 The large window in bedroom #3 has been reduced per board recommendation for Mr. Baker's privacy.
- 7 We have provided three oak trees along the Baker p/l to further protect the privacy between the residences.
- 8 The main level and entry has been lowered by one foot. This has also helped to eliminate massing.
- 9 The chimney above living room roof has been eliminated per Board comments.

Thank you for your consideration. Hugo

**CITY OF LAGUNA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

HEARING DATE May 8 2014

TO DESIGN REVIEW BOARD

CASE Design Review 13 2145
Coastal Development Permit 13 2181

APPLICANT John DeLangis/Hugo Soria
(949) 306 4729

LOCATION Hamilton Residence
31514 Mar Vista Avenue
APN 056 091 21

ENVIRONMENTAL STATUS In accordance with the California Environmental Quality Act (CEQA) guidelines the project is categorically exempt pursuant to Section 15303, Class 3 (a) in that a new single family residence is proposed in a residential zone

PREPARED BY Martina Speare Associate Planner
(949) 464 6629

REQUESTED ACTION The applicant requests design review and a coastal development permit to construct a new 3,226 square foot single family dwelling with 395 square feet of storage and 751 square feet of garage in the R 1 (Residential Low Density) Zone. Design review is required for the new structure elevated decks (668 square feet), tandem parking skylights air conditioning, chimney height grading, retaining walls pool/spa and landscaping

PROJECT SITE DESCRIPTION The 7 307 square foot vacant parcel is located on the inland side of Mar Vista Avenue. The property is considered steep with an average calculated slope of 28%. The north and rear property lines abut a private section of Mar Vista Avenue.

DESIGN REVIEW HISTORY The project was discussed at two prior hearings on March 27, 2014 and February 6 2014. At the second hearing the Board expressed concerns about the overall massing and volume of the structure. Several board members requested that the plate heights be lowered, especially in the garage and at the south elevation. The proposed external structural poles were also discussed. The Board suggested reducing the square footage along the south elevation to provide further relief to the property at 31516 Mar Vista Avenue.

Privacy concerns were discussed regarding the windows on the south elevation. The applicant agreed to review the chimney design and indicated that a direct vent fireplace was a possibility.

STAFF ANALYSIS The applicant has pulled in the south elevation of the home and reduced the overall square footage by 269 square feet. The middle level of the home has been lowered by 1.75 feet and the garage plate heights have been reduced from 14.5 feet to 12 feet since the second hearing (Section C on sheet A-10).

The applicant has incorporated the previous comments from the Board and has reduced the bedroom window on the south elevation, eliminated the structural column at the middle level, relocated the master bedroom fireplace, and eliminated the chimney along the south elevation. The entryway has also been lowered by one foot.

The majority of the Board's comments at the previous hearings discussed lowering the house and reducing plate heights in an effort to reduce the massing of the structure. The table below includes the past and proposed finished floor elevation and plate heights. It appears that all of the proposed finish floor elevations are higher than the original proposal. The higher finish floor elevations may add to the appearance of mass.

| Reference Sheet | Location | 1st Hearing | 2nd Hearing | 3rd Hearing |
|-----------------|--------------------------------------|-------------|-------------|-------------|
| Sheet A-2 | Garage Finish Floor Elevation | 96.5 | 97.5 | 98.67 |
| Sheet A-3 | Master Finish Floor Elevation | 109 | 113 | 110.5 |
| Sheet A-3 | Living Room Finish Floor Elevation | 111 | 113 | 111.5 |
| Sheet A-4 | Upper Finish Floor Elevation | 123 | 124 | 123.16 |
| Sheet A-10 | Garage Plate Height | 13.5' | 14.5 | 12 |
| Sheet A-10 | Living Room Plate Height | 10.6 to 12 | 8.5 to 9 | 10 to 10.6 |
| Sheet A-5 | Master Plate Height | 14 | 10 | 10 |
| Sheet A-5 | Upper Plate Height (South Elevation) | 11.6 | 10.6 | 9.6 |

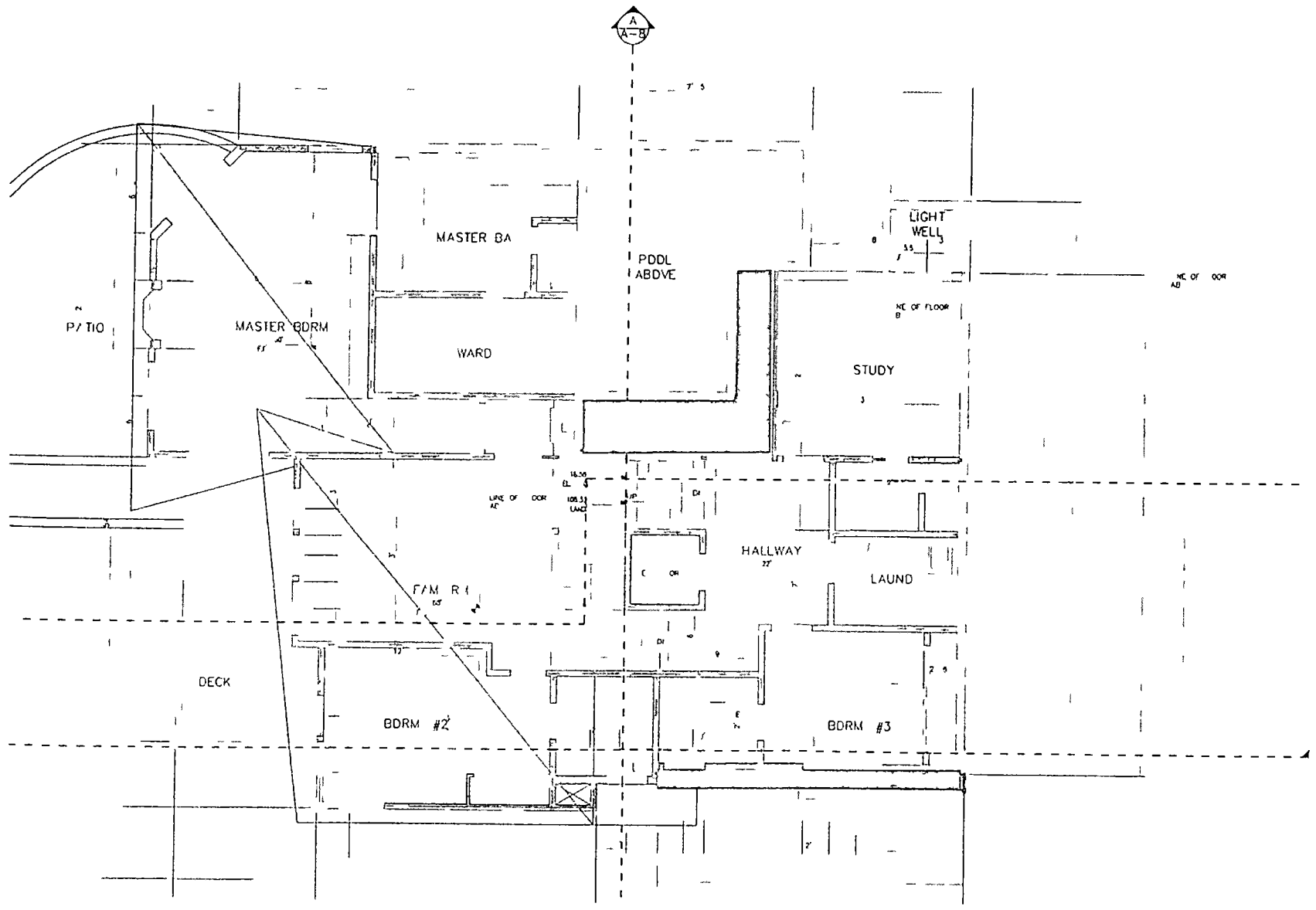
Past and Proposed Finish Floor Elevations and Plate Heights

CONCLUSION The applicant has pulled the home away from the southern neighbor and has reduced the overall living and deck area. The applicant has made several changes to address the Board's concerns. The finish floor elevations have been raised since the initial hearing and this may add to the appearance of mass.

ATTACHMENTS Project Summary Tables
Minutes/Staff Report (3/27/14)
Minutes (2/6/14)
Color and Materials

NEW

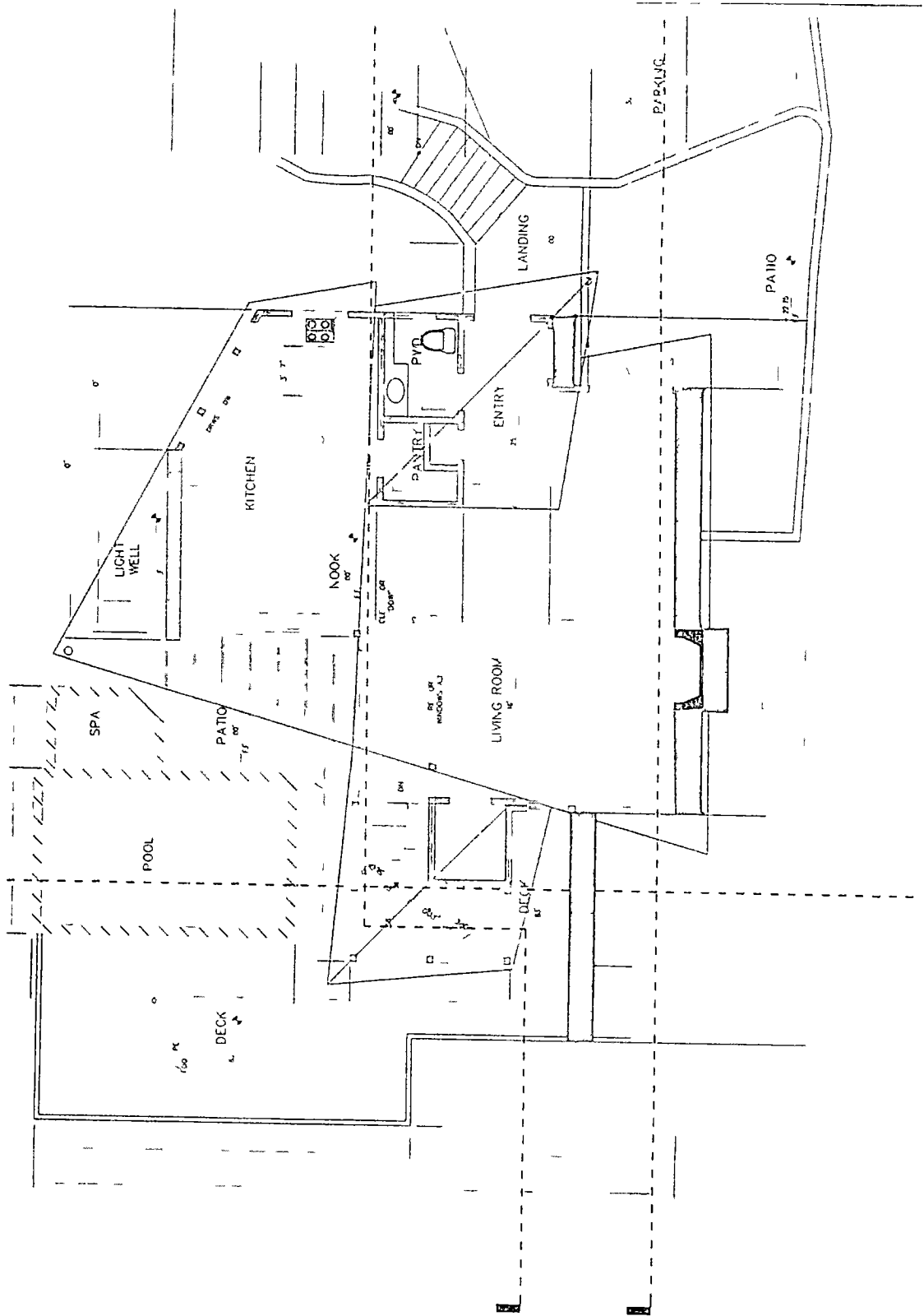
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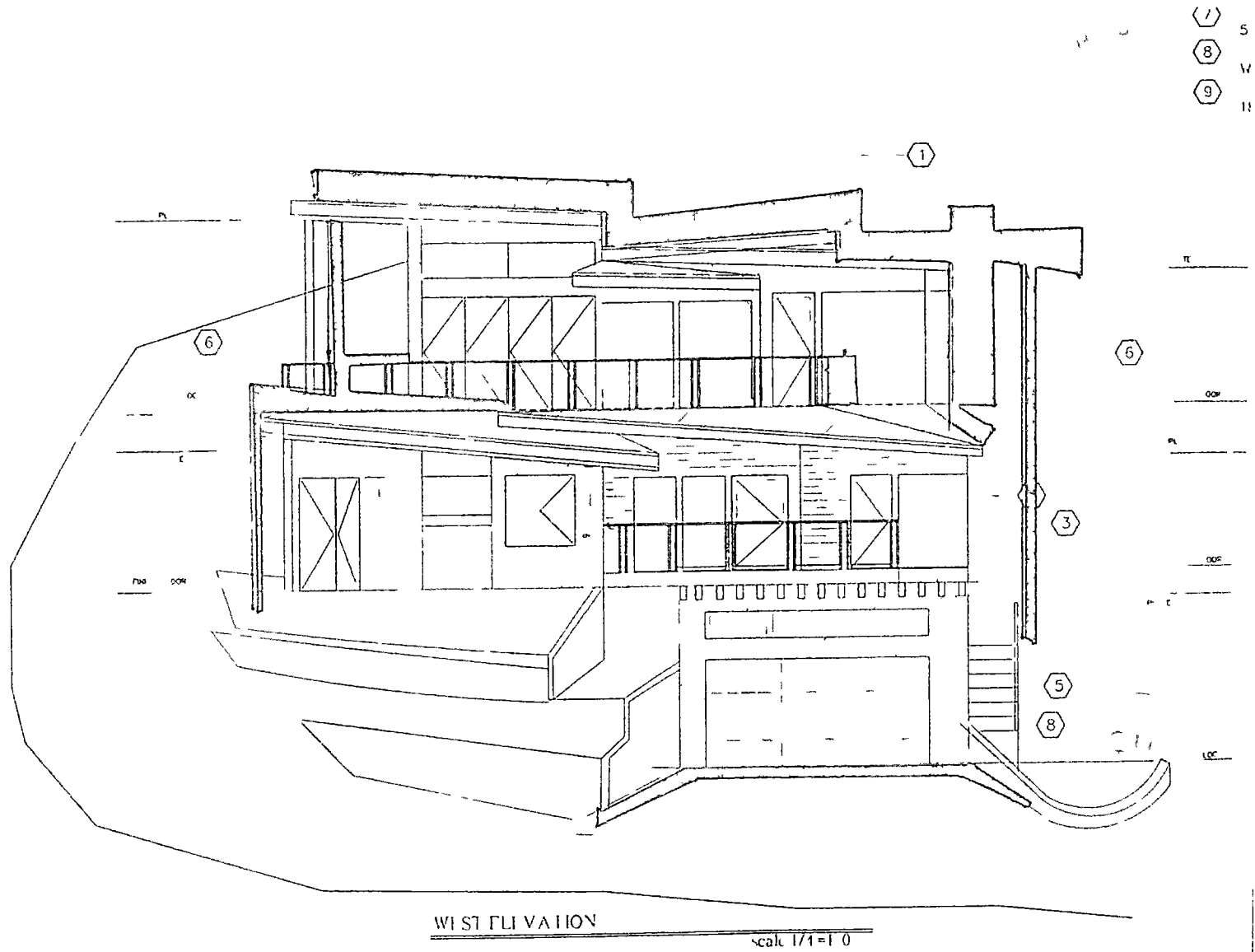
NEW

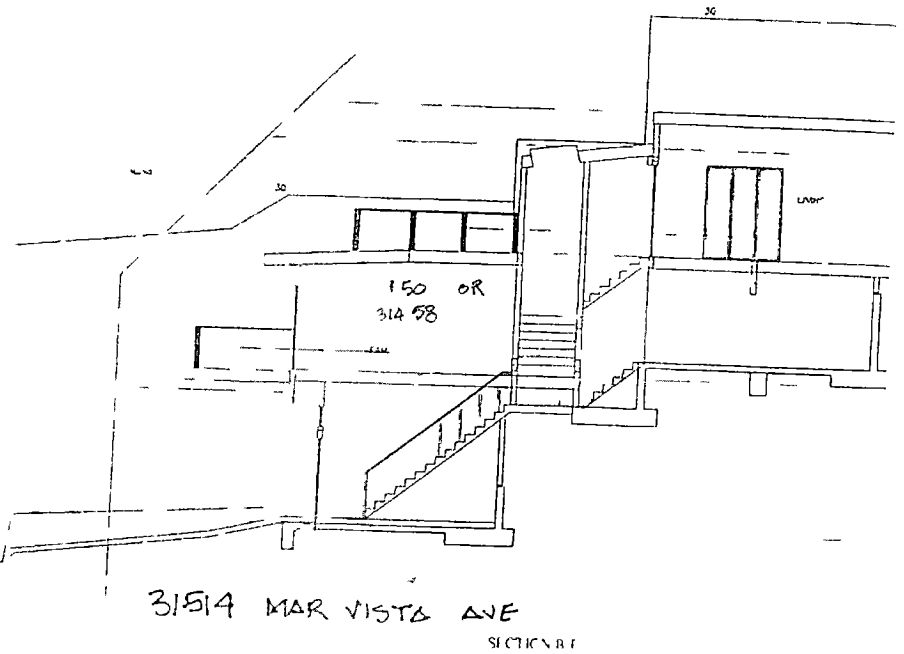
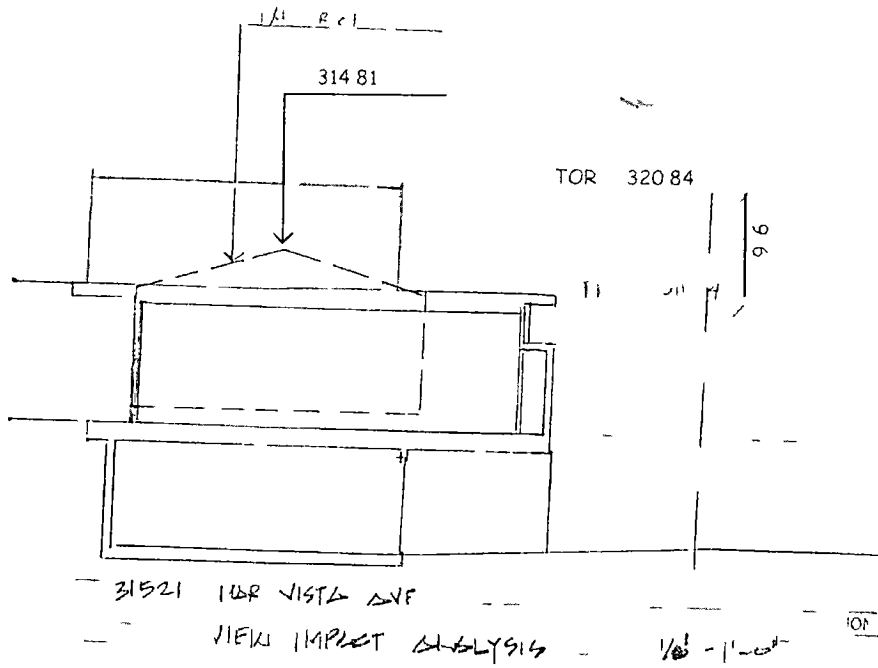


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REMOVED





DRB Hearing Date 5 8 2014

To DRB Member's City of Laguna Beach Ca

From Hugo Soria Design & Co

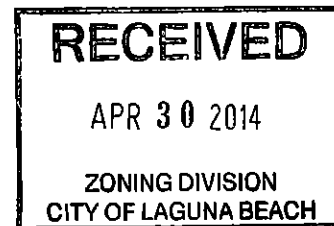
Jon De Langis

303 Broadway #209

Laguna Beach CA

Re Hamilton residence

31514 Mar Vista Ave



Dear Board members

I am pleased to present the following revisions for the proposed Hamilton project in response to your comments presented during the DRB hearing held on March 27 2014

- 1 The proposed program has been reduced by 268 83 sq ft We have eliminated 3 5 ft + of building width (combined upper and middle level) along the Joe Baker p/l The structure is narrower now and is further away from Mr Baker s home, about 32 + from building to building We have realigned the roof and removed the steel column at this location so there is less mass impact as well
- 2 We have lowered the level of the master bedroom by 2 6 The adjacent family room and Bedroom #2 has been lowered by 1 9 By lowering these levels the garage height has been reduced to 12 3 from 15 5 and the north driveway retaining wall has been reduced from 12 5' to 7 3
- 3 We have modified the driveway angle thereby reducing the height of the associated retaining walls as mentioned above
- 4 We have repositioned the Master bedroom fireplace exterior concrete patio and patio doors to achieve a Northwest view corridor rather than a West view corridor

- 5 We have removed an additional 17 sq ft from the upper level deck facing Mr Baker s property to further mitigate his privacy concerns
- 6 The large window in bedroom #3 has been reduced per board recommendation for Mr Baker s privacy
- 7 We have provided three oak trees along the Baker p/l to further protect the privacy between the residences
- 8 The main level and entry has been lowered by one foot This has also helped to eliminate massing on our building
- 9 The chimney above living room roof has been eliminated per Boards comments
- 10 A pool cover will be implemented

Thank you for your consideration Hugo

Project Address

31514 Mar Vista Ave

Hearing Date

5/8/14

Submittals due

4/23/14

In the event your Design Review/Board of Adjustment hearing was continued to some specific future date the following items must be submitted to the city before noon on the Wednesday fifteen (15) days prior to the meeting (for projects requiring a staff report submittals are due the Wednesday twenty two (22) days prior to the meeting), or your hearing will be continued to the next available hearing date

REQUIRED DOCUMENTS FOR CONTINUED PROJECTS Check items submitted

- ☒ 1 Six (6) copies of a letter to the Board describing either
- a The changes that were made to the project or
 - b Why no changes have been made (reduced sets still required even if no changes have been made)
- ☒ 2 Revised colored elevations if any changes have been made to the exterior of the structure (Note You may modify or overlay changes on the originally submitted colored elevations)
- ☒ 3 Revised colors/materials board if changed
- ☒ 4 Two (2) complete sets of revised full size plans including the revised staking plan
- ☒ 5 Two (2) sets of revised full size landscape plans
- ☒ 6 Six (6) sets of reduced (11 x 17) plans (even if no changes are proposed) including landscape plans, and
- a A copy of the prior hearing minutes
- ☒ 8 Two (2) copies of the certified revised staking plan if modifications to the project require re staking (Note The staking must be completed 14 calendar days prior to the meeting)

APR 23 2014

REMEMBER – If changes are made to the plans, you must update the project summary tables to reflect revised square footage, grading quantities, etc Failure to do so may result in you having to obtain further design review approvals during final plan check, delaying the issuance of a Building Permit

CONTINUANCE POLICIES

- 1 The request for continuance must be submitted in writing to the Design Review Board stating the specific reasons for the continuance
- 2 The written request should be filed with the Department of Community Development (Zoning Division) no later than **Noon** on the Wednesday eight days preceding the Thursday night Design Review Board meeting
- 3 Continuances are not automatically approved but are considered on a case to case basis If the written request is not filed on time or if you have had several continuances the Design Review Board may act on your project at the scheduled public hearing It is advisable that a representative be present at the hearing to answer any questions the Board might have on the request A maximum of two non heard continuances are allowed

hugosoria designs@yahoo.com
jdelangis@me.com

MINUTES
BOARD OF ADJUSTMENT/DESIGN REVIEW BOARD
REGULAR MEETING AND NOTICED HEARING

MARCH 27, 2014

A regular noticed meeting of the Board of Adjustment/Design Review Board of the City of Laguna Beach, California, convened at 6 00 p m in the City Council Chambers on March 27, 2014

Present Leslie LeBon, Caren Liuzzi, Roger McErlane, Monica Simpson,
 Robin Zur Schmiede

Absent None

Staff Present Nancy Csira, Belinda Deines, Martina Speare, Margaret Brown

CONTINUED BUSINESS

8 31514 MAR VISTA AVENUE, APN 056-091-21 (Staff Assist) (CONTINUED TO 5/8)

DESIGN REVIEW 13 2145 COASTAL DEVELOPMENT PERMIT 13 2181 AND A CATEGORICAL EXEMPTION LAST HEARD 2/6/14 (SECOND HEARING)

The applicant requests design review and a coastal development permit to construct a new 3 712 square-foot single-family dwelling in the R-1 (Residential Low Density) zone Design review is required for the new structure elevated decks, tandem parking skylights, air conditioning, chimney height, grading retaining walls, pool/spa and landscaping

Project Representative Designer Hugo Soria recapped changes made at the Board s suggestion and to address neighbors concerns It is reduced 429 square feet and is further from Mr Baker s home with more planting between the homes

Public Testimony Joe Baker, 31516 Mar Vista Avenue appreciates the effort made to help him out He feels more can be done as it s still too big and not neighborhood compatible The proposed 1 150 square-foot garage is bigger than his 1 050 square-foot house He believes the house can be shrunk and the wall he will see from his kitchen window can be moved as it shuts out his light The planted bank will not be saved so he will only see the wall He thinks the square footage could be put elsewhere Another three or four feet would help him

Anita Dobbs, 31517 Eagle Rock Way said the storypoles have been pulled back five to seven feet It s still overwhelming from Mr Baker s property The sixteen-foot retaining wall adds to the sense of mass The color change from white to blue-gray is good It still seems huge for the neighborhood Houses on the inland side of Mar

more ↓

Vista are larger than most of the neighborhood. Although reduced, this house is still huge in comparison to house sizes from Mr. Baker's and down the street. It is not neighborhood compatible.

Elizabeth Phillips, 31531 Scenic Drive, said although improvements were made it is disappointing some areas reduced and some increased. The sixteen-foot retaining wall impedes any natural light into Mr. Baker's home. The glazing is a concern there is not a lot of window fronts in the neighborhood. It is modern in that small area but it is not compatible with the existing neighborhood. It infers a movement away from considering neighborhood compatibility. Her concerns are mansionization, canyonizing and light pollution from the glazing. Their neighborhood is quaint and dark - all these large windows looking on to you is intrusive.

Barbara Bowie, 31582 Wildwood Road, speaking for the South Laguna Civic Association, reiterated what she said at the first hearing. They want to maintain a village atmosphere in South Laguna and this is a crisis point in their neighborhood. Development is three or four houses on the side of the hill and neighborhood compatibility is everything else. They depend on the Board to defend the Bohemian atmosphere from change.

Bob Lawson, 31521 Mar Vista, said if you walk in front of his house, look at the hillside and see the stakes, this looms over even the other new houses there. They lose the whole view of the hillside. Putting the garage as proposed will require taking down the Pepper Trees. The 3,700 square-foot scale of the house is not compatible.

Val Morales, 31521 Mar Vista Avenue, thinks the Hamiltons have done a great job in mitigating their own specific concerns notwithstanding the concerns of other neighbors. He hopes more can be done for Mr. Baker but he supports the project from his own standpoint.

Rebuttal Contractor Jon DeLangis said on Mr. Baker's side there is thirty-two feet between the buildings. Seven additional feet was added. With regard to the slope Mr. Baker's property line is ten feet from the side of his house and the topography is mostly on the Hamilton's property line. They added landscaping to soften that side. They have done all they could think of to satisfy the Fire Department and Mr. Baker's concerns on that side. The retaining wall is actually 12 ½ feet. Moving the garage north pushed the wall up but it has been softened by articulation to break up those elevations. He feels the massing will be mitigated when this is completed.

Board Questions Ms. Simpson questioned the reason for the poles off the side. Mr. DeLangis said they are architectural features which will be incorporated into the

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structural design Ms Simpson asked if there was a possibility of lowering plate heights on the south elevation to give Mr Baker more relief Mr Soria said he had already lowered those plates - seven feet at the lowest point in the living room and the back corner is eight feet Ms Simpson asked if the lower retaining wall can somehow be pulled back and the wall stepped down Mr Soria said they have talked about that Ms Simpson said the garage has tall plate heights Mr Soria said there is a problem with the garage grading and percentage of slope Mr DeLangis said that gives the Morales proposal an opportunity to increase their view

Mr McErlane asked if the unapproved project across the street was being used to justify 15.5 foot garage ceiling height Mr DeLangis said the garage is 9.75 to 11.25 There is a three-foot wide planter before the next terrace From the garage to mid-level they have that elevation but that floor was four feet lower in the original submittal But it was changed in an effort to allow Morales to increase their view Mr McErlane said an unapproved project can't be used as justification The Board can only deal with this unattached to the Morales project

Ms Zur Schmiede it sounds as if it were not to accommodate Morales the project would be different She verified the plate heights and elevations with the applicant The applicant agreed the chimney was not needed and the fireplace can be direct vent Ms Zur Schmiede asked if the twelve-foot retaining wall in front of garage could be at a more natural grade Mr Soria said that can turn into a more natural grade but they need the wall below the patio Mr DeLangis explained a three-foot wide access was required by the fire official A sidewalk isn't their preference If the sidewalk were not required they could have continued natural topography to the stem walls but they have to move it three feet out

Ms LeBon questioned the living room plate heights and verified the west elevation is incorrect Mr Soria said the slope should be lower and plate height from finished floor should be only eight feet Ms LeBon said the staking is also incorrect as the ribbons projected what was on the drawing Ms Soria said it is ten feet six inches at some point but the roof doesn't carry the same plane Mr Soria said there is a discrepancy Ms LeBon verified the elevation of the west corner window and adjacent door will be lower than the eight feet Ms LeBon said the bedroom three window is eight feet wide She noticed that window will look directly into the Baker yard and asked if they could reduce the size and provide a privacy mechanism Mr Soria said they can reduce the window Mr DeLangis said they can have a fixed louver on the window's exterior angled to achieve natural light which can be removed for emergency egress They agreed to do something there

Ms Liuzzi verified the pool dimension is seventeen by twelve She asked Ms Soria for her recommendation regarding the discrepancy between the plans and staking

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Ms Csira believes the staking is correct but not consistent with the drawings

Board Comments Mr McErlane felt it was difficult to look at precise drawings and dimensions yet have the applicants refer to a rendering which doesn't help explain anything. His main concern is it's a little aggressive for the neighborhood, especially from Mar Vista where they are taking access. He feels it is being pumped up too much, too much space to get an elevation up to look over a house that may or may not be approved. More reasonable garage plate heights are needed. He verified the columns don't have to be there for structural reasons and he would rather not have them. A ten percent driveway goes up to the floor and can be lowered if the upper level was lowered. Lower down would be more in scale with neighborhood. He would like to see both the garage and driveway used to bring the house down. He doesn't like the roof deck going up the north side that kicks out at an angle. It's imposing and he would like it brought down. Otherwise he feels they have done a lot to try to accommodate comments and they should listen to neighbors' comments.

Ms Le Bon said as the drawings don't accurately reflect the actual plates for the living room portion she would like that restaked. That would also help neighbors see what the applicants say is lower roof heights. She believes the building meets mass and scale for the neighborhood. On the public street of Mar Vista it only looks like a two level at the garage and a single level at the bedroom. The living room sets back from the front of the street and can't be seen from Mar Vista public street. A lot of square footage is buried and doesn't contribute to mass. On Mr Baker's side, he is down in a hole and if the staking and drawings show reduced plates on the south elevation all will have better idea that it provides more massing from his perspective. They can still have a workable living room with seven to eight-foot plates in that corner. She understands the window with the privacy issue is under discussion. She thinks the pool is neighborhood compatible and the landscaping is fine if a little is added on Mr Baker's side. Other than those comments she can support the project.

Ms Zur Schmiede feels all the surrounding projects are relevant. She understands Ms LeBon's point about the upper level except from Mar Vista it's still imposing - between the garage the level above and Mr Baker's living area. The amount of retaining wall adds to that mass and scale. There is room to move the house down and reduce retaining walls. She feels it needs to be 3,000 or 3,100 square feet. The living area next to Mr Baker would be the place to reduce square footage. Reducing out of that living area reduces mass and gives more openness - not so close to Mr Baker and reduces looming over him. She would like plate heights along the Baker elevation as low as possible. She was bothered about raising it up to accommodate the Morales project. The idea wasn't to work with them to make either structure taller and out of neighborhood compatibility. A more neighborhood compatible house is one that's lower and reduces the appearance of mass from the street. The

MORE ↓

guidelines about rooflines going up on a downhill slope but in this case she feel the design helps Pool size is okay but the upper level needs to come down as much as possible in height and volume She suggested they review the minutes from the Morales project to see what s neighborhood compatible about their project She feels they are attempting to see over what might not be considered neighborhood compatible

Ms Simpson agrees with a lot of her colleagues comments and appreciates the work done She thinks they are really close Some tweaks and adjustments as Ms Zur Schmiede suggested would help the overall volume It looks pretty big, both this and the Morales project have to come down some There s a lot of flexibility on the south side to come down and removing the chimney helps She would add taller landscaping on the south side - fifteen to eighteen foot range - try to reduce the front retaining wall height and use plants that cascade over the wall

Ms Liuzzi agrees with her colleagues and agrees on moving five feet further from Mr Baker She thinks they have to lower the driveway There is no guarantee the project opposite will get a second story all across For her, that project is not neighborhood compatible and there is no need to jack this up to see over a one-story house It was a great idea but at the detriment of Mr Baker and wasn t their intent They have to bring the driveway down She likes the sloping roof and wants a pool cover

The Board agreed to grant a third hearing

Ms Simpson made a motion, seconded by Ms LeBon to continue Design Review 13-2145, Coastal Development Permit 13-2181 at 31514 Mar Vista Avenue to May 8, 2014 Motion carried unanimously

Motion MS Second LL Grant____ Deny____ Cont 5/8 Unan Y

LeBon Y Liuzzi Y McErlane Y Simpson Y Zur Schmiede Y

DEVELOPMENT REVIEW APPLICATION

Please completely fill in the top half of side one

PROJECT LOCATION ADDRESS 31514 Mar VistaVALUATION OF WORK \$ 1250⁰⁰LOT SIZE ASSESSOR'S PARCEL NO

DESCRIBE IN DETAIL SCOPE OF WORK Construct a 10' long retaining wall, approx 4' high for the cul-de-sac widening project at 31510 Mar Vista
38" high guardrail above grade

| | FLOOR AREA | GARAGE AREA | DECK AREA | STORAGE AREA | TOTAL REMODEL AREA | NUMBER OF STORIES |
|-------------------|------------|-------------|-----------|--------------|--------------------|-------------------|
| EXISTING BUILDING | | | | | | |
| NEW CONSTRUCTION | | | | | | |
| TOTALS | | | | | | |

The remainder of side one is for staff use only See other side for required certificates and signatures

| TYPE OF APPLICATION | EE | DATE RECEIVED | APPLICATION NUMBER | DATE APPROVED / DENIED | | | |
|------------------------------|----|---------------|--------------------|------------------------|---------|----|----|
| | | | | ADMIN | BOA/DRB | PC | CC |
| PRE APPLICATION SITE MEETING | | | | | | | |
| ZONING PLAN CHECK | | | | | | | |
| DESIGN REVIEW | | | | | | | |
| COASTAL DEVELOPMENT PERMIT | | | | | | | |
| VARIANCE | | | | | | | |
| SUBDIVISION | | | | | | | |
| CEQA | | | | | | | |
| OTHER | | | | | | | |

| YARDS | MAIN BUILDING | | ACCESSORY BUILDING | | HEIGHTS | | CLEARANCE | BY | DATE |
|----------------------------|---------------|-------|--------------------|-------|---------|--------------|-----------------------|----|------|
| | MINIMUM | SHOWN | MINIMUM | SHOWN | SHOWN | MAXIMUM | | | |
| FRONT | | | | | | | CEQA | | |
| RIGHT SIDE | | | | | | | ZONING PLAN CHECK | | |
| LEFT SIDE | | | | | SLOPE | HEIGHT FF/FG | ZONING / PLANNING | | |
| REAR | | | | | | | STRUCTURAL PLAN CHECK | | |
| DISTANCE BETWEEN BUILDINGS | | | | | | | FINAL CHECK | | |

Development Category Coastal Development Permit
 Local Coastal Development Permit is required and it is is no appealable to Coastal Commission
 Coastal Commission Permit is required
 Categorical Exclusion
 Exempt (List Code Section)

RECEIVED
MAR 17 2014
BU
DIVISION
L A BEACH

| | |
|---|--|
| Property Owner <u>Douglas Hamilton</u> | |
| Phone # _____ | Cell Phone # <u>512-589-9989</u> |
| Mailing Address <u>319A EDGECIFF RD</u> | City/ST/Zip <u>WOOLAHRA, 2025, AUSTRALIA</u> |
| Email Address <u>dgham@gmail.com</u> | Receive Project Updates by Email <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Architect/Agent <u>Jon Delangis</u> | |
| Phone # <u>949 306-4729</u> | Cell Phone # _____ |
| Mailing Address <u>1195 Temple Hills Dr</u> | City/ST/Zip <u>Laguna Beach, CA 92653</u> |
| Email Address <u>jdelangis@mac.com</u> | |
| Fax # _____ | State License # <u>509300</u> |
| Other Development Team Member _____ | |
| Phone # _____ | Cell Phone # _____ |
| Mailing Address _____ | City/ST/Zip _____ |
| Email Address _____ | Receive Project Updates by Email <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Fax # _____ | State License # _____ |

Please note that the applicant/agent will receive a U.S. Postal Service or Email notification of project updates such as plan check results. In addition, all other development team members listed on this page will also receive project updates by Email including plan check results unless indicated otherwise. This will improve communication with the applicant's team during the entitlement process.

OWNER'S CERTIFICATE

- 1 I understand there are no assurances at any time, implicitly or otherwise, regarding final staff recommendations to the decision making body about this application.
- 2 I understand major changes to the project may require a new application and payment of additional or new fees.
- 3 If this application is approved, I hereby certify that I will comply with all conditions of approval. I also understand that the failure to abide by and faithfully comply with any and all conditions attached to the approval action shall constitute grounds for the revocation of said approval.
- 4 I hereby certify that to the best of my knowledge the information I have presented in this form and the accompanying materials is true and correct. I also understand that additional data and information may be required prior to final action on this application. I have read and understand the content contained in this certificate.
- 5 I understand that it is the responsibility of the property owner to ensure that discrepancies do not exist between the project's description on the permit, the architectural plans and the structural plans. If discrepancies exist between the architectural plans and the structural plans, the architectural plans shall take precedence. Ultimately, the scope of work as described on the permit that is authorizing the construction takes precedence over the plans. If there is a discrepancy between the plans and the description on the permit, the permit governs.
- 6 I am the record owner of the property described in this application and hereby consent to the filing of the application.

X Douglas Hamilton
Signature of Owner

March 14th, 2014
Date

AUTHORIZATION OF AGENT

I am the record owner of the property described in this application and hereby designate and authorize the agent as shown on this application to act on my behalf in all matters pertaining to processing of this application through the City of Laguna Beach.

X Douglas Hamilton
Signature of Owner

March 14th, 2014
Date

PROPERTY ADDRESS 31514 Mar Vista

RBP _____

ITEMS SHOWN OR TO BE SHOWN ON PLANS IN CONJUNCTION WITH NEW CONSTRUCTION

| CHECK THE FOLLOWING ITEMS THAT PERTAIN | ITEMS | ZONE CHECK (official use only) | DESIGN REVIEW APPROVED (official use only) | STRUCTURAL PLAN CHECK (official use only) | APPROVED FOR ISSUANCE (official use only) | *FIRE DEPARTMENT APPROVAL (official use only) |
|--|---|-----------------------------------|---|--|---|--|
| | Site Walls | | | | <div style="border: 2px solid black; padding: 5px; text-align: center;"> RECEIVED APR 07-2014 BUILDING DIVISION CITY OF LAGUNA BEACH </div> | |
| ✓ | Retaining Walls | | | | | |
| | Planter Walls | | | | | |
| | Fences | | | | | |
| | Electronic Driveway Gates | | | | | |
| | Water features, Koi ponds, Fountains | | | | | |
| | BBQ | | | | | |
| | Pool/Spa | | | | | |
| | Exterior Fireplaces/Fire pits | | | | | |
| | Detached Patio Structure or Gazebo | | | | | |
| | Detached Pedestrian entry feature (arbor/trellis) | | | | | |
| | Outdoor Sinks | | | | | |
| | Detached Exterior stairs | | | | | |
| | A/C Compressor | | | | | |
| | Grading | | | | | |
| | Skylights | | | | | |
| | Street Improvements (Public Right of Way) | | | | | |
| | Structures in the Public Right of Way | | | | | |

Brown, Margaret CD

From Balmer Csira Nancy CD
Sent Wednesday, March 26, 2014 7:28 AM
To Brown, Margaret CD
Subject FW: 31514_MarVista- pdf
Attachments 31514_MarVista-NEW 3 2 pdf

Nancy Csira Architect
Acting Zoning Administrator
City of Laguna Beach
505 Forest Avenue
Laguna Beach, CA 92651
(949) 497-0332
ncsira@lagunabeachcity.net

From steve kawaratani [mailto:plantman2@mac.com]
Sent Wednesday, March 26, 2014 5:36 AM
To caren liuzzi, Monica Simpson, Leslie LeBon, Roger McErlane, C. Zur Schmiede, Robin
Cc Hugo Soria, Jon De Langis, Doug, Speare, Martina CD, Balmer Csira, Nancy CD
Subject 31514_MarVista- pdf

Good morning Board members,

I hope your week is going smoothly

As Staff noted, the overall size and massing have been reduced for this application. Hugo Soria further details the exact changes which were made, with exhibits that may assist you in understanding the scope of changes made to the project (although the revised story poles are evident that the applicant team took Board comments seriously to create a neighborhood compatible home).

Key to the design changes was to focus the attention to Joe Baker's property by altering the roof configuration, lowering plate heights and moving the structure further from the property line.

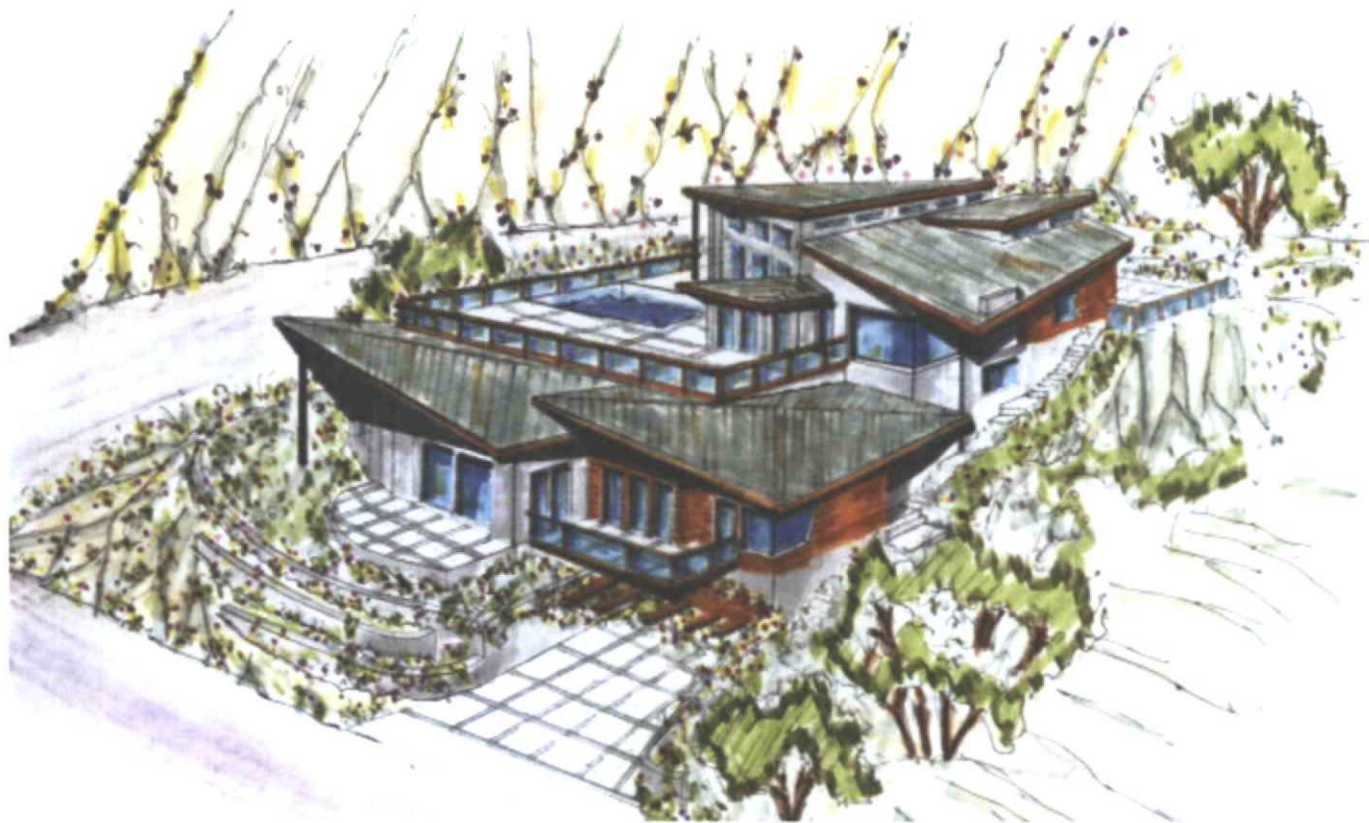
As noted by the Board, the size of the garage/workshop does not affect the appearance of mass. The cover perspective clearly shows that the redesigned glazing is appropriate for the design of the house. While we respect Staff's comment that the master roof does not follow the topography, we believe that view and light concerns required the roof pitch solution and adds interest to the overall design.

Please feel free to contact me should you have questions or concerns or wish to meet at the site. A hard copy of the attached report will be delivered to your mailbox later this morning.

Best,

Steve

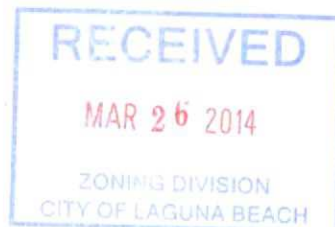
31514 MAR VISTA AVE



DESIGN REVIEW BOARD

THURSDAY, MARCH 27, 2014

CONTINUED BUSINESS



8. 31514 MAR VISTA AVENUE, APN 056-091-21 (Staff Assist) DESIGN REVIEW 13-2145, COASTAL DEVELOPMENT PERMIT 13-2181 AND A CATEGORICAL EXEMPTION, LAST HEARD 2/9/14 (THIRD HEARING) The applicant requests design review and a coastal development permit to construct a new 3,712 square-foot single-family dwelling in the R-1 (Residential Low Density) zone. Design review is required for the new structure, elevated decks, tandem parking, skylights, air conditioning, chimney height, grading, retaining walls, pool/spa and landscaping.

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LETTER FROM HUGO SORIA

Laguna Beach, CA

3-27-14

To : DRB , City of Laguna Beach, CA
From : Hugo Soria , Design , & Co.
303 Broadway, # 209
Laguna Beach, CA
Re: 31514 Mar Vista Ave. Laguna Beach, CA

Dear Board Members :

The following are the revisions made to the plans in response to your comments at the DRB meeting held on Feb. the 6th, 2014:

1. The proposed program has been reduced 12 %, or 429.41 livable S.F. by eliminating 6' on the length and 7' on the width of the structure, therefore the massing has reduced as well.
2. The redesigned structure is narrower now and has allowed us to rotate it parallel and further away from Mr. Baker's home (approximately 32' from building to building).
3. Mrs. LeBon had concerns about the roof slopes; we have addressed it by eliminating the butterfly design at the lower level (even though we felt that this was a key element in the design), simplified the roof lines and sloped them to follow the compound site topography, sloping from the North to the Southwest
4. In our effort to minimize the view impairment that may be encountered with the Morales' proposed construction, we have raised the lower level 4 feet w /the hope that it would save our views from the Morales proposed project across from ours. Our plate heights were reduced 4 FT as well from 14' to 10', now 10' to 9' (Please review "View Study of Morales Residence"). This has also helped to eliminate massing on our building.
5. The location of the garage has moved 7 feet North, thereby mitigating a concern that the Morales' had that both driveways were fronting each other, plate heights remain same to the steep slope. By doing so, however, this had an affect on the height of North retaining wall at the driveway. (as mentioned in the staff report) We moved the lower patio to the North to allow for a planter above said wall to minimize the wall mass. The building has moved 6 feet towards the hillside increasing the front yard area and added terraced planter walls.
6. We have eliminated 204 sq. ft. at the upper deck facing Mr. Baker's property to address his privacy concerns, we have also lowered the plates to 7' and 6' at the lower level, removed the transom windows and sloped the lower roof in order to bring the building height down along Mr. Baker's

property. We redesigned the clerestory windows at the upper level; therefore plenty of glazing has been eliminated.

7. We have added a small retainer wall system, that follows the contours of the site, with the help of our new landscape consultant; please also notice the proposed two foot wide path that follows the private winding road. This was one of Mrs. Liuzzi's concerns.

(The changes above are shown in "Project Changes")

8. The exterior colors have been revisited to mitigate the boards comments and recommendations and we have introduced 1x 6 w/ 1/8" gap wood siding to achieve a more warm and rustic feel.
9. Our landscape consultant found that the previous area calculations were incorrect, whereby, the pervious surface area was well overstated. The landscape plan has been revised providing the quantities of pervious areas requested by Mrs. Lebon, also by pivoting the structure gave us 7 extra feet? and the opportunity to enhance the side yard along Mr. Baker's property, with more planting, which will add to his privacy.

Thank you for your consideration,

Hugo

EXCERPTS FROM STAFF REPORT

HEARING DATE: March 27, 2014

TO: DESIGN REVIEW BOARD

CASE: Design Review 13-2145
Coastal Development Permit 13-2181

APPLICANT: John DeLangis/Hugo Soria
(949) 306-4729

LOCATION: Hamilton Residence
31514 Mar Vista Avenue
APN 056-091-21

ENVIRONMENTAL STATUS: In accordance with the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt pursuant to Section 15303, Class 3 (a) in that a new single-family residence is proposed in a residential zone.

PREPARED BY: Martina Speare, Associate Planner
(949) 464-6629

REQUESTED ACTION: The applicant requests design review and a coastal development permit to construct a new 3,712 3,283 square-foot single-family dwelling in the R-1 (Residential Low Density) Zone. Design review is required for the new structure, elevated decks (1,116 684 square feet), tandem parking, skylights, air-conditioning, chimney height, grading, retaining walls, pool/spa, and landscaping.

PROJECT SITE DESCRIPTION: The 7,307 square-foot, vacant parcel is located on the inland side of Mar Vista Avenue. The property is considered steep with an average calculated slope of 28%. The north and rear property lines abut a private section of Mar Vista Avenue.

DESIGN REVIEW HISTORY: At the initial hearing on February 6, 2014, the Board and neighbors expressed concerns with the proposed size, mass and scale, glazing and neighborhood compatibility of the home. The Board directed the applicant to redesign the home to reduce the overall size and massing of the home and to reduce the amount of impervious surface area.

STAFF ANALYSIS: The applicant has pulled in the southern wall of the structure and the living area has been reduced by 430 square feet. The elevated deck area has been reduced by 432 square feet to a total of 684 square feet. The two-car garage and workshop area has been reconfigured and the overall size has increased from 951 square feet to 1,158 square feet. A new patio is proposed at the front of the home and the driveway retaining walls have been redesigned.

The pool and spa equipment has been relocated and is proposed to be installed in an enclosure next to the driveway.

Access: *Conflicts between vehicles, pedestrians and other modes of transportation should be minimized by specifically providing for each applicable mode of transportation. Handicapped access shall be provided as required by applicable statutes.*

The proposed driveway location has been shifted seven feet to the north in an effort to minimize access conflicts with the adjacent neighbor at 31521 Mar Vista Avenue.

Design Articulation: *Within the allowable building envelope, the appearance of building and retaining wall mass should be minimized. Articulation techniques including, but not limited to, separation, offsets, terracing and reducing the size of any one element in the structure may be used to reduce the appearance of mass.*

At the initial hearing the Board expressed concerns with the massing of the structure and that the roof design has been modified. The roofs still appear to slope in the opposite direction than the existing topography. Residential Design Guideline 4.12 states: *Design a roof to follow site contours. Avoid angular roof forms that slope in a direction opposite to that of the hill, which may increase mass and scale.* The roof design does not follow the natural topography of the site and does not comply with this design guideline.

The applicant indicates that the plate heights have been reduced from seven to six feet. These numbers reflect the lower plate heights of the sloping roofs. The proposed plate heights shown on sheet A-7 show that there is a variation in heights and the plate heights range from six feet to ten feet on the middle level and from nine feet to fourteen feet on the upper level.

The new driveway location requires a revised retaining wall design to the north of the driveway. The retaining walls adjacent to the driveway is proposed to be approximately 16 feet height and may add to the appearance of mass.

Landscaping: *Landscaping shall be incorporated as an integrated part of the structure's design and relate harmoniously to neighborhood and community landscaping themes. View equity shall be an important consideration in the landscape design. The relevant landscaping guidelines contained in the city's "Landscape and Scenic Highways Resource Document" should be incorporated, as appropriate, in the design and planned maintenance of proposed landscaping.*

The landscaping plan has been updated. New plants are proposed to the south of the home. Please refer to sheet L-2 for the updated planting plan.

Lighting and Glare: *Adequate lighting for individual and public safety shall be provided in a manner which does not significantly impact neighboring properties. Reflective materials and appurtenances that cause glare or a negative visual impact (e.g., skylights, white rock roofs, high-gloss ceramic tile roofs, reflective glass, etc.) should be avoided or mitigated to a level of insignificance in those locations where those surfaces are visible from neighboring properties.*

The Residential Design Guidelines recommends minimizing glazing by reducing large expanses of floor-to-ceiling glass and picture windows. Sheet A-5 shows the west elevation and it appears that large spans of glass are proposed on the upper levels.

Neighborhood Compatibility: *Development shall 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.*

At the initial hearing the Board expressed concerns with the proposed massing of the structure and it was noted that the design was not compatible with neighborhood. The applicant has reduced the plate heights and the size of the home. The 1,158 square-foot garage and workshop may not be neighborhood compatible.

The impervious area of the home has been reduced to 47% of the lot area.

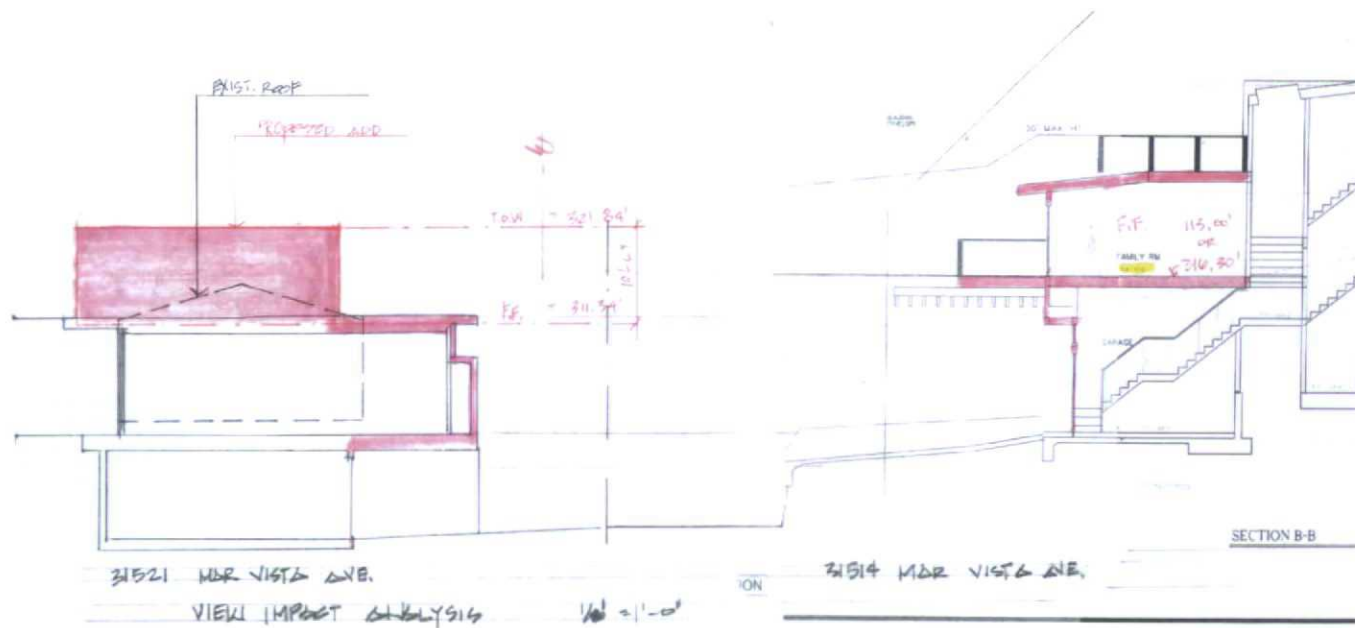
Privacy: *The placement of activity areas (e.g., decks, picture windows and ceremonial or entertainment rooms) in locations that would result in a substantial invasion of privacy of neighboring properties should be minimized.*

The deck area and the home has been pulled away from the southern neighbor in an effort to reduce privacy impacts.

Design Review Guidelines:

Chimney Height: One chimney is proposed to exceed the maximum height when measured above grade. The chimney is proposed at elevation of 137.5 and is roughly two and one-half feet higher than the height limit allowed above lowest finished grade. Chimneys may exceed the maximum height limit when approved by design review.

VIEW STUDY OF MORALES RESIDENCE

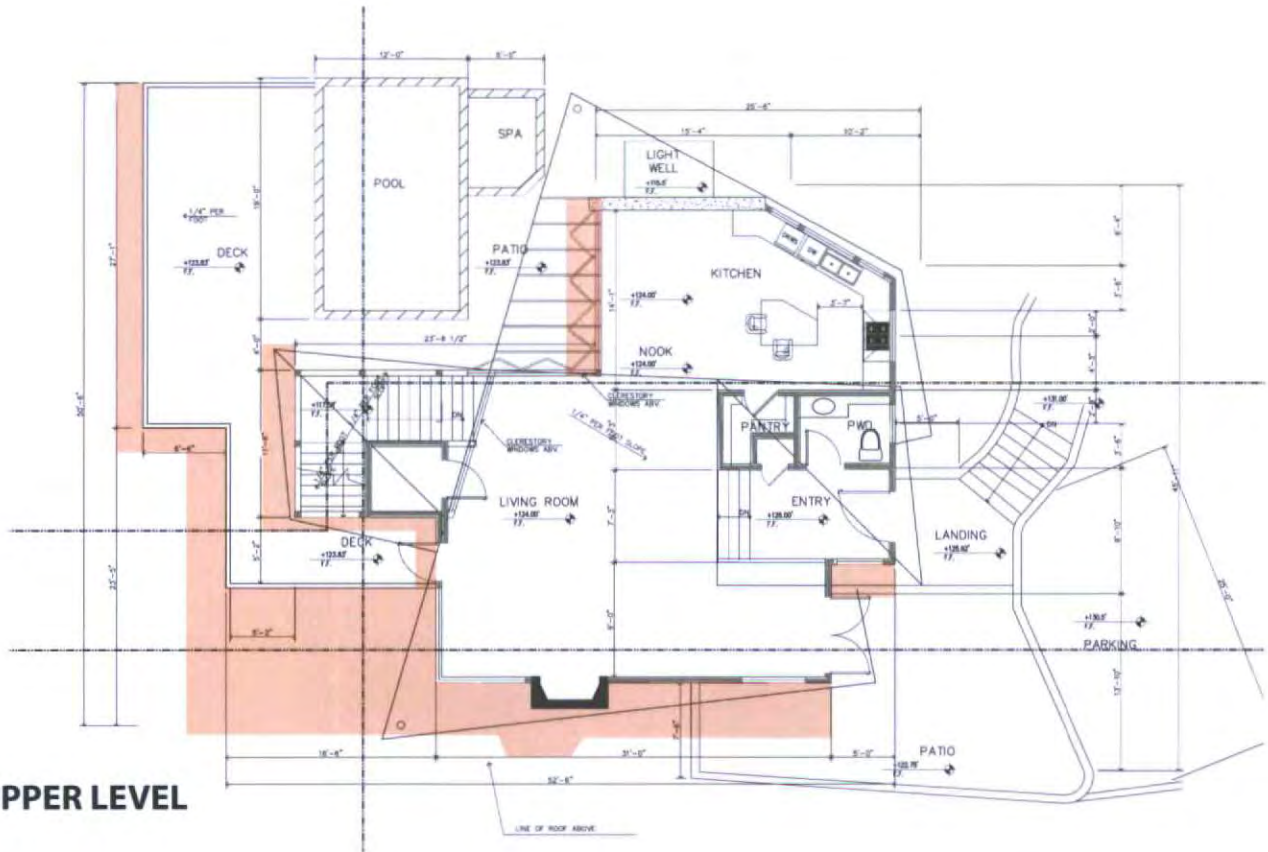


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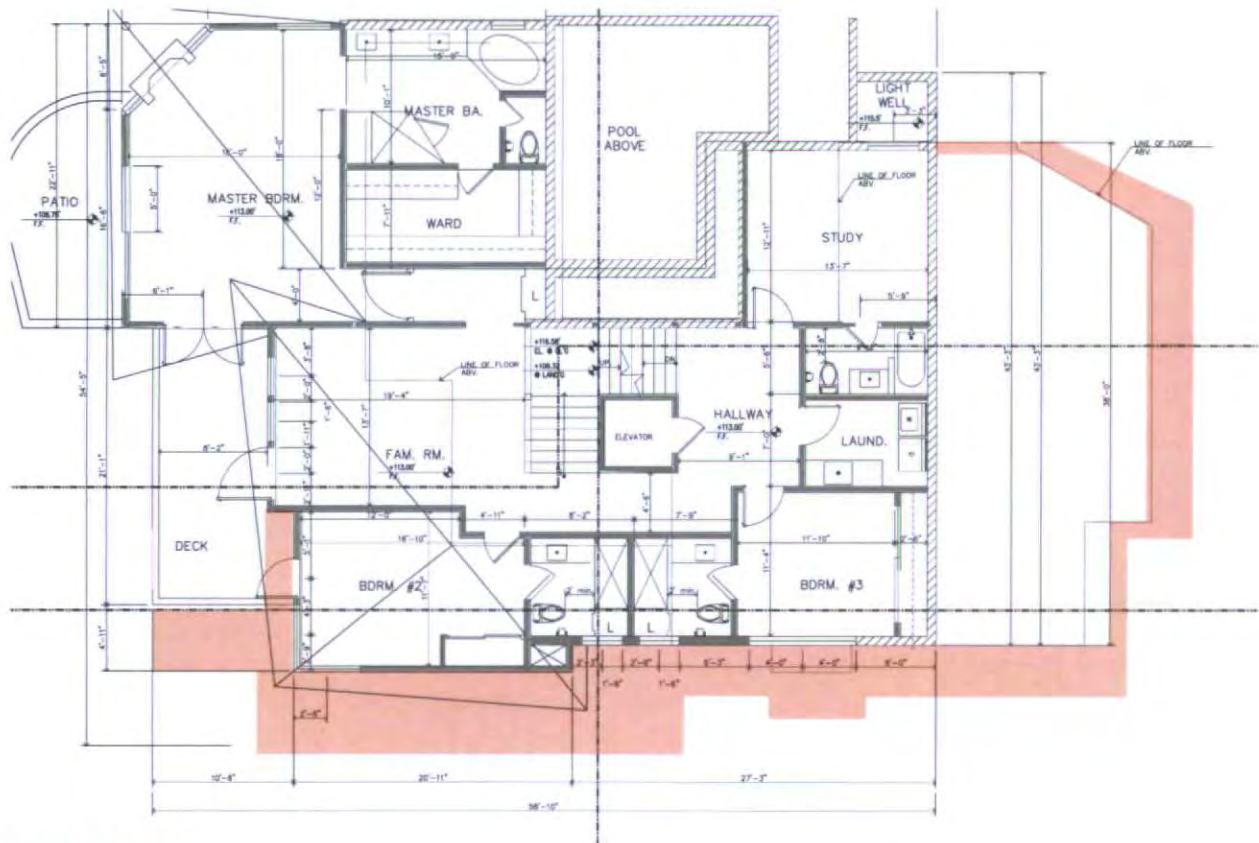
A hand-drawn architectural sketch of a building with multiple roof levels and annotations. The drawing includes the following elements:

- Roof HT. 122.00'** (multiple locations)
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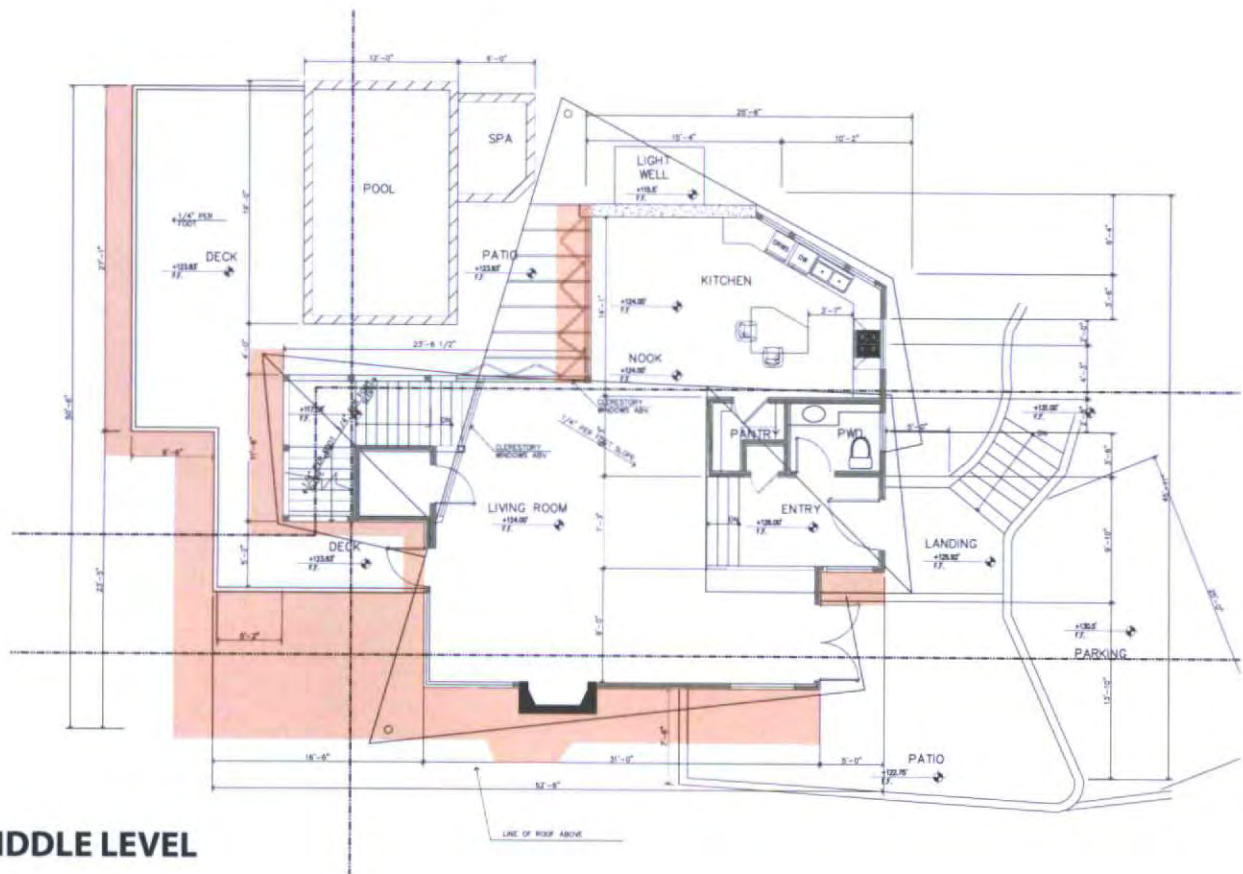


UPPER LEVEL

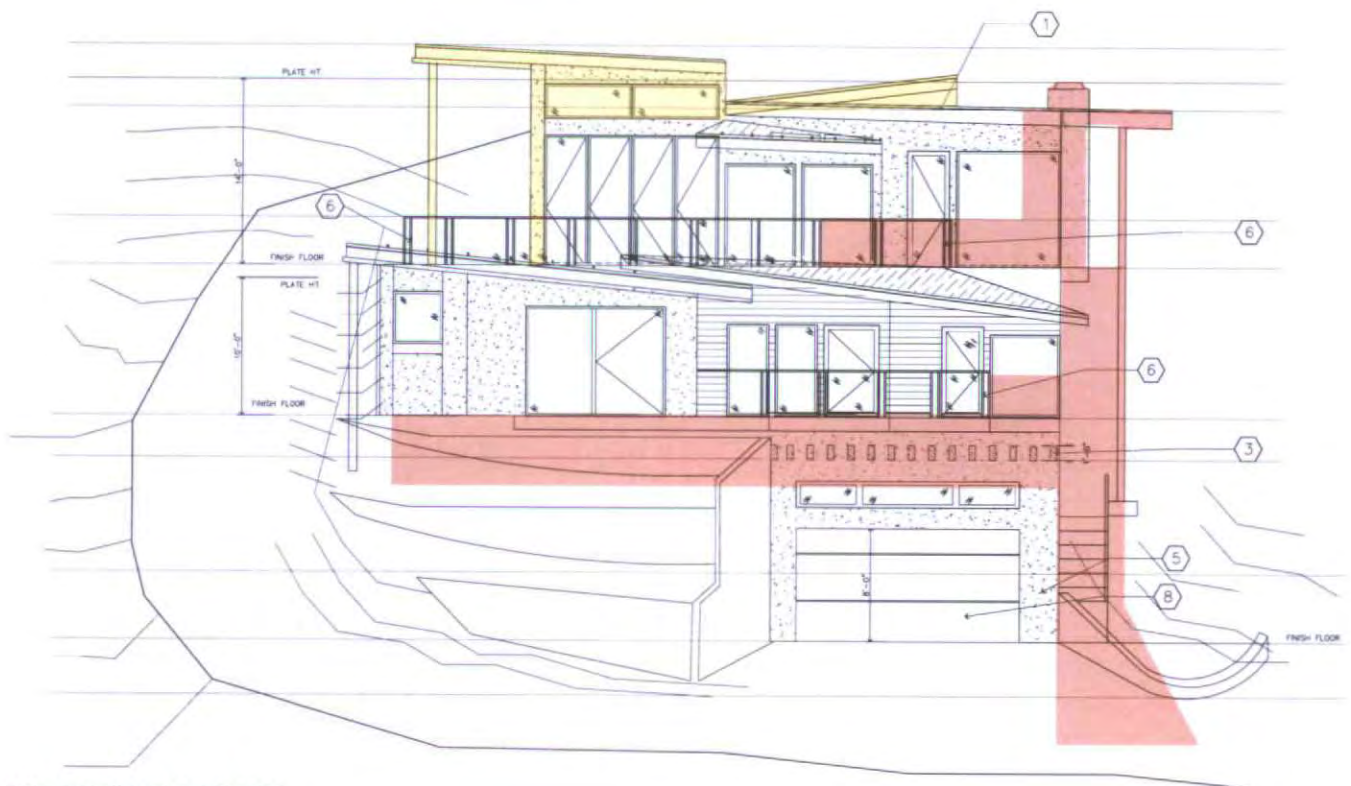


LOWER LEVEL

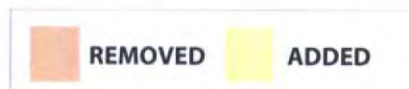




MIDDLE LEVEL



WEST ELEVATION



Project Address

31514 MAR VISTA

Hearing Date

3-27-14

Submittals due

3-5-14

In the event your Design Review/Board of Adjustment hearing was continued to some specific future date the following items must be submitted to the city ~~before noon~~ on the Wednesday, fifteen (15) days prior to the meeting (for projects requiring a staff report, submittals are due the Wednesday twenty-two (22) days prior to the meeting), or your hearing will be continued to the next available hearing date

REQUIRED DOCUMENTS FOR CONTINUED PROJECTS Check items submitted

- ☒ 1 Six (6) copies of a letter to the Board, describing either
- ☒ a The changes that were made to the project or
 - b Why no changes have been made (reduced sets still required even if no changes have been made)
- ☒ 2 Revised colored elevations if any changes have been made to the exterior of the structure (Note You may modify or overlay changes on the originally submitted colored elevations)
- ☒ 3 Revised colors/materials board if changed
- ☒ 4 Two (2) complete sets of revised full size plans including the revised staking plan
- ☒ 5 Two (2) sets of revised full size landscape plans
- ☒ 6 Six (6) sets of reduced (11" x 17") plans (even if no changes are proposed) including landscape plans and
- ☒ 7 a A copy of the prior hearing minutes
- ☒ 8 Two (2) copies of the certified revised staking plan, if modifications to the project require re staking (Note The staking must be completed 14 calendar days prior to the meeting)

RECEIVED
MAR - 5 2014
ZONING DIVISION
CITY OF

REMEMBER – If changes are made to the plans, you must update the project summary tables to reflect revised square footage, grading quantities etc Failure to do so may result in you having to obtain further design review approvals during final plan check, delaying the issuance of a Building Permit

CONTINUANCE POLICIES

- 1 The request for continuance must be submitted in writing to the Design Review Board stating the specific reasons for the continuance
- 2 The written request should be filed with the Department of Community Development (Zoning Division) no later than Noon on the Wednesday eight days preceding the Thursday night Design Review Board meeting
- 3 Continuances are not automatically approved but are considered on a case to-case basis If the written request is not filed on time or if you have had several continuances, the Design Review Board may act on your project at the scheduled public hearing It is advisable that a representative be present at the hearing to answer any questions the Board might have on the request A maximum of two non heard continuances are allowed

hugosoria design @
yahoo com

Laguna Beach, Ca

3-3-14

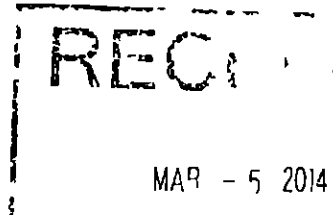
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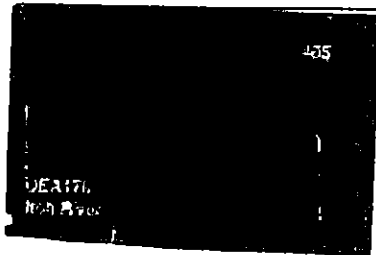
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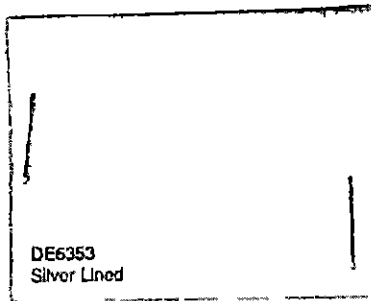
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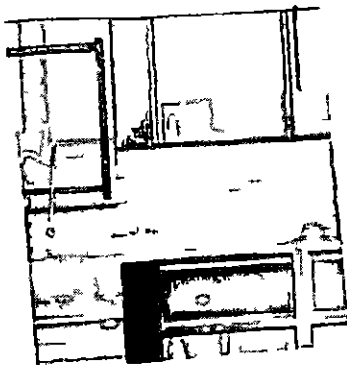
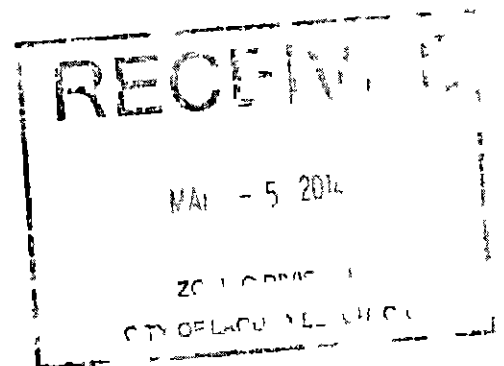
31514 MAR VISTA



ROOF



BODY



SIDING/TRIM

Laguna Beach, Ca

3-3-14

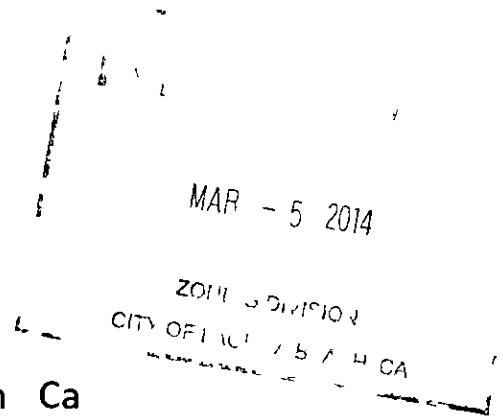
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MINUTES
BOARD OF ADJUSTMENT/DESIGN REVIEW BOARD
REGULAR MEETING AND NOTICED HEARING

FEBRUARY 6, 2014

A regular noticed meeting of the Board of Adjustment/Design Review Board of the City of Laguna Beach, California, convened at 6:00 p.m. in the City Council Chambers on February 6, 2014

Present: Leslie LeBon, Caren Liuzzi, Roger McErlane, Monica Simpson

Absent: Robin Zur Schmiede

Staff Present: Liane Schuller, Martina Speare, Margaret Brown

NEW BUSINESS

11. 31514 MAR VISTA AVENUE, APN 056-091-21, (Staff Assist) (CONTINUED TO 3/27)

DESIGN REVIEW 13-2145, COASTAL DEVELOPMENT PERMIT 13-2181 AND A CATEGORICAL EXEMPTION (CONTINUED FROM 12/12/13 NOT HEARD)

The applicant requests design review and a coastal development permit to construct a new 3,712 square-foot single-family dwelling in the R-1 (Residential Low Density) zone. Design review is required for the new structure, elevated decks, tandem parking, skylights, air conditioning, chimney height, grading, retaining walls, pool/spa and landscaping.

Project Representative: Designer Hugo Soria explained this is a redesign of a previously approved project. The garage was relocated so there is now no need for a height variance. 103 cubic yards of excavation was eliminated and the roof is sloped to capture light in the partially buried rear of the house. Fenestration is placed to break up the massing. The garage square footage incorrectly included 572 square feet of workshop and storage.

Public Testimony: Anita Dobbs, 31517 Eagle Rock Way, said the staff report mentions the incredible number of lights proposed and this is a generally dark area with no street lights. The renderings look nice on paper but not how they look in the neighborhood. The story poles show a huge sheer wall which will block sunlight and Mr. Baker's view from that side of the house where he looks to Aliso Peak. From his back patio there is still this monolithic wall looking down on the privacy of his patio. Being kind and considerate is important in this close neighborhood. There are many typical South Laguna homes within the 300-foot radius of this project and this project destroys the concept of neighborhood.

Elizabeth Phillips, 31531 Scenic Drive, asked that the Board not consider this compatible with their neighborhood. The pattern started with the unsightly and still

more
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uninhabited Villa Mar Vista. This project will be part of those that look down on their homes - which might be referred to as the Kingdom of Mar Vista looking down on the fiefdom below, casting a shadow on those below. They fought hard for open space and the character of their neighborhood. Now there is more view impaction of both being requested, adding chaos and not following topography. Construction traffic and road blockage also affects the neighborhood character.

Jim Dobbs, 31517 Eagle Rock, sees none of the concerns neighbors addressed in the Morales design were acknowledged by these applicants after the Board told the two architects to get in touch with each other. This house seems to violate significant DRB guidelines to integrate new houses into an existing neighborhood of older homes. The roof slopes ignoring Board suggestions, the four-car garage would dig out many hundreds of cubic feet of soil and transport it down Eagle Rock. Perhaps the extra-large garage could be relocated to the rear to maintain natural topography. The staff report considers the neighborhood to only consist of the two addresses in the report. This is a serious misunderstanding of "neighborhood". Some houses in the notification area average 2,100 to 2,500 square feet. This 3,700 square-foot house will seriously affect neighborhood character. If this project goes forward he and Mr. Baker will look at a thirty-foot nearly monolithic slab of white-washed concrete. These designs suggest a dangerous precedent of ever larger houses that seem intent on destroying the equity of scale and materials that are the bedrock of their neighborhood.

Jack Lampert, 31522 Mar Vista Avenue, has seen two 3,000 plus houses built in the last two years, and the Morales house and this proposed one - obviously a lot of construction. At four a.m. they begin hearing the construction noise and they have also had water problems. His primary concern is the big huge wall which blocks Mr. Baker's view. It's a nice house but didn't take the neighbors into consideration. He's totally against it as submitted.

Joe Baker, 31516 Mar Vista Avenue, is the most affected. Although he looks forward to having the Hamiltons as neighbors this 3,700 square-foot house is too big and too looming for the South Laguna neighborhood. He saw a thirty-foot pole in his front yard but that's the edge of the roof he'll see whenever he leaves his house. Six years ago he and the lot's prior owner, Iraj Poorman, came to agreement after months on a 3,100 square-foot house that pushed away from his house giving him light and privacy in his home which he will no longer have. He will look at a flat wall from the front to back, with no privacy, no light and he won't see the hills anymore. It's too big, his house is 1,050 square feet; the Morales house - 1,150 square feet; Gonzales - 1,700 square feet, the Kissling house - 2,000 square feet. 3,700 square feet doesn't fit the compatibility of this neighborhood. His concerns are privacy, space, view and light - none provided by the present plan.

Morales
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Bob Lawson, 31521 Mar Vista Avenue, said the house is too big for the neighborhood. He was part of the group six years ago that went through this process. He felt 3,100 square feet was way too big but the others acquiesced and he gave up. The Pepper Trees will be lost because of the garage placement. The other road is a better place. He asked that the scale be cut back - 2,500 square feet would be more than enough. The Board has to deal with this to get it back to a normal scale.

Mike Gonzalez, 31502 Mar Vista Avenue, generally agrees with the other speakers' comments. He still has a picture of story poles from the last design approved. It was a hard-fought thing and worked well for Mr. Poorman and the neighborhood. He hopes the same can be done for the Hamiltons. But the difference in mass and scale in the new story poles is quite obvious. It definitely gives an urban canyon effect for pedestrians. Have to join in looking for a better solution.

Rebuttal: Consultant Steve Kawaratani said it's a fundamental right to improve your property. The applicant team will take neighbors' comments to heart. This project was designed and scheduled to be heard before the Morales project. He is sympathetic to Mr. Baker but his property is fourteen feet lower than the applicant's and the house is twenty-three feet away. The applicant team will review the Poorman project and will try to replicate it as closely as possible. The Board should consider mass and scale rather than square footage. He said the average home in that vicinity is 3,000 square feet plus.

Board Questions: Mr. McErlane is surprised that the applicant presented this after hearing the discussion about the neighbor's house. He verified they will remove the power pole from the driveway. Contractor Jon DeLangis said a pole is in close proximity to the proposed garage location. There's an additional pole in front of Mr. Baker's property and another pole at the end of Mar Vista. The applicant proposes undergrounding between those two poles - from upper Mar Vista and Mr. Baker's property.

Ms. Simpson verified the Pepper Tree is not a heritage tree. Mr. Kawaratani said it is in poor health and the Fire Department frowns upon Peppers in this zone. Ms. Simpson verified with Mr. Soria that the proposed roof color is a Hunter Green and not the blue shown in the Board's packets.

Ms. Liuzzi verified all thirteen exterior lights will be shielded. Mr. Soria is unsure of the number of path lights.

Board Comments: Ms. LeBon said the project doesn't meet Design Review criteria in that landscaping areas have 73% impervious surfaces and she would like 65% maximum. More landscaping buffer areas are needed. The mass and scale isn't neighborhood compatible and has massing issues on the south (Mr. Baker's) side. He

is well below this property but the rear of the project goes significantly beyond what is compatible. The significant amount of west elevation glazing needs to be reduced. There are privacy issues for Mr. Baker with the south side windows. She is okay with tandem parking - the garage workshop and square footage can't be seen from the exterior - you see only a two-car garage. She saw no view issues and the proposed pool is fine. The garage would probably be better on the cul de sac as it's less traveled than Mar Vista. She agrees with the staff report regarding the shape and slope of the roof which needs to be better addressed.

Ms. Simpson said although they tried to articulate the building when you go to the site it appears huge so she has to agree with neighbors. Overall the house is too big and needs to be pulled in. Mr. Baker's side is exacerbated because he is below and it looks even larger. It does block a lot of his light and creates privacy issues. She thinks this is probably the best garage location - moving to the top is more difficult and involves more grading because the slope drops. Because the garage is buried, it doesn't impact massing. It's the upper stories that add mass and scale. The garage retaining walls need to be softened or reduced. The roof color and the white building contributes to the mass and scale of the house. If she lived above the project and looked below she wouldn't want to look onto a hunter green or blue roof. South Laguna is rustic and she recommends trying for more rustic, darker materials such as on the Morales' house. It's too big, they should look at the approved 3,100 square foot house which is already a pretty big house.

Mr. McErlane agrees it's not neighborhood compatible. The word "looming" was used as a description and it seems to loom over the neighborhood given the scale of the street. If the garage was put on the top end and the pool at the lower end it could stack more away from the street and step back easier. He thinks the biggest problem is that they don't know what will happen across the street - they might want to consider how to respond more to what happens there. He would like it more compatible with the neighborhood down on Mar Vista - as opposed to that above.

Ms. Liuzzi agrees with her colleagues. There are mass and scale issues and impervious surfaces have to come down. It needs to come in drastically on both sides. She would like the driveway up to the cul de sac wider for better access, so they have to bring the design in. That would be beneficial to the neighborhood. It's a safety issue and would help the Moraleses achieve the compromise they're working on. She encouraged reaching out and working with the Moraleses; they've made great compromises. This project had many hearings before the Board previously and it was whittled away, downsized to 3,100 square feet. It was a compromise and she wants the applicant to stay close to that. The neighborhood doesn't just encompass the large, controversial projects that have been built. This has to come down in size, it's too wide. The wall facing Mr. Baker impacts his one important kitchen window. She is okay with the tandem parking and access from above - the owner doesn't want

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to drive up the hill. They are looking at a redesign and need to go back to the property file, read the history and see what the Board said before.

Ms. Simpson made a motion, seconded by Mr. McErlane, to continue Design Review 13-2145, Coastal Development Permit 13-2181 at 31514 Mar Vista Avenue to March 27, 2014. Motion carried unanimously 4-0.

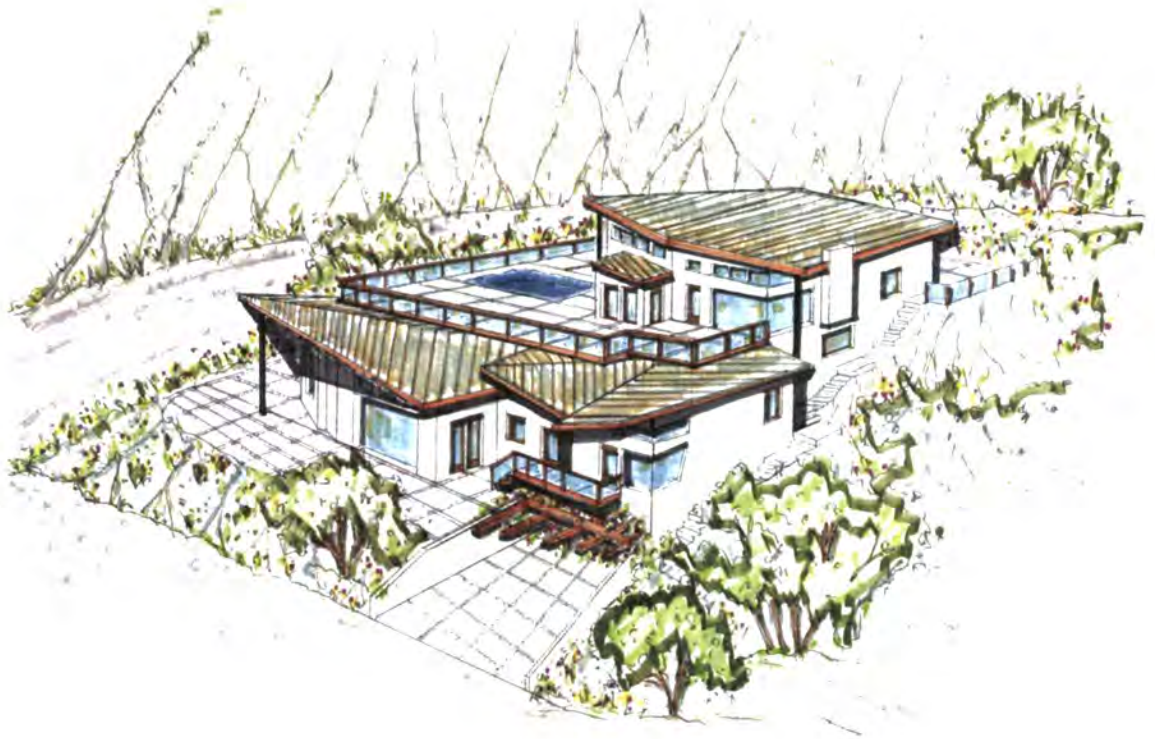
Motion MS Second RM Grant____ Deny____ Cont 3/27 Unan. 4-0

LeBon Y Liuzzi Y McErlane Y Simpson Y Zur Schmiede Absent

cc: Bd

FILE


31514 MAR VISTA AVE



DESIGN REVIEW BOARD

THURSDAY, FEBRUARY 6, 2014

NEW BUSINESS

31514 MAR VISTA AVENUE, APN 056-091-21, (Staff Assist) DESIGN REVIEW 13-2145, COASTAL DEVELOPMENT PERMIT 13-2181 AND A CATEGORICAL EXEMPTION (CONTINUED FROM 12/12/13 NOT HEARD) The applicant requests design review and a coastal development permit to construct a new 3,712 square-foot single-family dwelling in the R-1 (Residential Low Density) zone. Design review is required for the new structure, elevated decks, tandem parking, skylights, air conditioning, chimney height, grading, retaining walls, pool/spa and landscaping.

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February 6, 2014

Dear Board Members,

"The scenic character of South Laguna is dominated by views of the ocean and surrounding hillsides."¹ This describes the exact reason that Vicki and Doug Hamilton decided to purchase the property at 31514 Mar Vista Avenue.

Design Review Board approved a similar home on the site in 2006², with a variance to exceed the maximum allowable building height. The Hamilton's decided to modify the approved project, and follow Staff's suggestion that the variance be eliminated.

By relocating the garage, the height of the residence was reduced, which eliminated the previously approved variance. This also allowed for a safer garage location, reduced massing, and a reduction in grading export by 103 cubic yards.

As noted in the enclosed Staff Report (p. 4), "It appears the proposed living area is constant (sic) with the pattern of development in the neighborhood." This is supported by the Neighborhood Compatibility charts (p.9).

Comments by the Landscape Consultant have been reviewed, and we plan to revise hedge selections. Further, plantings that "may not be an effective fire hazard reduction strategy" will also be reconsidered.

While we note that the Staff has expressed concern over the slopes of the roofs, the configuration was designed to capture light in the rear of the house, as "the highest point will rise (only) four feet above the rear lot line." As the cover of this handbook illustrates, we believe the fenestration is appropriate to the scale of the home.

As the Board may recall, Val and Patti Morales, 31521 Mar Vista Avenue, recently presented their own project. They have expressed some concern over our proposals, and we are committed to working with their architect, Horst Noppenberger, to allow the equitable development of both properties.

We look forward to hearing your comments this evening.

Steve Kawaratani

1 *Landscape Resource Document*

2 Martina Speare's Staff Report

EXCERPTS FROM STAFF REPORT

HEARING DATE: December 12, 2013

TO: BOARD OF ADJUSTMENT/DESIGN REVIEW BOARD

CASE: Design Review 13-2145
Coastal Development Permit 13-2181

APPLICANT: John DeLangis/Hugo Soria
(949) 306-4729

LOCATION: Hamilton Residence
31514 Mar Vista Avenue
APN 056-091-21

ENVIRONMENTAL STATUS: In accordance with the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt pursuant to Section 15303, Class 3 (a) in that a new single-family residence is proposed in a residential zone.

PREPARED BY: Martina Speare, Associate Planner
(949) 464-6629

REQUESTED ACTION: The applicant requests design review and a coastal development permit to construct a new 3,712 square-foot single-family dwelling in the R-1 (Residential Low Density) Zone. Design review is required for the new structure, elevated decks, tandem parking, skylights, air-conditioning, chimney height, grading, retaining walls, pool/spa, and landscaping.

PROJECT SITE DESCRIPTION: The 7,307 square-foot, vacant parcel is located on the inland side of Mar Vista Avenue. The property is considered steep with an average calculated slope of 28%. The north and rear property lines abut a private section of Mar Vista Avenue.

DESIGN REVIEW HISTORY: In 2006, the Design Review Board approved a 3,135 square-foot home with an 825 square-foot, four-car garage. The project also included 672 square feet of deck area and a pool and spa. At that time, a variance was approved to exceed the maximum building height limit above the finished grade with the justification based on topography. Permits were never issued for the project and the entitlements expired.

STAFF REVIEW BACKGROUND: On March 7, 2012 staff held a pre-application site meeting at the site. Staff noted that even though a variance had been previously approved, it would be wise to design a home with no variances. Staff also suggested that the applicant research the size the neighboring homes.

STAFF ANALYSIS: The applicant proposes to construct a three story, 3,712 square-foot home, with a 951 square-foot garage and 1,016 square feet of deck area. A new pool and spa are also proposed. The home will stack three stories in some locations and an elevator is proposed to the rear of the garage.

Environmental Context: *Development should preserve and, where possible, enhance the city's scenic natural setting. Natural features, such as existing heritage trees, rock out-cropping, ridgelines and significant watercourses should be protected. Existing terrain should be utilized in the design and grading should be minimized.*

A total of 540 cubic yards of cut and 115 cubic yards of fill are proposed outside the building footprint and 620 cubic yards of cut and 80 cubic yards of fill are proposed inside the building footprint. The total net export amounts to 965 cubic yards. The residential Design Guidelines states that grading should be the minimum necessary to achieve an appropriate building mass while retaining natural features and significant vegetation. Site design should minimize modification of the natural landscape and slope.

The property is located in a very high fire hazard severity zone and no target species are proposed.

General Plan Compliance: *The development shall comply with all applicable policies of the general plan, including all of its elements, applicable specific plans, and the certified local coastal program.*

The proposed development on the existing legal building site is consistent with the intent of the village low density land use designation.

Landscaping: *Landscaping shall be incorporated as an integrated part of the structure's design and relate harmoniously to neighborhood and community landscaping themes. View equity shall be an important consideration in the landscape design. The relevant landscaping guidelines contained in the city's "Landscape and Scenic Highways Resource Document" should be incorporated, as appropriate, in the design and planned maintenance of proposed landscaping.*

A landscaping plan has been provided and is located on sheet L-1. The City's Landscaping Consultant has reviewed the plan and has noted that the Myrica, Ceanothus, and Prunis could exceed the hedge height restrictions. It was also noted that the use of large shrubs close to the home and the property line, may not be an effective fire hazard reduction strategy.

Lighting and Glare: *Adequate lighting for individual and public safety shall be provided in a manner which does not significantly impact neighboring properties. Reflective materials and appurtenances that cause glare or a negative visual impact (e.g., skylights, white rock roofs, high-gloss ceramic tile roofs, reflective glass, etc.) should be avoided or mitigated to a level of insignificance in those locations where those surfaces are visible from neighboring properties.*

An exterior lighting plan has been provided on sheet E-L and indicates that a total of 9 exterior wall fixtures, 6 exterior down lights with a maximum of 2.5 watts are proposed. The landscaping lighting plan is included on sheet L-2 and identifies a total of 3 down lights, 4 wall lights and 13 path lights.

The Residential Design Guidelines recommends minimizing glazing by reducing large expanses of floor-to-ceiling glass and picture windows. Sheet A-5 shows the west elevation and it appears that large spans of glass are proposed on the upper middle levels.

Neighborhood Compatibility: *Development shall 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.*

Two homes were recently approved at 31510 and 31512 Mar Vista Ave. A square-footage comparison has been provided:

| Address | Lot Size | Living Area | Garage Area | Deck Area | Total |
|-----------------|----------|-------------|-------------|-----------|--------|
| Proposed | 9,025 | 3,711 | 951 | 1,015 | 14,702 |
| 31510 Mar Vista | 8,751 | 3,812 | 829 | 1,367 | 14,759 |
| 31512 Mar Vista | 8,120 | 3,485 | 440 | 1,124 | 13,169 |

It appears the proposed living area is constant with the pattern of development in the neighborhood. However, it appears that the garage may be larger than the pattern of development, especially since the garage is designed to accommodate only two cars.

Privacy: *The placement of activity areas (e.g., decks, picture windows and ceremonial or entertainment rooms) in locations that would result in a substantial invasion of privacy of neighboring properties should be minimized.*

The outdoor living areas are proposed away from the adjacent homes and do not appear to impact neighbor privacy.

Sustainability: *New development should consider architecture and building practices which minimize environmental impacts and enhance energy efficiency by: (a) reducing energy needs of buildings by proper site and structural design; (b) increasing the building's ability to capture or generate energy; (c) using low-impact, sustainable and recycled building materials; (d) using the latest Best Management Practices regarding waste and water management; and (e) reducing site emissions.*

Large windows are proposed on the west elevation and may contribute to heat build-up. Two air-conditioning units are proposed along the northern elevation outside the kitchen wall.

Swimming Pools, Spas and Water Features: *Swimming pools, spas and water features shall be located, designed and constructed where: (a) Geology conditions allow; (b) Noise produced by circulatory mechanical pumps and equipment is mitigated; and (c) Any associated fencing or other site improvements are compatible with neighboring properties.*

A pool and spa are proposed on the northern side of the home and will be located on an elevated terrace. The pool equipment is proposed to be located in a pool equipment room on the middle level of the home.

View Equity: *The development, including its landscaping, shall be designed to protect existing views from neighboring properties without denying the subject property the reasonable opportunity to develop as described and illustrated in the city's "Design Guidelines." The "Design Guidelines" are intended to balance preservation of views with the right to develop property.*

The lot is steep and the maximum allowable height above the rear lot line is 15 feet. The roof heights are proposed to vary, but at the highest point will rise four feet above the rear lot line. The homes behind the project are located at a higher elevation and significant view impacts are not anticipated.

Design Review Guidelines:

Chimney Height: One chimney is proposed to exceed the maximum height when measured above grade. The chimney is proposed at elevation of 137.5 and is roughly two and one-half feet higher than the height limit allowed above lowest finished grade. Chimneys may exceed the maximum height limit when approved by design review.

Coastal Development Permit: The proposed project constitutes development for which a Coastal Development Permit is required since the project involves new construction in the coastal zone. The City's determination is not appealable to the California Coastal Commission. The Design Review Board must make the following findings for approval:

1. *The project is in conformity with all the applicable provisions of the General Plan, including the Certified Local Coastal Program and any applicable specific plans in that:*

1G. *The visual impacts of the development have been minimized because the proposed structure is similar in size to neighboring buildings therefore maintaining compatibility with surrounding development.*

2. *Any development located between the sea and the first public road paralleling the sea is in conformity with the Certified Local Coastal Program and with the public access and public recreation policies of Chapter 3 of the Coastal Act in that:*

This finding is not required as the property is not located between the sea and the first public road.

3. *The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act in that:*

3A. The proposed project is in compliance with the applicable rules and regulations set forth in the Municipal Code and will not cause any significant adverse impacts on the environment.

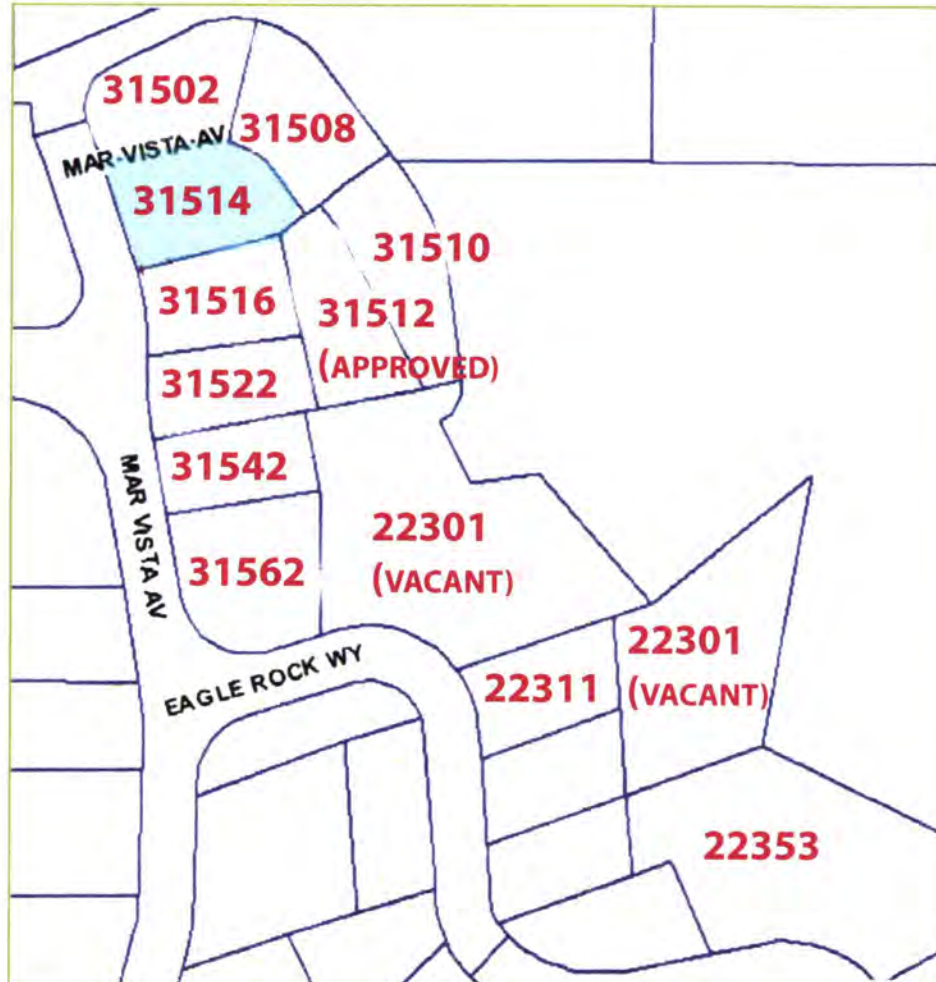
COMMUNITY INTEREST: There have been no letters or telephone calls received by the City as of the date of this report. One neighbor requested that staff verify if the staking was installed correctly. Staff was able to verify that the staking was installed correctly.

CONCLUSION: The living area of the home appears neighborhood compatible, but the garage may be oversized. The roof slopes in the opposite direction of the topography and may increase the appearance of mass. Large floor to ceiling glass is found on the western elevation and may contribute to heat build-up.

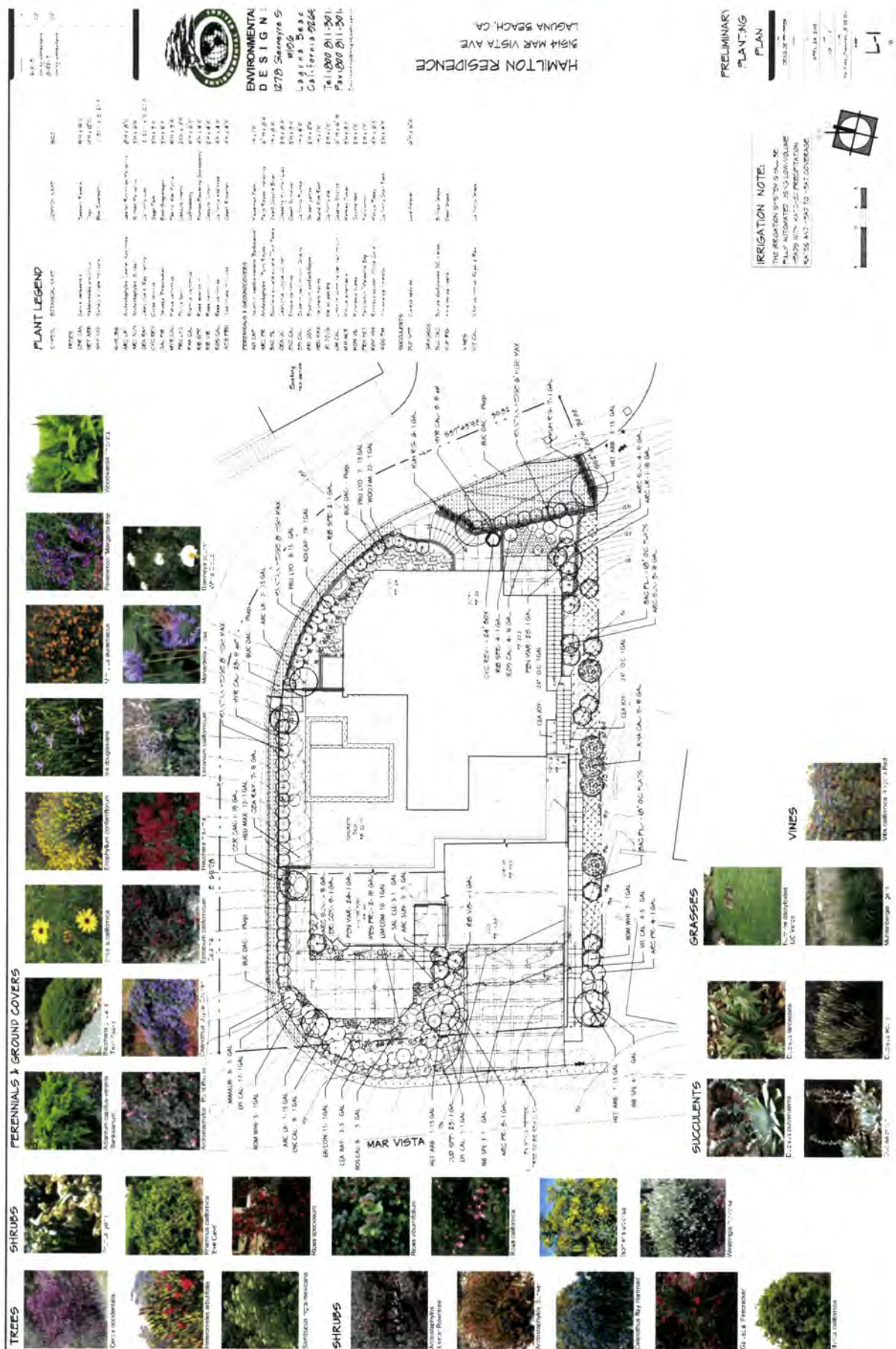
ATTACHMENTS: Project Summary Tables
Pre-Submittal Site Meeting
Color and Materials
Vicinity/Aerial Maps

NEIGHBORHOOD COMPATIBILITY

| Address | Lot size | House Size | F.A.R. | Garage | Deck | Pool |
|----------------------|----------|------------|--------|--------|------|------|
| 31502 Mar Vista Ave | 8632 | 2098 | 0.24 | 484 | 563 | yes |
| 31514 Mar Vista Ave | 9025 | 3711 | 0.41 | 951 | 1015 | yes |
| 31516 Mar Vista Ave | 7551 | 1067 | 0.14 | 505 | | |
| 31522 Mar Vista Ave | 6752 | 2525 | 0.37 | 650 | | |
| 31542 Mar Vista Ave | 6335 | 1933 | 0.31 | 748 | 660 | |
| 31562 Mar Vista Ave | 10673 | 4510 | 0.42 | 815 | 916 | |
| 31508 Mar Vista Ave | 8729 | 2118 | 0.24 | | | |
| 31510 Mar Vista Ave | 8751 | 3812 | 0.44 | 829 | 1367 | |
| 31512 Mar Vista Ave | 8120 | 3485 | 0.43 | 440 | 1124 | |
| 22311 Eagle Rock Way | 7240 | 3628 | 0.50 | | | |
| 22353 Eagle Rock Way | 29491 | 4206 | 0.14 | | 1691 | |
| Average | 10118 | 3008 | 0.33 | 678 | 1048 | |



PROPOSED LANDSCAPE PLAN



February 3, 2014

Laguna Beach Board of Adjustment / Design Review Board

505 Forest Ave.

Laguna Beach, CA 92651

cc: Bd



RE: Design Review 13-2145 Hamilton's Residence 31514 Mar Vista Ave. APN 056-091-21

Dear Design Review Board,

We reside directly across the street (31521 Mar Vista) from the proposed project and would like to respectively express our concerns and object to the approval of the project as it is currently designed.

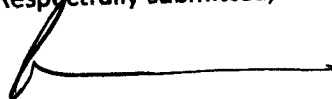
- 1) Access and Garage Design, Placement and Scale** – the current design locates the driveway and garage directly across from our existing drive and garage access. This location would create a poor ingress and egress for both of us. Additionally, the thought of having tandem parking in the driveway is not appealing to us. Currently we look out from our kitchen window and see a hillside. However with the garage and tandem parking in the currently proposed location, our view will be parked cars. Also, the current location of the garage will require the removal of a California pepper tree which is valued by all the neighbors and is on the Heritage Tree list. A previously approved house for the property had the garage located at the north end of the property which was much more in line with Design Guidelines.

- 2) Drainage** -with the development of 31510 Mar Vista, 31512 Mar Vista and now this project, approximately 70% of the hillside will be developed. All of the rain that can no longer percolate into the ground will be directed via the individual residences drainage systems onto Mar Vista. This poses a real problem for downstream residences, especially our home. The current design has the bulk of the sites drainage directed to the north end of the property where it daylights onto Mar Vista. A better solution would be directing the drainage to the south so that the daylight onto Mar Vista occurs at the south property line. This location puts the daylight location further down Mar Vista and closer to Eagle Rock where the runoff is designed to flow. An additional thought might be to increase the landscape area to help absorb more rain and reduce runoff.

- 3) **Privacy** – as currently designed the project has decks which run the entire length on several levels which leaves us, the downhill residence and the Baker residence, the south adjacent property, with no areas of privacy. Please consider reducing the size of the patio areas that are facing west and south.
- 4) **Building Mass, Scale and Form** - the proposed building is very large for this neighborhood (3,700sf on a 7,000sf lot). This appears to be inconsistent with the pattern of development. The proposed project would have floor area to lot size of 51% while surrounding properties are in the 20% range. Additionally, the location and undersize of courtyards and open space have given the building an even more massive appearance from the street and residences to the west and south. A previously approved house for the property utilizes courtyards (pool area) and open space on the west and south to reduce the perception of mass. The current design also utilizes 13'-14' ceiling heights along with steps down to the master suite. Many of the issues and concerns of adjacent property owners, including privacy, access/egress and drainage could be mitigated by reducing the size and scale of the building and utilizing properly sized and located courtyards and open spaces.
- 5) **Lighting and Glare**- the proposed building utilizes floor to ceiling glass and picture windows very generously. Since the house is situated on a hillside the adverse effect on us and downhill neighbors is great. Again a downsizing of the building along with more prudent use of floor to ceiling glazing and the use of courtyards and open space at the west and south property boundary would soften the impact.
- 6) **Noise** – please consider the location of pool equipment and HVAC units and their impact on downhill and adjacent neighbors.
- 7) **View Equity** – the proposed building will greatly impact our hillside view. Therefore every effort should be taken to soften the impact with landscaping and open space located at the west and south property boundaries.

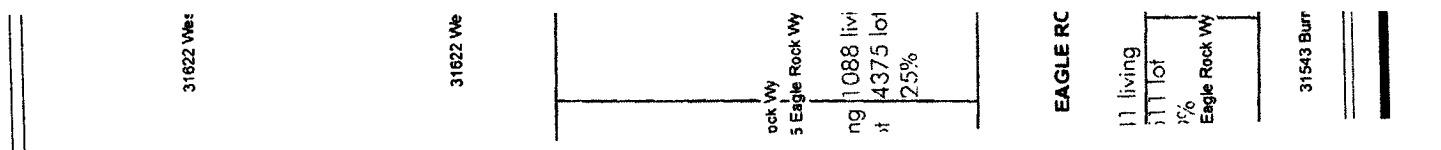
Earlier we sent a letter addressing our concerns directly to the Hamilton's. I have attached a copy of the letter for your records. Thank you and please feel free to contact me at (714) 240-5345 if you have any questions

Respectfully submitted,



Val and Patti Morales

31521 Mar Vista Laguna Beach



City of Laguna Beach

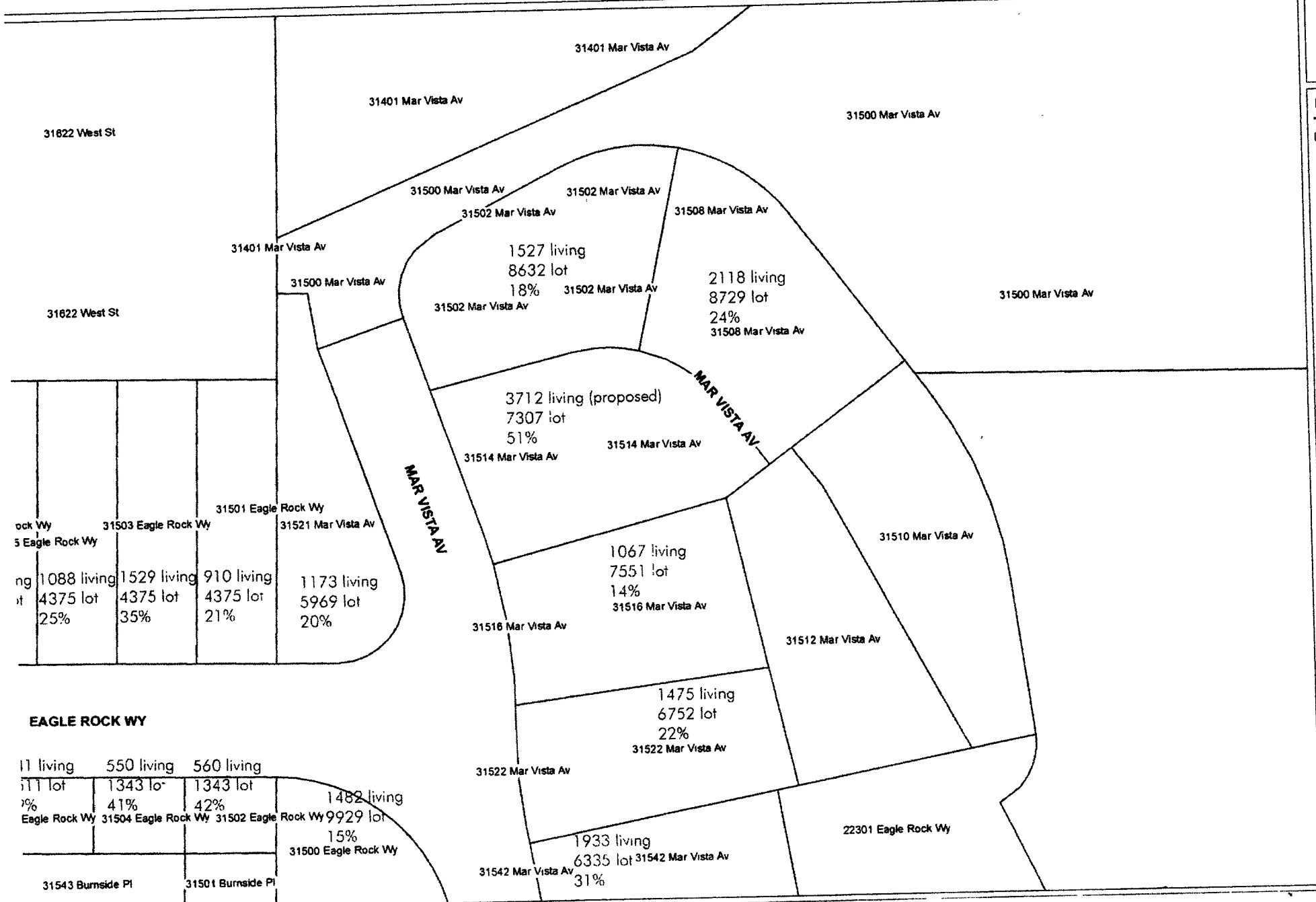
Legend

- City Limit
- Parcel
- 2008 E

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Notes

Enter Map Des



EAGLE ROCK WY

| | | | |
|----------------------------|-------------------------------|-------------------------------|--------------------------------|
| 11 living 511 lot 7% | 550 living 1343 lot 41% | 560 living 1343 lot 42% | 1482 living 9929 lot 15% |
| Eagle Rock Wy | 31504 Eagle Rock Wy | 31502 Eagle Rock Wy | 31500 Eagle Rock Wy |
| 31543 Burnside Pl | 31501 Burnside Pl | | |



Data layers that appear on this map may or may not be accurate current, or otherwise reliable



January 20, 2014

Mr. and Mrs. Hamilton

31151 Monterey St.

Laguna Beach, CA 92651

Dear Doug and Vickie,

I hope all is well and you guys are making progress with your new home project. During our two previous site meetings we have discussed your concerns about our remodel project. Based on those meetings, we have spoken to our Architect and are addressing your concern in regards to the impact our second floor addition might have on the future view of your new home. However, we have not had the opportunity to discuss our concerns about the impact your project will have on our home both present and future. It is the purpose of this letter to express our specific concerns regarding your new home project which we hope can be addressed and mitigated as your design progresses.

Access and Garage Design, Placement and Scale - your plans currently locate the driveway and garage directly across from our existing drive and garage access. This location would create a poor ingress and egress for both of us. Additionally, the thought of having tandem parking in your driveway is not appealing to us. Currently we look out from our kitchen window and see a hillside. However with your garage and tandem parking in the currently proposed location, our view will be parked cars. Also, the current location of your garage will require the removal of a California pepper tree which is valued by all the neighbors and is on the Heritage Tree list.

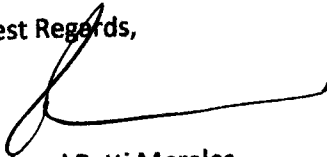
Drainage - with the development of 31510 Mar Vista, 31512 Mar Vista and now your project, approximately 70% of the hillside will be developed. All of the rain that can no longer percolate into the ground will be directed via the individual residences drainage systems onto Mar Vista. This poses a real problem for downstream residences, especially our home. Currently the bulk of your drainage is directed to the north end of the property where it daylight onto Mar Vista. Please consider directing the drainage to the south so that the daylight onto Mar Vista occurs at the south property line. This location puts the daylight location further down Mar Vista and closer to Eagle Rock where the runoff is designed to flow. An additional thought might be to increase your landscape area to help absorb more rain and reduce runoff.

Privacy – we understand the desire for decks, however your decks which run the entire length on several levels, leaves us with no areas of privacy and increases the need for us to construct privacy walls adding to the mass of our project. Please consider reducing the size of the patio areas that are facing west and south.

View Coordination – we have a unique situation to coordinate our designs so as to reasonably mitigate the view impact our remodel will have on your future home. As I mentioned above we have taken your concerns to heart and have asked Horst Architecture to modify our design to address your view concerns. Likewise, we request that you also make changes to your design so that the entire burden of reaching a mutually agreeable solution will not fall on us alone.

Thank you for your understanding and anticipated cooperation. We look forward to further discussions and ultimately to sharing our wonderful neighborhood together. I may be reached via e-mail at vmorales@dumarccorp.com.

Best Regards,

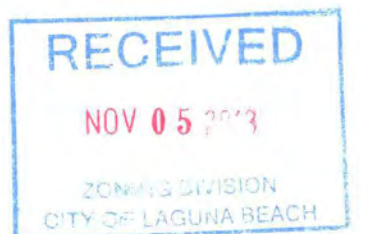


Val and Patti Morales

31521 Mar Vista Laguna Beach, CA

cc: Hugo Soria & Company

cc: Horst Architects



31514 MAR VISTA AVE.



4

MORALES RESIDENCE color and materials board

1. INTEGRALLY COLORED SMOOTH TROWEL STUCCO- off white
2. ALUMINUM & GLASS DOORS & WINDOWS - dark anodized bronze
w/ low E/ non-reflective glass
3. BUXIEL LIMESTONE- Staggered, random lengths, split face finish
4. MOCHA CREAM LIMESTONE PAVERS- honed
5. GLASS GAURDRAILS- clear glass with dark anodized brone top rail.
6. MOVEABLE WOOD/RESYSTA SCREENS- brown

31521 Mar Vista Avenue

MINUTES
BOARD OF ADJUSTMENT/DESIGN REVIEW BOARD
REGULAR MEETING AND NOTICED HEARING

DECEMBER 12, 2013

A regular noticed meeting of the Board of Adjustment/Design Review Board of the City of Laguna Beach, California, convened at 6:00 p.m. in the City Council Chambers on December 12, 2013

Present: Caren Liuzzi, Roger McErlane, Monica Simpson, Robin Zur Schmiede

Absent: Michael Wilkes

Staff Present: Liane Schuller, Nancy Csira, Belinda Deines, Martina Speare, Margaret Brown

NEW BUSINESS

13. 31514 MAR VISTA AVENUE, APN 056-091-21 (Staff Assist) (CONTINUED TO 2/6)

DESIGN REVIEW 13-2145, COASTAL DEVELOPMENT PERMIT 13-2181 AND A CATEGORICAL EXEMPTION

The applicant requests design review and a coastal development permit to construct a new 3,712 square-foot single-family dwelling in the R-1 (Residential Low Density) zone. Design review is required for the new structure, elevated decks, tandem parking, skylights, air-conditioning, chimney height, grading, retaining walls, pool/spa and landscaping.

Ms. Zur Schmiede made a motion, seconded by Ms. Simpson, to continue Design Review 12-3145, Coastal Development Permit 13-2181 at 31514 Mar Vista Avenue to February 6, 2014. Motion carried unanimously 4-0.

Motion RZ Second MS Grant___ Deny___ Cont 2/6 Unan. 4-0

Liuzzi Y McErlane Y Simpson Y Wilkes Absent Zur Schmiede Y

Kramer, Pat CD

From: steve kawatani <plantman2@mac.com>
Sent: Tuesday, December 10, 2013 3:20 PM
To: Kramer, Pat CD
Subject: 31514 Mar Vista

Hi Pat,

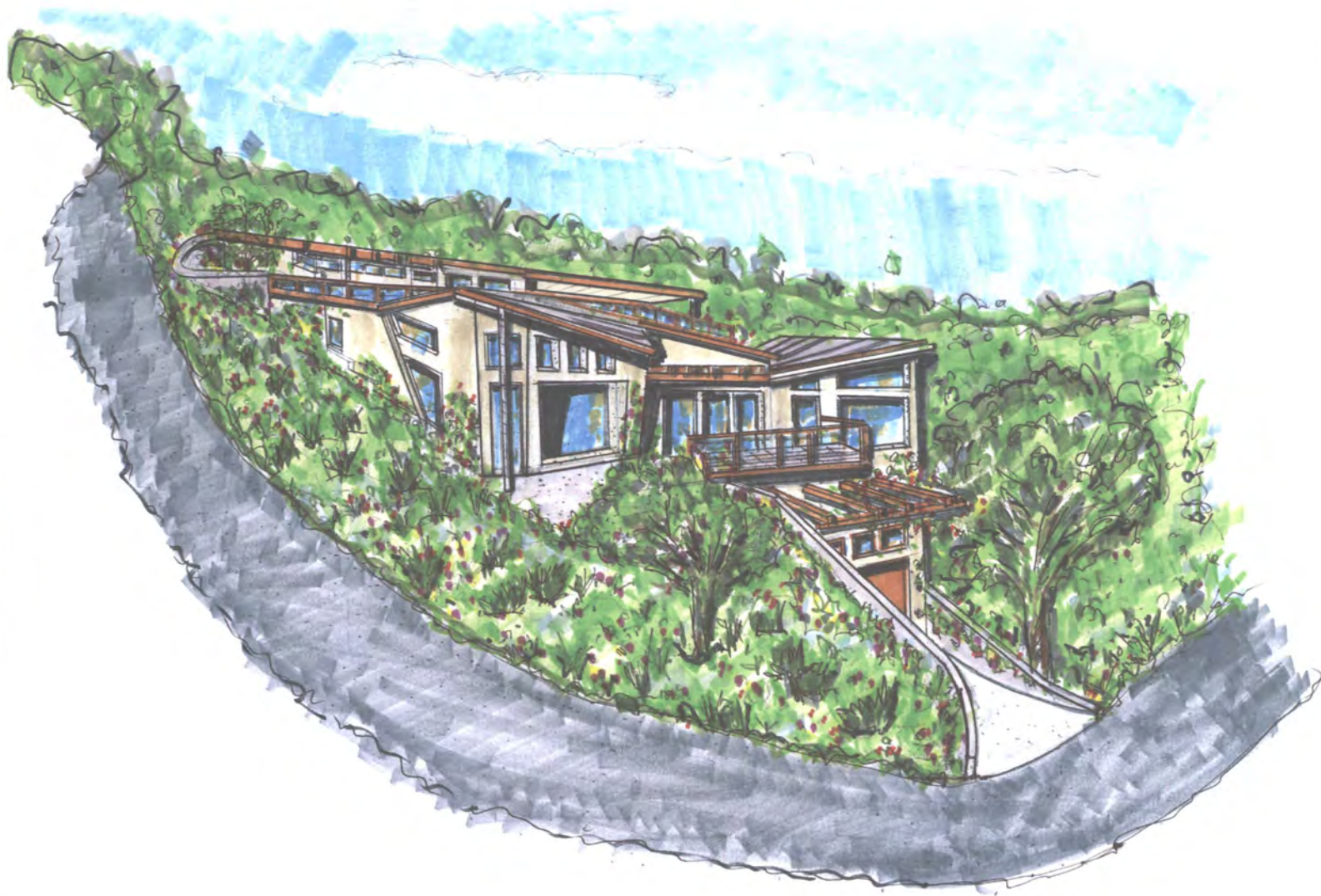
We have volunteered to continue the project to February 6, 2014, per Margaret and Liane.

Please confirm.

Best,

Steve Kawaratani
949.290.0210

Sent from my iPhone



31514 MAR VISTA AVE.

31514 MAR VISTA AVE.



ROOF

BODY



ACCENT
WINDOWS / DOORS



TRIM / BODY
TRELLIS



TRIM

RECEIVED

NOV 05 2013

ZONING DIVISION
CITY OF LAGUNA BEACH

Con
✓ complete
& return to
Pat Kerner
ASAP



NOV 08 2013

INSTRUCTIONS FOR POSTING OF PROPERTY

1. The Public Notice and a reduced color elevation (required of new projects and 50% additions) must be affixed to a stake or structure and mounted on rigid cardboard. Do not attach notice to trees, telephone poles, etc. To protect the notice from exposure to weather, please enclose the notice in a plastic bag.
2. Posting must be placed in a prominent and conspicuous location, clearly visible from a public street.
3. On large properties more than one notice may be required.
4. Posting must be at least fourteen (14) days prior to the hearing.
5. Applicant must sign and return the lower portion of this page after posting the property.

Staking and certification of the property with story poles shall be completed at least **28 CALENDAR DAYS PRIOR** to the first hearing date. Projects continued to any additional hearings shall be restaked and re-certified at least 14 calendar days before the hearing.

AFFIDAVIT OF POSTING OF NOTICES, COLOR ELEVATIONS AND CERTIFICATION OF STAKING

The undersigned hereby certifies that he/she has posted the public hearing notice in a conspicuous location or caused it to be posted in a conspicuous place on each parcel of property that is to be considered at the public hearing pursuant to LBMC 25.05.065. For projects that are required to be staked, the undersigned also hereby certifies that the project has been staked and that the staking has been certified at least 28 calendar days prior to the hearing, pursuant to LBMC 25.05.040(C). An original signed copy of the certification of staking has been submitted to the City.

31514 Mac-Vista APN _____
Project Location

Meeting Date: 12/12/13

[Signature] Signature
11-6-13 Date

EARLY NEIGHBORHOOD COMMUNICATION CERTIFICATION

The City requires each applicant to take reasonable steps to contact neighbors within 300 feet of the proposed project prior to a hearing before the Design Review Board. Such early, informal communication with neighbors, preferably prior to deciding on a final design, often resolves potential conflicts so that the formal Design Review process can be expedited.

I hereby certify that I have taken reasonable steps to contact all property owners within 300 feet of the subject property and held a meeting/open house on _____ to review the proposed plans.

The issues discussed at the meeting were _____

and the neighbors attending were _____

Printed Name

Signature



1/26/2013 Scanned

NOTICE OF PUBLIC HEARING

LAGUNA BEACH BOARD OF ADJUSTMENT / DESIGN REVIEW BOARD

The CITY OF LAGUNA BEACH BOARD OF ADJUSTMENT / DESIGN REVIEW BOARD will hold a public hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue to consider: **DESIGN REVIEW 2013-2145, COASTAL DEVELOPMENT PERMIT 2013-2181 AND CATEGORICAL EXEMPTION** for property located at:

Hamilton Residence
31514 Mar Vista Avenue
APN 056-091-21

SAID PUBLIC HEARING TO BE HELD: **Thursday, December 12, 2013 at 6:00 p.m. NO FURTHER PUBLIC NOTICE WILL BE GIVEN.**

Project Description: The applicant requests design review and a coastal development permit to construct a new 3,712 square-foot single-family dwelling in the R-1 (Residential Low Density) Zone. Design review is required for the new structure, elevated decks, tandem parking, skylights, air-conditioning, chimney height, grading, retaining walls, pool/spa, and landscaping.

The property is required to be staked with story poles at least **28 calendar days** prior to the hearing.

The City encourages anyone with questions or concerns regarding the proposed project to contact:

Project applicant: John DeLangis, Continental Properties (949) 306-4729 or jdelangis@me.com

City staff: Martina Speare, Associate Planner (949) 464-6629 or mspeare@lagunabeachcity.net

IMPORTANT! If you have concerns about the effects this proposed project could have on your property and you wish those concerns to be considered by the Design Review Board at the public hearing, it is imperative that you invite the Board Members to view the project site and staking from your property prior to the meeting. Please contact the Board Members no earlier than the Friday before the scheduled hearing. A list of Board Members and phone numbers is available at City Hall. Board Members do visit the applicant's property prior to the hearing.

The plans and application may be examined and reviewed at the DEPARTMENT OF COMMUNITY DEVELOPMENT between the hours of 8:00 a.m. – 3:00 p.m. any regular workday. Comments may be made in person at the hearing, or in writing prior to the hearing, when brought or mailed to City Hall. It is recommended that written correspondence be delivered to City Hall at least 10 days prior to the public hearing – six (6) copies are required. It is possible that this project may be continued to some specific future date and/or modified during the Design Review process. If you challenge the nature of the proposed project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Board at, or prior to, the Public Hearing. The City staff has determined the project to be subject to a (x) Categorical Exemption () Negative Declaration, pursuant to the California Environmental Quality Act.

This project is located within the City of Laguna Beach Coastal Zone. The Coastal Development Permit application was filed on October 30, 2013 and does not constitute development appealable to the California Coastal Commission.

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the Community Development Department at (949) 497-0723 (telephone) or (949) 497-0739 (facsimile). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

505 FOREST AVE.

LAGUNA BEACH, CA 92651

TEL (949) 497-3311

FAX (949) 497-0771



EARLY NEIGHBORHOOD COMMUNICATION CERTIFICATION

The City requires each applicant to take reasonable steps to contact neighbors within 300 feet of the proposed project prior to a hearing before the Design Review Board. Such early, informal communication with neighbors, preferably prior to deciding on a final design, often resolves potential conflicts so that the formal Design Review process can be expedited.

I hereby certify that I have taken reasonable steps to contact all property owners within 300 feet of the subject property and held a meeting/open house on Dec 2012 to review the proposed plans.

The issues discussed at the meeting were Proposed development

and the neighbors attending were JOE BAKER, JIM PERRY MIKE GONZALES ESPENITO
BOB LAWSON w/ VAL PATTY MORALES

Jon DeLangis

Printed Name

[Signature]

Signature

Liana [unclear] property posting

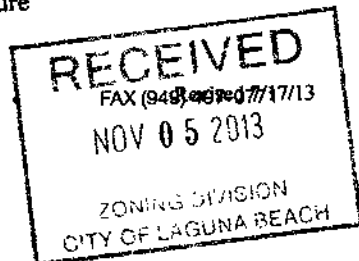
LAGUNA BEACH, CA 92651

TEL (949) 497-3311



RECYCLED PAPER

Re: 31514
MAR VISTA



ACKNOWLEDGMENT OF APPLICANT
AND REFUNDABLE
DEPOSIT FOR REMOVAL OF STAKING POLES

Name: Continental Properties Deposit Date: 11/5/13

DRB Date: _____ Admin DR Date: _____ APN: 056-091-21

Property Address: 31514 Mtn Vista Deposit Trust: _____

Refund Mailing Address: 1195 Temple Hills - Laguna Beach

Refund Checks Are Made Payable

To the Account Holder Listed on the Check Submitted for Deposit
(Cash deposit will be refunded to the person whose signature is designated below)

Laguna Beach Municipal Code section 25.05.040(C)(2) requires the removal of staking poles for design review within **20 calendar days** of the final project decision, following the end of the appeal period.

A deposit in the form of **cash or check** is required to ensure the timely removal of staking poles. The deposit shall be returned to the Applicant upon the timely removal of the staking poles. The deposit shall be forfeited by the Applicant in the event the staking poles are not removed within the prescribed time, and the City will remove the staking poles from the project site.

Applicant's Acknowledgment: This deposit is made pursuant to Laguna Beach Municipal Code section 25.05.040(C)(2) as set forth above. I understand that the deposit will be returned to me in the event the staking poles are timely removed. I further understand and agree that my failure to cause the staking poles to be removed within the specified time period will result in the automatic forfeiture of the deposit and the removal of the staking poles. In such event, I consent to have the City of Laguna Beach (including its authorized employees or contractors) enter upon the subject property for the limited purpose of removing and disposing of the staking poles.

Property Owner (print name): Jon DeLangis

Signature: 

**Please Return the Attached Affidavit to the Zoning Division
Once Staking Poles Have Been Removed to Initiate the Refund Process.**

**This Must Be Completed Within 20 Calendar Days of the Final Project Decision,
Following the End of the Appeal Period**

City of Laguna Beach
Finance Department
DEPOSIT TRUST RECEIPT
No. DT-007391PL

Amount: \$1,050.00 Check 7585

Date: November 05, 2013

Received From: Continental Properties
Jon Delangis
1195 Temple Hills Drive
Laguna Beach, CA 92651

Account Name: Staking Deposit

Account Description: 31514 Mar Vista

Account Number 5100000000590

BY: Mindy La Tendresse
Authorized Signature

CONTINENTAL PROPERTIES, INC.
1195 Temple Hills Drive
Laguna Beach, CA 92651
(949) 306-4729

UNION BANK, NA, DIV OF THE BANK OF TOKYO-MITSUBISHI UFJ, LTD
400 CALIFORNIA ST
SAN FRANCISCO, CA 94104-1302
16-49/1220

7585

11/04/13

PAY TO THE
ORDER OF

City of Laguna Beach

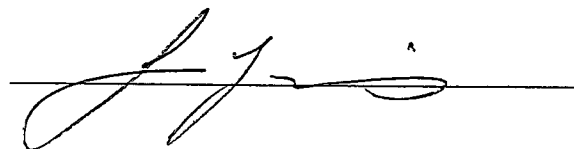
\$ **1,050.00

One Thousand Fifty and 00/100***** DOLLARS

City of Laguna Beach

MEMO

31514 DRB



⑈007585⑈ ⑆122000496⑆ 0650016505⑈

Check # 7585 has been received on this date for a staking pole deposit of \$1,050 made payable to the City of Laguna Beach and to be cashed by the Finance Department.

CONTINENTAL PROPERTIES, INC.
1195 Temple Hills Drive
Laguna Beach, CA 92651
(949) 306-4729

UNION BANK, NA, DIV OF THE BANK OF TOKYO-MITSUBISHI UFJ, LTD
400 CALIFORNIA ST
SAN FRANCISCO, CA 94104-1302
16-49/1220

7585

11/04/13

PAY TO THE
ORDER OF

City of Laguna Beach

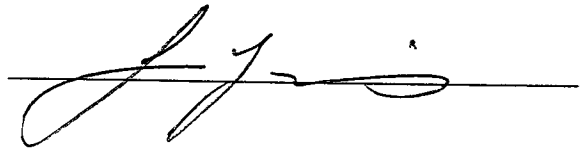
\$ **1,050.00

One Thousand Fifty and 00/100*****
... DOLLARS

City of Laguna Beach

MEMO

31514 DRB



⑈007585⑈ ⑆122000496⑆ 0650016505⑈

“AFFIDAVIT OF REMOVAL OF STAKING POLES”

The undersigned hereby certifies that the staking poles previously installed on this property have been removed

A refund of the removal deposit is hereby requested

Project Address: _____

Signature: _____

Please allow 1-3 weeks for Processing and Receipt of Refund

SUSAN W. CASE, INC.

susancaseinc@yahoo.com

FILE#139297

31514 MAR VISTA AVE

LAGUNA BEACH CA

NOVEMBER 4 2013

300' OWNERS AND 100' OCCUPANTS

056 091 21

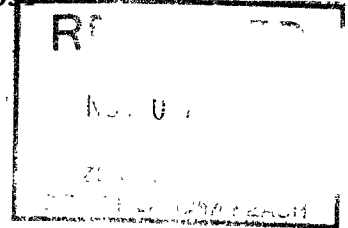
917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651

PHONE (949) 494-6105 • FAX (949) 494-7418

RECEIVED

NOV 05 2013

**ZONING DIVISION
CITY OF LAGUNA BEACH**



056 070 18

Michael Rosenberg

22212 Rico Rd

Laguna Beach CA 92651

056 070 19

Russell Cogdill

22202 Rico Rd

Laguna Beach CA 92651

056 070 26

South Coast County Water

31592 West St

Laguna Beach CA 92651

056 087 01

Betty Hogan

31501 Eagle Rock Way

Laguna Beach CA 92651

056 087 02

Darryl James Reames

31503 Eagle Rock Way

Laguna Beach CA 92651

056 087 03

Anja Reich

31505 Eagle Rock Way

Laguna Beach CA 92651

056 087 04

Jessica Murray

31507 Eagle Rock Way

Laguna Beach CA 92651

056 087 05

John Gray

31509 Eagle Rock Way

Laguna Beach CA 92651

056 087 06

Alexander Williamson

31511 Eagle Rock Way

Laguna Beach CA 92651

056 087 07

Lona Lee Satrappe

31513 Eagle Rock Way

Laguna Beach CA 92651

056 087 08

J O Larson

30328 Skippers Way Dr

Canyon Lake CA 92587

056 087 60

Thomas Lee Phillips

31531 Scenic Dr

Laguna Beach CA 92651

056 091 02

Matthew Laskowski

326 N Gardner St

Los Angeles CA 90036

056 091 03

Robert DeVito

31562 Mar Vista Ave

Laguna Beach CA 92651

056 091 04

Beth Ary

7 Camel Point Dr

Laguna Beach CA 92651

056 091 15

Jack Lampert

31522 Mar Vista Ave

Laguna Beach CA 92651

056 091 16

Joseph Baker

31516 Mar Vista Ave

Laguna Beach CA 92651

056 091 17

Michael Gonzalez

31502 Mar Vista Ave

Laguna Beach CA 92651

056 091 19

M Vista Laguna Property

2434 Southport Way

National City CA 91950

056 091 20

M Vista Laguna Property

2434 Southport Way #F

National City CA 91950

056 091 21

Douglas Hamilton

31151 Monterey St

Laguna Beach CA 92651

056 091 22

Lloyd Marlin Kisling

619 Woodland Dr

Twin Falls ID 83301

056 093 01

Morales

10 Walnut Crk

Irvine CA 92602

056 093 02

Neil Steinman

31500 Eagle Rock Way

Laguna Beach CA 92651

056 093 03
Fannie Trust Lum
31561 Mar Vista Ave
Laguna Beach CA 92651

056 093 04
James Perry
32021 Coast Hwy
Laguna Beach CA 92651

056 093 16
Beata Reimer
31732 Mar Vista Ave
Laguna Beach CA 92651

056 093 17
Barbara Love
31503 Shrewsbury Dr
Laguna Beach CA 92651

056 093 18
James McDonald
31566 Scenic Dr
Laguna Beach CA 92651

056 093 20
Dianna Costanzo
9715 Columbus Ave
North Hills CA 91343

056 093 21
Wanda Cue
5426 E Brittain St
Long Beach CA 90808

056 093 22
Barry Fogel
8010 Fareholm Dr
Los Angeles CA 90046

056 093 28
Kurt Hanselman
31562 Scenic Dr
Laguna Beach CA 92651

056 093 29
Commercial Equity Sellco
31502 Burnside Pl
Laguna Beach CA 92651

056 093 30
John Kirk English
183 Leucadia Rd
La Habra Heights CA 90631

056 093 31
John LaBreche
4675 Alto Ave
Las Vegas NV 89115

056 093 32
Margaret Budreau
31506 Eagle Rock Way
Laguna Beach CA 92651

056 093 33
Cathy Louise Taylor
31504 Eagle Rock Way
Laguna Beach CA 92651

056 231 17
Wells Fargo Grand Bank
105 Crescent Bay Dr #M
Laguna Beach CA 92651

658 201 10
Donald Zamborelli
31877 Circle Dr
Laguna Beach CA 92651

658 201 11
Co Doctors
31401 Mar Vista Ave
Laguna Beach CA 92651

056 091 19
Occupant
31512 Mar Vista Ave
Laguna Beach, CA 92651

056 091 20
Occupant
31510 Mar Vista Ave
Laguna Beach, CA 92651

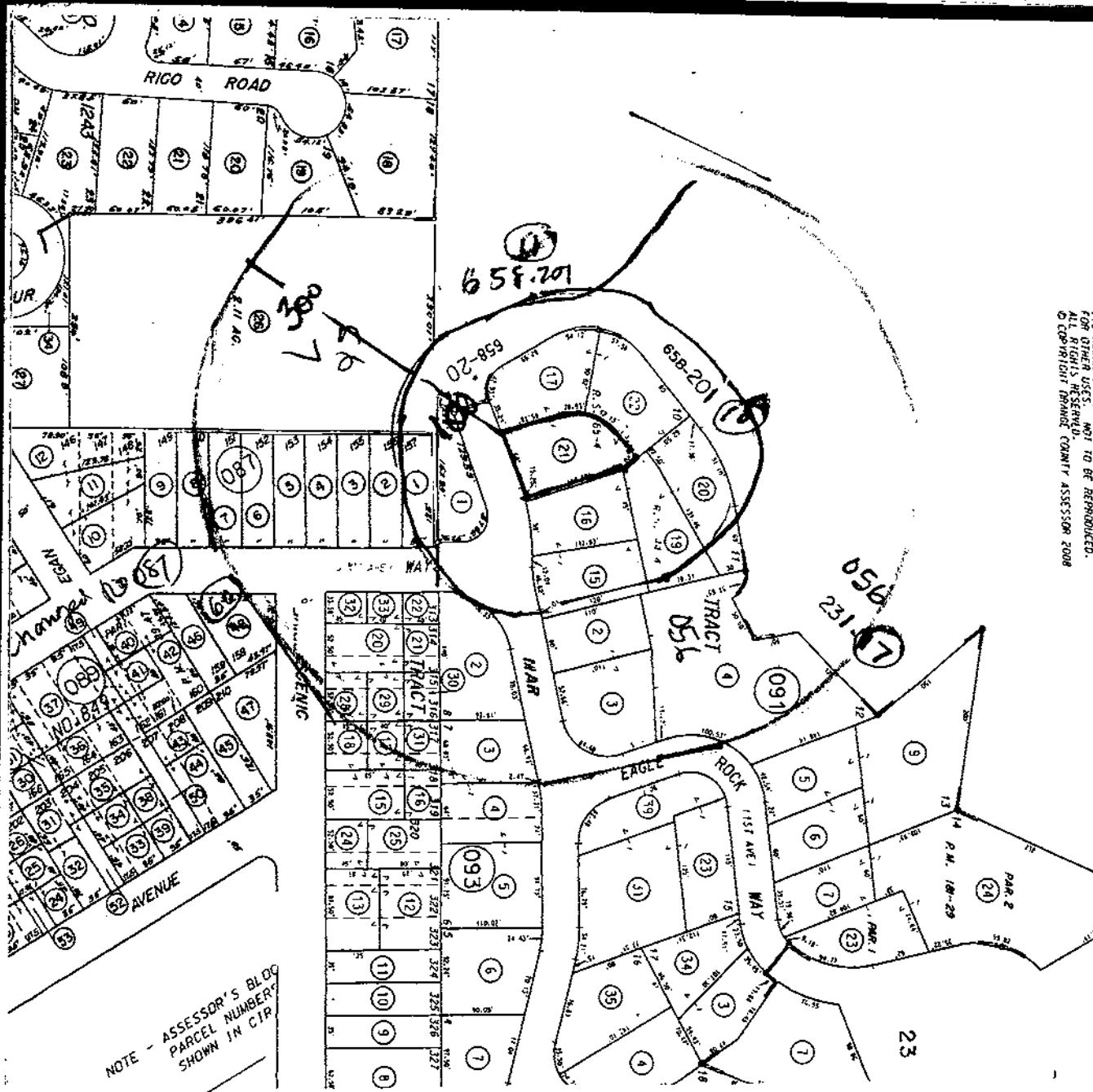
056 091 21
Occupant
31514 Mar Vista Ave
Laguna Beach, CA 92651

056 091 22
Occupant
31508 Mar Vista Ave
Laguna Beach, CA 92651

056 093 01
Occupant
31521 Mar Vista Ave
Laguna Beach, CA 92651

056 093 02
Occupant
31500 Eagle Rock Way
Laguna Beach, CA 92651

658 201 10
Occupant
31500 Mar Vista Ave
Laguna Beach, CA 92651



Map Preparer:
SUSAN W. CASE, INC.
917 GLENNEYRE ST #7
LAGUNA BEACH CA 92651
949 494 6105
susancaseinc@yahoo.com

FILE#139297
31514 MAR VISTA AVE
LAGUNA BEACH CA
NOVEMBER 4 2013
300' OWNERS AND 100' OCCUPANTS
056 091 21



north

Notice of Exemption

Appendix E

To: Office of Planning and Research
PO Box 3044, Room 113
Sacramento, CA 95812-3044

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

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

Project Title: New single-family dwelling

Project Applicant: 31514 Mar Vista Avenue

Project Location - Specific: 31514 Mar Vista Avenue (APN 056-091-21)

Project Location - City: Laguna Beach

Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project: The applicant requests design review and a coastal development permit to construct a new 3,712 square-foot single-family dwelling in the R-1 (Residential Low Density) Zone. Design review is required for the new structure, elevated decks, tandem parking, skylights, air-conditioning, chimney height, grading, retaining walls, pool/spa, and landscaping.

Name of Public Agency Approving Project: Design Review Board

Name of Person or Agency Carrying Out Project: Martina Speare, Assistant Planner

Exempt Status: (check one)

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. **15303 Class3 (a)**
- ☐ Statutory Exemption. State code number:

Reasons why project is exempt: The project is categorically exempt from the CEQA process under section 15303, Class 3 (a) in that a new single-family residence is proposed in a residential zone.

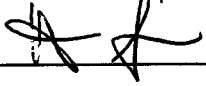
Lead Agency

Contact Person: Martina Speare

Phone Number: (949) 464-6629

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☒ No

Signature:  Date: 10/30/13 Title: Associate Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
at OPR: _____

Date Received for filing

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Applicant

**CITY OF LAGUNA BEACH
ZONING DIVISION**

PROJECT TITLE: New Single-Family Dwelling

PROJECT ADDRESS: 31514 Mar Vista Avenue

PLAN CHECK BY: Nancy Csira, Principal Planner

DATE: June 5, 2013



Your project application and plans have been reviewed for compliance with City Zoning standards. Please note in the left hand margin where corrections have been made or provide a separate response list identifying revisions/corrections. Please return this Plan Check List along with two sets of revised plans, red lined plans and any additional documentation.

- ✓ 1. **Zoning Plan Check:**
- a) Please refer to the red lined notes on the plans.
2. **Geological Reports (vacant sites):** As previously requested, please submit two copies of a geological report, which specifically addresses improvements proposed for the subject site and adjacent right-of-way. Geological reports should include, but are not limited to, subsurface investigation, characterization of geological site conditions, analysis of slope stability, potential destabilization of adjacent properties and recommendations for appropriate foundation and grading design. The report must have the **current property owner's name** and be less than five years old. A \$1,500 deposit is also required for review by the City's contract geologist prior to Design Review.
3. **Landscape Plan Review:** The City's landscape plan review noted that target (disallowed) plant material must be omitted from the plan - Artemisia and Salvia. Please revise the landscape plan.
4. **Landscaped Open Space:** Please revise the landscape open space (LOS) plan. LOS cannot be counted in the access easement and cul-de-sac.
5. **Fire Department Review:** The FD-SAP plan (labeled L-5) was pulled from the landscape plans and forwarded to the Fire Department on June 5th for their review. Comments will be forwarded to the property file.
6. **Public Works Department Review:** The parking space dimensions/symbol encroaches into the cul-de-sac and overlaps walls shown on the site plan and landscape plan. Please revise the plans to clearly show the 8'x22' required space. Once the plans are revised to show the parking space and cul-de-sac, plans will be forwarded to the Public Works Department for their review and approval of the proposed improvements. Comments will be forwarded to the property file.
- ✓ 7. **Approvals:** The proposed project requires Design Review Board approval and a Coastal Development Permit the new structure, tandem parking, skylights,

DONE

DONE

REVISION
SEE
FD-SAP

REVISION

chimney height, elevated decks, grading, retaining walls, pool, spa and landscaping.

- SEE STAKE 12-1.1 ✓
8. **Setbacks:** It is unclear if the proposed structure and elevated terraces are within the required side setbacks and permitted projections [LBMC 25.50.008(C)]. Please provide a setback diagram for staff review prior to plotting on the site plan.
 9. **FYI - Staking:** All projects subject to design review are required to have story pole height certified 28 calendar days prior to the scheduled Design Review hearing.
 - ✓ 10. **FYI - Revisions:** Requests for design changes to design review approved plans are required to be returned to the approval body as a noticed public hearing item. This includes window and door changes, roofline changes, skylights, chimney relocation, pools/spas, air conditioning units and any other exterior modifications. To avoid additional public hearings, please incorporate all desired design elements in the original plans.

Additional corrections may be required after submitting requested corrections and supplementary information. Should you have any questions regarding these corrections and comments, please contact: Nancy Csira at (949) 497-0332 or via email ncsira@lagunabeachcity.net.

For additional information regarding the parking and zoning standards, the City has a website at the following address: www.lagunabeachcity.net (look under the Reference Library for "Municipal Code").

NOTE TO APPLICANT: IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE THAT DISCREPANCIES DO NOT EXIST BETWEEN THE PROJECT'S DESCRIPTION ON THE PERMIT, THE ARCHITECTURAL PLANS AND THE STRUCTURAL PLANS. IF DISCREPANCIES EXIST BETWEEN ARCHITECTURAL PLANS AND STRUCTURAL PLANS, THE ARCHITECTURAL PLANS SHALL TAKE PRECEDENCE. ULTIMATELY THE SCOPE OF WORK, AS DESCRIBED ON THE PERMIT AUTHORIZING THE CONSTRUCTION, TAKES PRECEDENCE OVER THE PLANS. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE DESCRIPTION ON THE PERMIT, THE PERMIT GOVERNS.

IF THE REQUIRED CORRECTION/ITEMS ARE NOT RECEIVED BY THE DEPARTMENT WITHIN SIX MONTHS OF THE DATE OF THIS LETTER, THE DEVELOPMENT WILL AUTOMATICALLY BE DEEMED ABANDONED AND A NEW APPLICATION AND PAYMENT OF CURRENT FEES WILL BE REQUIRED.

Balmer-Csira, Nancy CD

From: Stefano, Dan FD
Sent: Friday, June 14, 2013 10:18 AM
To: Balmer-Csira, Nancy CD
Subject: 31514 Mar Vista - FD SAP: Fire Department Comments

Nancy:

I just spoke with Environmental Designs about this project and identified the following corrections:

- Update the landscape requirement (upper left corner of the plan) to reflect City of Laguna Beach FD, not OCFA
- Provide 3' firefighter access on all sides of the structure
- Clarify the sprinkler remarks with Hugo Sorio (e.g., 3 head calculation with FDC or a straight 4-head calculation?)


I will bring the hard copy down with some "red marks" identifying these items. Please let me know if you need anything else.

Thank you,

Dan

Dan Stefano
Division Chief / Fire Marshal
Laguna Beach Fire Department
505 Forest Avenue
Laguna Beach, CA 92651
(949) 497-0354
dstefano@lagunabeachcity.net

THIS MATTER WILL BE ADDRESSED IN A LATER DATE WHEN FIRE SPRINKLER PLAN ARE SUBMITTED PRIOR TO BUILDING PERMIT ISSUANCE.


10/28/13

CONFIDENTIALITY NOTICE: This e-mail communication and any attachments, including documents, files, or previous e-mail messages, constitute electronic communications within the scope of the Electronic Communications Privacy Act, 18 USCA 2510 et al. This e-mail communication may contain non-public, confidential or legally privileged information intended for the sole use of the designated recipient(s). The unauthorized and intentional interception, use, copy or disclosure of such information, or attempt to do so, is strictly prohibited and may be unlawful under applicable laws. If you have received this e-mail communication in error, please immediately notify the sender by return e-mail and delete the original e-mail from your system.



TO: WATER QUALITY DEPARTMENT/Dave Shissler

FROM: Zoning Division/Nancy Csira X332

APN# 056-091-21

Plans were submitted for your review on 10/29/13
(date)

for 31514 Mar Vista Ave
(address)

Concerns from Zoning:

Comments from Water Quality: SCWD

NO Comments!
(signature)

Fred



TO: PUBLIC WORKS DEPARTMENT/Steve May

FROM: Zoning Division/Nancy Csira X332

APN# 056-091-21

Plans were submitted for your review on 10/29/13
(date)

for 315H Ma Vista
(address)

Indicate as required:

- ☒ Elevation of property line @ driveway (3", 3 1/2", 5") _____
- ☒ Driveway slope taken from edge of (e) pavement _____
- ☒ Street improvement plans required _____
- ☐ Drainage issues? _____
- ☐ Sewer/utility comments? _____

Comments: Prior to issuance of a building permit, submit civil engineering plan for public street imp for review & approval of City Engineer.

Sherry 10/30/13
(signature)



Community Development Planning Division
City of Laguna Beach
505 Forest Avenue
Laguna Beach, CA 92651-2394

SANTA ANA, CA 92705

11 SEP 2013 PM 10:11

31514 Mar Vista Av



056-091-21
DOUGLAS & VICKIE HAMILTON
31151 MONTEREY ST
LAGUNA BEACH CA 92651

X 917 N7E 1009712I0009/13/13
FORWARD TIME EXP RTN TO SEND
HAMILTON
7000 FAIR OAKS BLVD APT 115
CARMICHAEL CA 95608-3355

RETURN TO SENDER

056-091-21



Balmer-Csira, Nancy CD

From: Stefano, Dan FD
Sent: Friday, June 14, 2013 10:18 AM
To: Balmer-Csira, Nancy CD
Subject: 31514 Mar Vista - FD SAP: Fire Department Comments

Nancy:

I just spoke with Environmental Designs about this project and identified the following corrections:

- *Update the landscape requirement (upper left corner of the plan) to reflect City of Laguna Beach FD, not OCFA*
- *Provide 3' firefighter access on all sides of the structure*
- *Clarify the sprinkler remarks with Hugo Sorio (e.g., 3 head calculation with FDC or a straight 4-head calculation?)*

I will bring the hard copy down with some "red marks" identifying these items. Please let me know if you need anything else.

Thank you,

Dan

*Dan Stefano
Division Chief / Fire Marshal
Laguna Beach Fire Department
505 Forest Avenue
Laguna Beach, CA 92651
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TO: FIRE DEPARTMENT

FROM: Zoning Division

Plans were submitted for your review on 6.5.13
(date)

for the property at

31514 Man Vista Ave
(address)

AP # _____

ZONING COMMENTS:

New Single -
Family Dwelling - FD-SAP

REQUIREMENTS _____

NASCH -

I HAVE EMAILED
YOU MY COMMENTS &
SPoke WITH
ENVIRONMENTAL DESIGNS.

T. HARRIS,

6/14/13

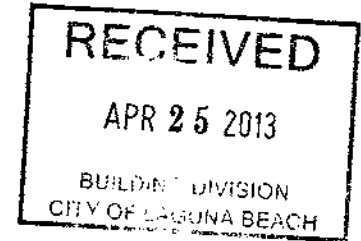
DAN

**Please return this form to Building Division

Applicant

CITY OF LAGUNA BEACH
ZONING DIVISION

PROJECT TITLE: New Single-Family Dwelling
PROJECT ADDRESS: 31514 Mar Vista Avenue
PLAN CHECK BY: Nancy Csira, Principal Planner
DATE: October 25, 2012



Your project application and plans have been reviewed for compliance with City Zoning standards. Please note in the left hand margin where corrections have been made or provide a separate response list identifying revisions/corrections. Please return this Plan Check List along with two sets of revised plans, red lined plans and any additional documentation.

1. **Zoning Plan Check:**

- a) Please provide the information circled or noted on the attached blue Zoning Plan Check Correction List; and
b) Please refer to the red lined notes on the plans.

2. **Geological Reports (vacant sites):** Please submit two copies of a geological report, which specifically addresses improvements proposed for the subject site and adjacent right-of-way. Geological reports should include, but are not limited to, subsurface investigation, characterization of geological site conditions, analysis of slope stability, potential destabilization of adjacent properties and recommendations for appropriate foundation and grading design. The report must have the current property owner's name and be less than five years old. A \$1,500 deposit is also required for review by the City's contract geologist prior to Design Review.

3. **Landscape Plan Review:** The City requires a landscape plan for all new development on vacant building sites. Upon resubmittal of plans, please submit the required \$420 initial landscape plan check fee (please note the \$210 fee for each landscape re-check). Staff may have additional comments or corrections related to the proposed landscape plan once comments are received from the City's landscape plans checker. Please refer to the submittal requirements list for landscape plans

4. **Landscaped Open Space:** Proposed landscaping should comply with LBMC §25.10.008(O). Based on this property development standard the subject property required a **minimum of (?) % ground-to-sky landscaped open space or landscaped area** (defined as any combination of living plants such as grass, ground cover, shrubs, vines, hedges or trees). To qualify as part of the required landscaped area there must be a minimum dimension of three feet. The landscaped area may be located anywhere within the lot, including the buildable

On

new redlined

Revisions may not be provided see L-plan corrections
correct plan to not include LOS areas in access easement or cul-de-sac

or setback areas. Please indicate the required landscaped open space on the revised site plan.

Fire Department Review: Please refer to the attached Fire Department Submittal Checklist and provide a separate "Fire Department – Site and Access Plan" as indicated.

6. **Public Works Department Review:** Once the plans are revised to show the parking space and cul-de-sac, plans will be forwarded to the Public Works Department for their review and approval of the proposed improvements. Comments will be forwarded to the property file.

7. **Approvals:** The proposed project requires Design Review Board ~~Board of Adjustment~~ approval and a Coastal Development Permit the new structure, skylights, chimney height, elevated decks, grading, retaining walls, pool, spa, ~~air conditioning~~ and landscaping.

8. **FYI - Staking:** All projects subject to design review are required to have story pole height certified 28 calendar days prior to the scheduled Design Review hearing.

9. **FYI - Revisions:** Requests for design changes to design review approved plans are required to be returned to the approval body as a noticed public hearing item. This includes window and door changes, roofline changes, skylights, chimney relocation, pools/spas, air conditioning units and any other exterior modifications. To avoid additional public hearings, please incorporate all desired design elements in the original plans.

Additional corrections may be required after submitting requested corrections and supplementary information. Should you have any questions regarding these corrections and comments, please contact: Nancy Csira at (949) 497-0332 or via email ncsira@lagunabeachcity.net.

For additional information regarding the parking and zoning standards, the City has a website at the following address: www.lagunabeachcity.net (look under the Reference Library for "Municipal Code").

ATTACHMENTS:

Zoning Review Submittal Checklist

Fire Department Submittal Checklist

NOTE TO APPLICANT: IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE THAT DISCREPANCIES DO NOT EXIST BETWEEN THE PROJECT'S DESCRIPTION ON THE PERMIT, THE ARCHITECTURAL PLANS AND THE STRUCTURAL PLANS. IF DISCREPANCIES EXIST BETWEEN ARCHITECTURAL PLANS AND STRUCTURAL PLANS, THE ARCHITECTURAL PLANS SHALL TAKE PRECEDENCE. ULTIMATELY THE SCOPE OF WORK, AS DESCRIBED ON THE PERMIT AUTHORIZING THE CONSTRUCTION, TAKES PRECEDENCE OVER THE PLANS. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE DESCRIPTION ON THE PERMIT, THE PERMIT GOVERNS.

IF THE REQUIRED CORRECTION/ITEMS ARE NOT RECEIVED BY THE DEPARTMENT WITHIN SIX MONTHS OF THE DATE OF THIS LETTER, THE DEVELOPMENT WILL AUTOMATICALLY BE DEEMED ABANDONED AND A NEW APPLICATION AND PAYMENT OF CURRENT FEES WILL BE REQUIRED.

Zoning Review Submittal Checklist

The following information is required for Zoning Review of development plans. Certain items are only required for new development or additions exceeding 50 percent. In order for your project to be deemed complete, the Planner assigned to review your plans will evaluate the information provided against this checklist. Incomplete plans will be returned for further work.

SUBJECT PROPERTY ADDRESS: 31514 MAR VISTA AVE

A. Application Forms

- ☐ Development Review Application (3 pages, two white and one yellow). The property owner's signature is required on both lines on the back of the white form.
- ☐ Filing Fee: Check with Building Division staff.
- ☐ Variance Application (if applicable).

B. Acceptable Plan Format

- ☐ Submit two full-sized plan sets on 18" x 24" or 24" x 36" format. Oversized plans will not be accepted without prior approval.
- ☐ The first sheet of the plan sets shall include the address and legal description of the site; Architect or Designer and Engineer's name(s), address(es) and phone number(s); and sheet index/legend (see requirement under Site Plan below).

C. Topographic Survey (required scale of 1/8" = 1'-0")

- ☐ For all projects subject to Design Review, provide a record boundary and topographic survey of the project site showing existing conditions only. A licensed surveyor or civil engineer must prepare the survey.

D. Photographs (photocopied on 8-1/2" x 11" sheets)

- ☐ Provide photographs of property, as viewed from the street, sides and rear (required for new development and aggregate additions exceeding fifty percent of the original structure. Please don't use card stock).

E. Site/Roof plan (required scale of 1/8" = 1'-0")

- ☐ North arrow (magnetic and project north).
- ☐ Dimension all lot boundaries.
- ☒ Include a Project Summary and Sheet Index (See attached required format).
- ☐ Show topographic contours at two-foot intervals covering the full site to center of right-of-way.
- ☐ Dimension all required setbacks.
- ☐ Dimension the distance from property lines to existing and proposed structures (at the narrowest point).
- ☒ Provide flagged height elevations at the following locations:
 - a. Fixed datum point from a survey showing a fixed benchmark elevation that represents a permanent, identifiable marker in the field.
 - b. Top of curb or centerline of street right-of-way, midway between the projected side lot lines
 - c. Centerline of street opposite the driveway and at the intersection of the driveway and front property line.
 - ☒ d. Both front and rear property corners.
- ☐ Label and dimension the right-of-way and paved improved width of all abutting streets and alleyways.
- ☐ Show all existing and proposed improvements within the right-of-way, including driveways, sidewalks, meters, utility boxes/poles, etc.
- ☐ Depict the location and dimensions of all existing and proposed public or private easements, and all property to be dedicated to the City for street or other purposes.
- ☐ On vacant and oceanfront sites, show the immediate outline of existing structures on adjacent contiguous properties.

(continued)

- ☐ Superimpose the roof plan, noting height elevations of ridges, eaves, skylights and chimneys. Show roof slopes and dimension eave overhang(s).
- ☐ Dimension all interior garages, exterior parking spaces, vehicular maneuvering and back-up areas.
- ☐ Show the height, location and material of all existing and proposed fences or walls. Show the location of any required pool security fencing.

NOTE
PROPOSED

☒ Label and locate, with dimensions, all proposed site improvements identified on the Development Review Application yellow form. **AC UNITS?**

- ☐ Note average driveway gradient, calculated from property line to face of garage/parking space(s).
- ☐ Locate and dimension trash storage area.

☒ For new development and additions exceeding 50 percent of the existing structure size, note to underground all utility lines to the nearest existing pole. Specify the type and location of the utility connection (pole or box). Indicate size of all utility boxes. **EXIST. WILL BE RELOCATED**

☐ For new development, show proposed connection to public sewer system.

F. Staking Plan (required scale of 1/8" = 1'-0") **site walls > 5'**

- ☐ Show all property lines, building footprint, street names, north arrow and location of story poles. Poles should be placed to clearly represent the proposed building envelope. Roof ridges, eaves, decks, chimneys and other features that would be of significance to other property owners should be staked.

☒ Note the fixed datum point (same as used on site plan).

☐ Note the appropriate height elevation of the top of each pole relative to the datum point.

☒ Provide horizontal dimensions to each pole relative to the property lines.

☐ Note that story poles shall be strung and connected with ribbon or string to depict the building outline.

☐ Include certification table and signature form. See the Information Guide for Staking for the correct format.

G. Floor plans (required scale of 1/4" = 1'-0")

- ☐ Orient the plans to match the site plan.
- ☐ Indicate the use and dimensions of all existing and proposed rooms and interior garages.
- ☐ Using standard drafting techniques/legend, clearly identify existing walls to remain (plain), existing walls to be rebuilt (shaded), walls to be demolished (dashed) and proposed new walls (shaded).
- ☐ Note the finish floor elevation of each level.

H. Demolition Plans (required scale of 1/4" = 1'-0")

- ☐ Provide complete demolition floor plans, roof plans and exterior elevations.

I. Elevation Views (required scale of 1/4" = 1'-0")

- ☐ Label height elevations of roofs, floors, plate lines and decks.
- ☐ Clearly identify new versus existing construction (shade, crosshatch and/or dimension).
- ☒ Show existing (dashed line) and proposed (solid line) grades.
- ☐ Using dashed lines, illustrate the maximum allowed building envelope [25.50.004(d)].
- ☐ Include landscape site walls exceeding five feet in height on the elevation drawings.

J. Cross Sections (required scale of 1/4" = 1'-0")

- ☐ For new structures and significant additions, provide a minimum of two perpendicular views through the total site showing the structure and lines of existing and proposed grade. Include site improvements such as walls, terraces, pools/spas, etc.

K. Floor Area Calculations (required scale of 1/4" = 1'-0")

☒ Provide a separate, dimensioned plan graphically showing the method used in determining the existing and proposed floor areas, including garage, decks and storage/mechanical. Floor area is calculated from the outside structural wall, including retaining wall when below grade.

DSKE

L. Open Space Calculations (required scale of 1/4" = 1'-0")

- ☐ For projects other than single-family residential, provide a separate dimensioned plan showing open space areas and calculations [25.50.010].

M. Grading Plan

- ☐ Required for new projects and projects involving cut and/or fill in excess of 20 cubic yards outside of the building footprint.
- ☐ Provide a preliminary grading and drainage plan with proposed cut and fill area clearly delineated. Include a sufficient number of slope profiles to clearly illustrate the extent of proposed grading. Contours are to be shown for existing conditions and proposed work.
- ☐ For project sites containing a mapped significant watercourse and/or sensitive habitat, show temporary protective barriers at the edge of areas to be disturbed.

N. Landscape Plan (required scale of 1/8" = 1'-0")

- ☒ Landscape plans (new or as-planted) are required for new development, aggregate additions exceeding 50 percent and projects involving upper level additions. See the landscape submittal checklist for the information required on the plans.

O. Exterior Lighting Plan (required scale of 1/8" = 1'-0")

- ☐ On a separate site plan, show exiting doors and all lighting fixtures proposed for the exterior of the building (soffit, surface mounted, etc.).

P. Additional Required Information for Certain Sites

- ☐ Arch Beach Heights Specific Plan: When new windows are proposed, on the Elevation Views dash in the horizontally projected outline of windows on existing neighboring structures within 10 feet of the proposed new windows [25.35.090].
- ☐ Diamond Crestview Specific Plan: Construction Staging Plan and Constraint Analysis (refer to p.IV-10 of the Specific Plan).
- ☐ Historic Register Structures: Provide a structural and historical assessment of the structure identifying character defining features. Clearly identify on the plans those features that will be removed and those that will be retained.

Applicant

**CITY OF LAGUNA BEACH
ZONING DIVISION**

PROJECT TITLE: New Single-Family

DATE: 4/17/2012

PROJECT ADDRESS: 31514 Mar Vista Ave.

RECEIVED

PLAN CHECK BY: Martina Speare, Assistant Planner

OCT 16 2012

City of Laguna Beach
Zoning Division

Your project application and plans have been reviewed for compliance with City Zoning standards. Please note in the left hand margin where requested corrections have been made or provide a separate response list identifying revisions/corrections. Please return this Plan Check List along with two sets of revised plans, red lined plans and any additional documentation.

1. Zoning Plan Check:

- ✓ a) Please provide the information circled or noted on the attached blue Zoning Plan Check Correction List; and
- ✓ b) Please refer to the red lined notes on the plans.

2. Site Plan: On the site plan, please:

- a) Note the location of any proposed pool/spa equipment or a/c condenser units. Such equipment may not be located within the required front or side setbacks.
- ✓ b) Note the finished surface elevations on all proposed patios, decks, exterior stair landings and walls or fences, relative to adjacent existing and finished grades.
- ✓ c) Show the required minimum 5' high pool security fencing and identify the construction material. Demonstrate compliance with LBMC §25.50.016 and LBMC §25.50.012(A).

OP. **Topographic Survey:** Please submit a topographic survey that has been prepared by a licensed surveyor or civil engineer (the survey should be stamped to show compliance).

4. **Building Envelope:** Please refer to the attached height diagram and/or the red-lined elevations. On the elevations please delineate the maximum allowed building envelope with dashed lines, per the following provisions:

- a) Maximum Building Height [LBMC §25.10.008(D)]:
 - i. 15'-0" above the rear property line; and
 - ii. 30'-0" above natural grade, finish grade or lowest finish floor, whichever is most restrictive.
- b) Additional Building Setback [LBMC §25.50.004(D)].

Car

5. **Access Requirements:** New development projects or projects exceeding 50% of the original square-footage of the structure are required to comply with current access requirements. A Grant of Easement may be required if the proposed access improvements extend beyond the right-of-way. On the site plan, please:

- ✓ a) Dimension existing street pavement in front of the project site;
- b) Identify the right-of-way centerline location, centerline elevation and show both street pavement edges and the centerline of the existing street pavement;
- ✓ c) Indicate the required minimum ten-foot wide paved travel lane and two-foot reserve shoulder, measured from the centerline of the existing street pavement. The travel lane and reserve shoulder must be shown along all street frontage adjacent to the property;
- ✓ d) Indicate the pavement width proposed to accommodate one 8'-0" by 22'-0" on-street parking space that is located outside of the required ten-foot wide travel lane (it may overlap the required two-foot reserve shoulder);
- ✓ e) Indicate if the existing street pavement meets these requirements, or where additional pavement is to be provided.

The elevation of the property line at the driveway is required to be a minimum of 5" (no curb) above the centerline of the existing street improvement. Please indicate spot elevations on the site plan to demonstrate compliance.

6. **Street Improvements:** A portion of the street improvements and/or public parking space you are required to provide lies outside of the current street right-of-way on private property. A Grant of Easement is required for that portion of the street improvement on private property granting to the City a perpetual easement for public street purposes. A form for that purpose with an example is attached. Any approval for the project shall be conditioned upon providing the recorded easement to the City prior to issuance of a building permit.

7. **Corner cutback areas:** The following regulations shall apply to all intersections of streets, alleys and/or driveways in order to provide adequate visibility for vehicular traffic. There shall be no visual obstruction by structures, landscaping, fences or otherwise within the cutback areas established herein. In hillside areas, corner cutback treatment shall include such finish grading as may be necessary to provide for reasonable intersection visibility. The cutback line shall be horizontal plane, making an angle of forty-five degrees with the side, front or rear property line, as the case may be. The line shall pass through a point not less than seven feet from the edge of the street, alley or driveway where it intersects the other street or alley right-of-way.

No Grant of Easement
NOT ATTACHED
SEE SKT. A-1

8. **Geological Reports (vacant sites):** Please submit two copies of an updated geological report, which specifically addresses improvements proposed for the subject site and adjacent right-of-way. Geological reports should include, but are not limited to, subsurface investigation, characterization of geological site conditions, analysis of slope stability, potential destabilization of adjacent properties and recommendations for appropriate foundation and grading design. The report must have the current property owner's name and be less than five years old. A \$1,500 deposit is also required for review by the City's contract geologist prior to Design Review.
9. **Landscape Plan:** The City requires a Landscape Plan for all new development on vacant building sites, for additions exceeding fifty percent of the original structure and for projects that otherwise require Design Review. Upon resubmittal of plans, please submit the required \$420 initial landscape plan check fee (please note the \$210 fee for each landscape re-check). If no landscape changes are proposed, an "as planted" plan must still be provided; this plan may be incorporated onto the site plan, if desired.

Staff may have additional comments or corrections related to the proposed Landscape Plan / Fuel Modification Plan once comments are received from the City's landscape plans checker.

10. **Very High Fire Hazard Severity Zone:** The Property is located in a Very High Fire Hazard Severity Zone (VHFHSZ). A restricted planting list is in the pipeline. The landscape consultant will review the plans for compliance.
11. **Landscaped Open Space:** Proposed landscaping should comply with LBMC §25.10.008(O). Based on this property development standard the subject property required a minimum of 20.54% ground-to-sky landscaped open space or landscaped area (defined as any combination of living plants such as grass, ground cover, shrubs, vines, hedges or trees). To qualify as part of the required landscaped area there must be a minimum dimension of three feet. The landscaped area may be located anywhere within the lot, including the buildable or setback areas. Please indicate the required landscaped open space on the revised site plan.
12. **Fire Department & Public Works Department Review:** One set of plans has been forwarded to the Fire Department and the Public Works Department for their review and approval of the proposed improvements. Comments will be forwarded to the property file.
13. **Water Quality:** One set of plans has been forwarded to the Water Quality Department for review. Comments will be forwarded to the property file.

skylights

14. **Approvals:** The proposed project requires design review and a coastal development permit for a new structure, elevated decks, ~~covered parking~~, on-street parking space,

grading, net walls
as
pool/spa
landscaping

Staff recommends eliminating all new variances. As designed, the following variances are required:

REVISED



- (a) To exceed the maximum 30-foot height limit above lowest finish floor;
 - (b) To encroach into the front setback (trellis);
 - (c) Fill in the side yard (patios and pool/spa).
15. **FYI - Staking:** All projects subject to design review are required to have story pole height certified 28 calendar days prior to the scheduled Design Review hearing.
16. **FYI - Revisions:** Requests for design changes to design review approved plans are required to be returned to the approval body as a noticed public hearing item. This includes window and door changes, roofline changes, skylights, chimney relocation, pools/spas, air conditioning units and any other exterior modifications. To avoid additional public hearings, please incorporate all desired design elements in the original plans.
17. **Attachments:** For your reference, please find attached the following resources:
- (a) Zoning Review Submittal Checklist.

Additional corrections may be required after the drawings with the additional information requested have been resubmitted.

If you have questions regarding these corrections/comments please contact:
Martina Speare (949) 464-6629.

For additional information regarding the parking and zoning standards, the City has a website at the following address: www.lagunabeachcity.net (look under the Reference Library for "Municipal Code").

Note to Applicant:

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE THAT DISCREPANCIES DO NOT EXIST BETWEEN THE PROJECT'S DESCRIPTION ON THE PERMIT, THE ARCHITECTURAL PLANS AND THE STRUCTURAL PLANS. IF DISCREPANCIES EXIST BETWEEN THE ARCHITECTURAL PLANS AND THE STRUCTURAL PLANS, THE ARCHITECTURAL PLANS SHALL TAKE PRECEDENCE.

ULTIMATELY, THE SCOPE OF WORK, AS DESCRIBED ON THE PERMIT THAT IS AUTHORIZING THE CONSTRUCTION, TAKES PRECEDENCE OVER THE PLANS. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE DESCRIPTION ON THE PERMIT, THE PERMIT GOVERNS.

IF THE REQUIRED CORRECTION/ITEMS ARE NOT RECEIVED BY THE DEPARTMENT WITHIN SIX MONTHS OF THE DATE OF THIS LETTER, THE DEVELOPMENT WILL AUTOMATICALLY BE DEEMED ABANDONED. SHOULD THIS OCCUR A NEW APPLICATION AND PAYMENT OF CURRENT FEES WILL BE REQUIRED.

Zoning Review Submittal Checklist

The following information is required for Zoning Review of development plans. Certain items are only required for new development or additions exceeding 50 percent. In order for your project to be deemed complete, the Planner assigned to review your plans will evaluate the information provided against this checklist. Incomplete plans will be returned for further work. Please contact the Zoning Division ((949) 497-0714 should you have any questions regarding the submittal requirements or the information needed.

SUBJECT PROPERTY ADDRESS: 31514 Ma Vista

A. Application Forms

- ☐ Development Review Application (2 pages, one white and one yellow). The property owner's signature is required on both lines on the back of the white form.
- ☐ Filing Fee: Check with Building Division staff.
- ☐ Variance Application (if applicable).

B. Acceptable Plan Format

- ☐ Submit two full-sized plan sets on 18" x 24" or 24" x 36" format. Oversized plans will not be accepted without prior approval.
- ☐ The first sheet of the plan sets shall include the address and legal description of the site; Architect or Designer and Engineer's name(s), address(es) and phone number(s); and sheet index/legend (see requirement under Site Plan below).

C. Topographic Survey (required scale of 1/8" = 1'-0")

- ☒ For all projects subject to Design Review, provide a record boundary and topographic survey of the project site showing existing conditions only. A licensed surveyor or civil engineer must prepare the survey.

D. Photographs (photocopied on 8-1/2" x 11" sheets)

- ☒ Provide photographs of property, as viewed from the street, sides and rear (required for new development and aggregate additions exceeding fifty percent of the original structure. Please don't use card stock).

E. Site/Roof plan (required scale of 1/8" = 1'-0")

- ☐ North arrow (magnetic and project north).
- ☐ Contours at two-foot intervals covering the full site to center of right-of-way.
- ☐ Project Summary and Sheet Index (See attached required format).
- ☐ Dimension distance from property lines to existing and proposed structures, at the narrowest point.
- ☒ Dimension all required setbacks.
- ☐ Label and dimension the right-of-way and paved improved width of all abutting streets and alleyways.
- ☐ Show all existing and proposed improvements within the right-of-way, including driveways, sidewalks, meters, utility boxes/poles, etc.
- ☒ Superimpose the roof plan, noting height elevations of ridges, eaves, skylights and chimneys. Show roof slopes and dimension eave overhang(s).
- ☒ Provide flagged height elevations at the following locations:
 - a. Fixed datum point from a survey showing a fixed benchmark elevation that represents a permanent, identifiable marker in the field.
 - b. Top of curb or centerline of street right-of-way, midway between the projected side lot lines
 - c. Centerline of street opposite the driveway and at the intersection of the driveway and front property line.
 - d. Both front and rear property corners.
- ☒ Depict the location and dimensions of all existing and proposed public or private easements, and all property to be dedicated to the City for street or other purposes.
- ☐ On vacant and oceanfront sites, show the immediate outline of existing structures on adjacent contiguous properties.
- ☒ Dimension all interior garages, exterior parking spaces, vehicular maneuvering and back-up areas. tree?
- ☐ Dimension all lot boundaries.
- ☒ Show the height, location and material of all existing and proposed fences or walls. Show the location of any required pool security fencing.
- ☐ Label and locate, with dimensions, all proposed site improvements identified on the Development Review Application yellow form.
- ☐ Note average driveway gradient, calculated from property line to face of garage/parking space(s).
- ☐ Locate and dimension trash storage area.
- ☒ For new development and additions exceeding 50 percent of the existing structure size, note to underground all utility lines to the nearest existing pole. Specify the type and location of the utility connection (pole or box). Indicate size of all utility boxes.

SEE
NEXT
TO ON SITE PARKING

F. Staking Plan (required scale of $1/4" = 1'-0"$)

- ☒ Show all property lines, building footprint, street names, north arrow and location of story poles. Poles should be placed to clearly represent the proposed building envelope. Roof ridges, eaves, decks, chimneys and other features that would be of significance to other property owners should be staked.
- ☒ Note the fixed datum point (same as used on site plan).
- ☒ Note the appropriate height elevation of the top of each pole relative to the datum point.
- ☒ Provide horizontal dimensions to each pole relative to the property lines.
- ☒ Note that story poles shall be strung and connected with ribbon or string to depict the building outline.
- ☒ Include certification table and signature form. See the Information Guide for Staking for the correct format.

G. Floor plans (required scale of $1/4" = 1'-0"$)

- ☐ Orient the plans to match the site plan.
- ☐ Indicate the use and dimensions of all existing and proposed rooms and interior garages.
- ☐ Using standard drafting techniques/legend, clearly identify existing walls to remain (plain), existing walls to be rebuilt (shaded), walls to be demolished (dashed) and proposed new walls (shaded).
- ☐ Note the finish floor elevation of each level.

H. Demolition Plans (required scale of $1/4" = 1'-0"$)

- ☐ Provide complete demolition floor plans, roof plans and exterior elevations.

I. Elevation Views (required scale of $1/4" = 1'-0"$)

- ☐ Label height elevations of roofs, floors, plate lines and decks.
- ☐ Clearly identify new versus existing construction (shade, crosshatch and/or dimension).
- ☐ Show existing (dashed line) and proposed (solid line) grades.
- ☒ Using dashed lines, illustrate the maximum allowed building envelope [25.50.004(d)].
- ☐ Include landscape site walls exceeding five feet in height on the elevation drawings.

J. Cross Sections (required scale of $1/4" = 1'-0"$)

- ☐ For new structures and significant additions, provide a minimum of two perpendicular views through the total site showing the structure and lines of existing and proposed grade. Include site improvements such as walls, terraces, pools/spas, etc.

K. Floor Area Calculations (required scale of $1/4" = 1'-0"$)

- ☐ Provide a separate, dimensioned plan graphically showing the method used in determining the existing and proposed floor areas, including garage, decks and storage/mechanical. Floor area is calculated from the outside structural wall, including retaining wall when below grade.

L. Open Space Calculations (required scale of $1/4" = 1'-0"$)

- ☐ For projects other than single-family residential, provide a separate dimensioned plan showing open space areas and calculations [25.50.010].

M. Grading Plan

- ☐ Required for new projects and projects involving cut and/or fill in excess of 20 cubic yards outside of the building footprint.
- ☐ Provide a preliminary grading and drainage plan with proposed cut and fill area clearly delineated. Include a sufficient number of slope profiles to clearly illustrate the extent of proposed grading. Contours are to be shown for existing conditions and proposed work.
- ☐ For project sites containing a mapped significant watercourse and/or sensitive habitat, show temporary protective barriers at the edge of areas to be disturbed.

N. Landscape Plan (required scale of $1/8" = 1'-0"$)

- ☒ Landscape plans (new or as-planted) are required for new development, aggregate additions exceeding 50 percent and projects involving upper level additions. See the landscape submittal checklist for the information required on the plans.

O. Exterior Lighting Plan (required scale of $1/8" = 1'-0"$)

- ☐ On a separate site plan, show existing doors and all lighting fixtures proposed for the exterior of the building (soffit, surface mounted, etc.).

P. Additional Required Information for Certain Sites

- ☐ **Arch Beach Heights Specific Plan:** When new windows are proposed, on the Elevation Views dash in the horizontally projected outline of windows on existing neighboring structures within 10 feet of the proposed new windows [25.35.090].
- ☐ **Diamond Crestview Specific Plan:** Construction Staging Plan and Constraint Analysis (refer to p.IV-10 of the Specific Plan).
- ☐ **Historic Register Structures:** Provide a structural and historical assessment of the structure identifying character defining features. Clearly identify on the plans those features that will be removed and those that will be retained.



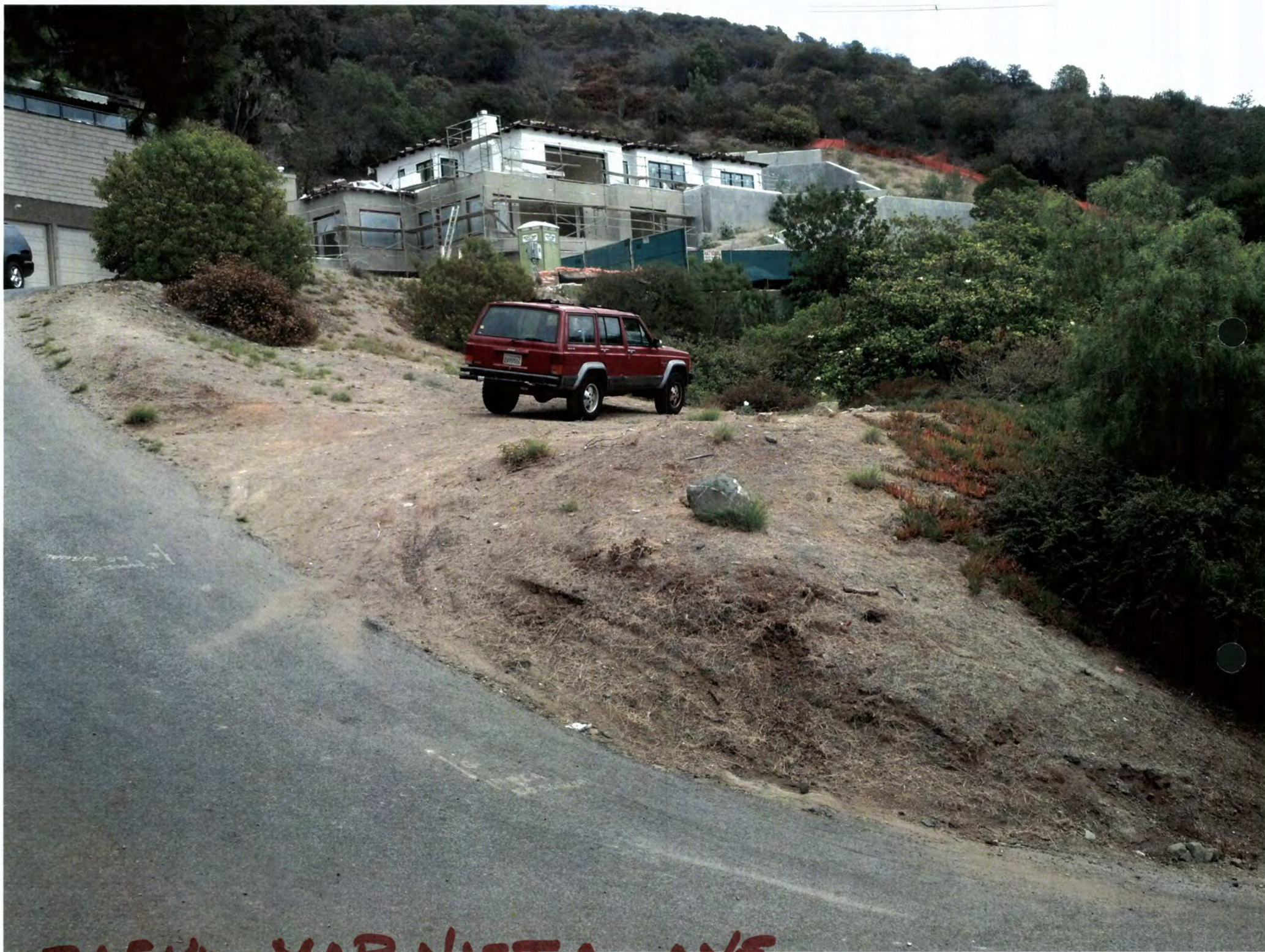
31514 MAR VISTA AVE.



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City of Laguna Beach
Building Division

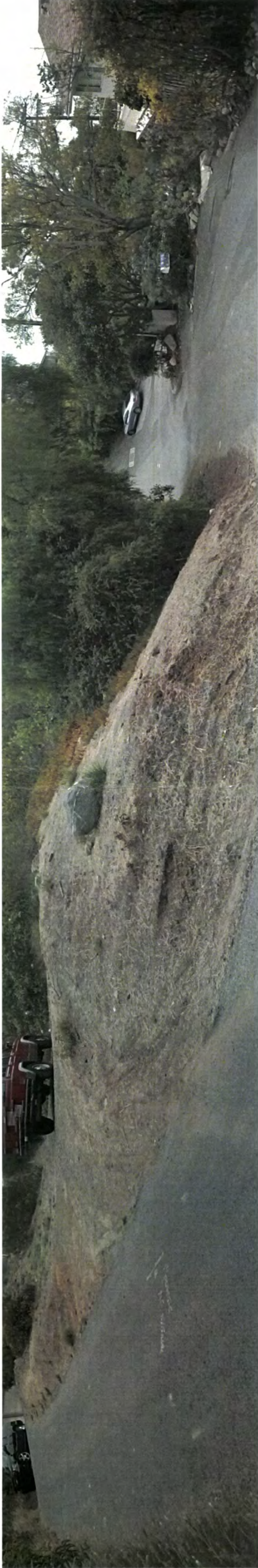


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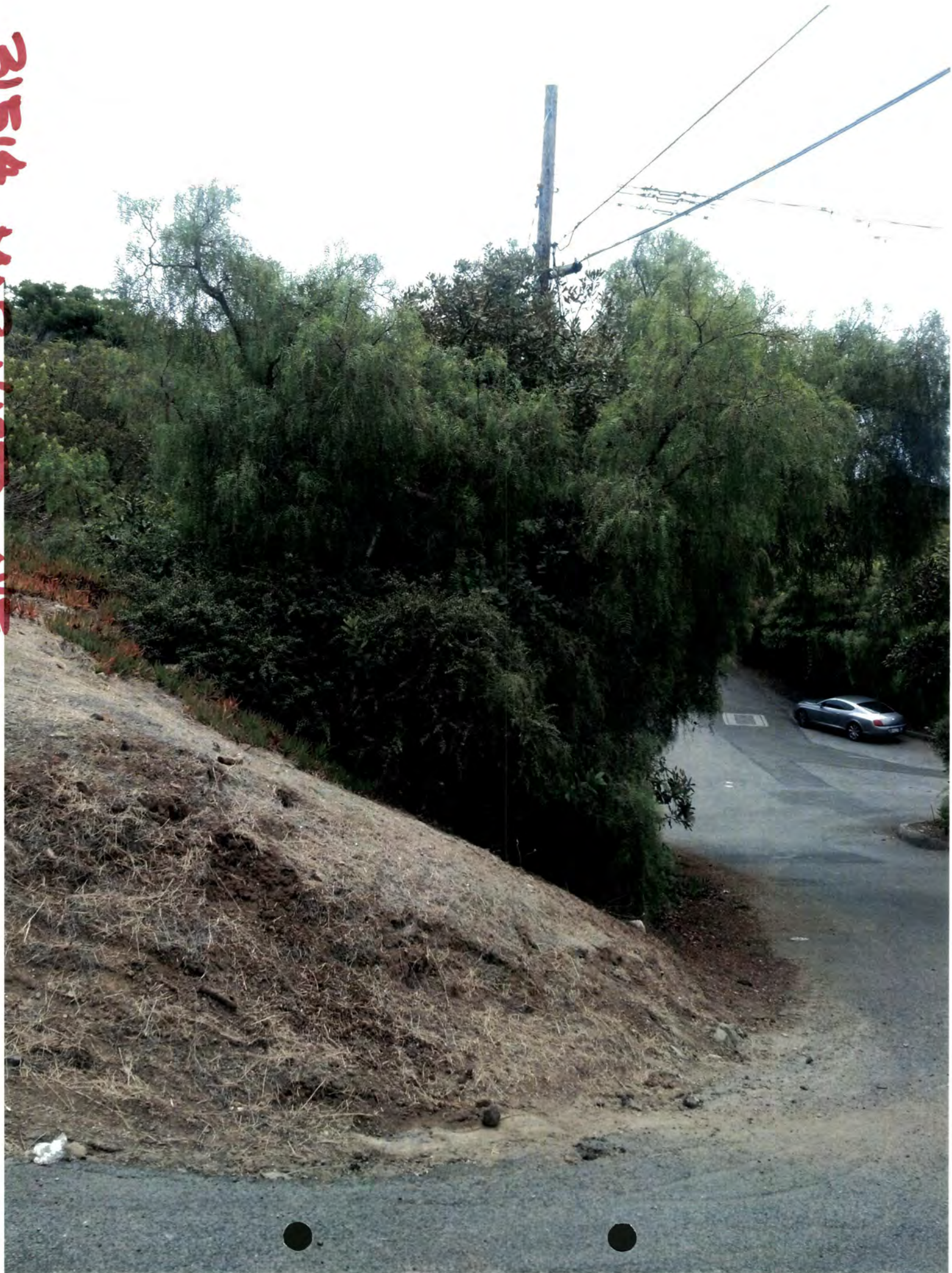
OCT 16 2012

City of Laguna Beach
Building Division



31514 MAR VISTA AVE.

31514
MAD JISTA AVE.



31514 MARK VISTA AVE.





May 22, 2013

Jon DeLangis
1195 Temple Hills Drive
Laguna Beach, CA 92651

Dear Jon:

Subject: Landscape Plan Review for 31514 Mar Vista Avenue

A review of the landscape plan for the captioned project site has been completed by the City's consulting Landscape Architect. A copy of the plan review checklist and comments is enclosed for your follow-up.

The review comments indicate that the proposed Artemisia and Salia are target (disallowed) plant material. Please revise the plan to omit or substitute this proposed plant.

Please feel free to contact the undersigned if you have questions related to this review or the required follow-up.

Sincerely,

A handwritten signature in black ink, appearing to read "Liane Schuller".

Liane Schuller
Zoning Administrator

Enclosure

Copy: Hugo Soria

CITY OF LAGUNA BEACH
LANDSCAPE PLAN REVIEW CHECKLIST

Property Address 31514 Mar Vista

Date of Review 5/20/13

I. SUBMITTAL REQUIREMENTS:

- ☒ North arrow and scale are indicated.
- ☒ Property lines are shown.
- ☒ Proposed grades are indicated, including all slopes 2:1 or greater, final grades at property corners, berms and landforms.
- ☒ Existing vegetation to remain has been identified. *none shown*
- ☒ Plant legend indicates botanical and common names of all proposed plants, container size at installation, and mature width and height for each species (shrubs at 5 years, trees at 20 years after installation) *Sambucus and Ceanothus can grow taller than shown*
- ☒ Minimum installed sizes should be: trees - 15 gal., shrubs - 5 gal., ground covers - from flats or seeded, lawns - sod or seed.
- ☒ Each plant on the plan is shown at mature size with a symbol *⊙ symbol at corner not identified*
- ☒ Irrigation: type of irrigation is indicated (drip or spray, automatic or manual)
- ☒ A landscape lighting plan has been provided, showing all proposed fixture types and locations. A legend has been included with fixture count and wattage. A detail or manufacturers product information has been provided for proposed fixtures.
- ☒ *NA* Special site features have been identified, such as required fuel modification zones, significant watercourses and associated setbacks, high or very high value habitat areas and other sensitive biological resources, heritage or candidate heritage trees.

II. SPECIAL LANDSCAPE REQUIREMENTS:

(Refer to Appendix B, Recommended Plants for Specific Needs, Chapters III and IV of the Landscape and Scenic Highways Resource Document, the Zoning Code, and the City's GIS website – Environmental Constraints page)

- ☒ Maximum 3-foot plant height in corner cutoff areas (7-ft. sight distance triangle)
- ☒ *NA* **Open Space Preserve** (per City's GIS website)
If checked, does landscape plan include planting proposals complementary to natural hillside character?
____ Yes ____ No Notes: _____

NA
staff

Fuel Modification (per City's GIS website) If located within a Fuel Modification Zone see Fuel Modification Checklist – Section IV.

If a Fuel Modification Plan is required, are proposals substantially consistent with the City's fuel modification guidelines?

____ Yes (See also Section IV of this checklist) ____ No (See also Section IV of this checklist)

If not, has a Fire Report been submitted to and accepted by the Laguna Beach Fire Department?

____ Yes ____ No ____ NA

If a Fire Report has been submitted and accepted, is the landscape submittal substantially consistent with the landscape provisions of the Fire Report?

____ Yes ____ No ____ NA

Notes: _____

NO

Very High Fire Hazard Severity Zone (per City's GIS website)

If the project is within the Very High Fire Hazard Severity Zone (VHFHSZ), are proposals consistent with Attachment 7 of the City's Fuel Modification Guidelines (no vines on combustible structures, no Target Species)?

____ Yes ____ ☒ No ____ NA

Notes: Artemesia + Salvia are Target Species

NA

Significant Watercourse (per Biological Resources Map)

If checked, does landscape plan include riparian and/or native vegetation as appropriate for interface with significant watercourse?

____ Yes ____ No

Is any existing vegetation within the required significant watercourse setback (25 feet from centerline) modified by the proposed landscape plan?

____ Yes ____ No

NA

Oceanfront or Water Quality ESA (per City's GIS website)

If checked, does landscape plan include appropriate drought-tolerant plant materials and irrigation systems?

____ Yes ____ No Notes: _____

NA

High ____ or Very High Value Habitat ____ (per Biological Resources Map)

If checked, does landscape plan appropriately interface with the significant habitat?

____ Yes ____ No

NA

Heritage or Candidate Heritage Trees

If checked, does landscape plan preserve Heritage Trees ____ or Candidate Heritage Trees ____?

____ Yes ____ No

unclear

A minimum 3' wide walkable firefighter access route is provided around both sides of structure.

____ Yes ____ No

NA

Abuts Local Scenic Highway (Laguna Canyon Road, El Toro Road, Coast Highway)

If checked, does landscape plan follow recommendations for streetscape enhancements on scenic highways per Appendix D, Landscape and Scenic Highways Resource Document?

____ Yes ____ No

III. NEIGHBORHOOD LANDSCAPE REQUIREMENTS:

(Refer to Appendix F, Neighborhood Landscapes, and also Chapters III and IV in the Landscape and Scenic Highways Resource Document)

f2

Neighborhood Issue(s)

☒

Fire Safety *see note # 3*

☒

Soil Stability (e.g bluff or slope stabilization, erosion control) *OK*

☒

Rustic Character *OK*

Interface Plantings

Does landscape plan ~~provide~~ plantings that address landscape issues consistent with the Landscape and Scenic Highways Resource Document?

____ Yes ____ No

Neighborhood Landscape Suggestions

General Suggestions: Does landscape plan follow the neighborhood landscape suggestions?

generally

____ Yes ____ No

Suggested Trees: Does landscape plan incorporate suggested trees?

generally

____ Yes ____ No

COMMENTS TO DESIGN REVIEW BOARD AND APPLICANT:

1. The applicant should be advised to consider City and County guidelines for landscape maintenance in areas where fire safety is an issue.

2. Myrica, Ceanothus, Prunus could exceed hedge height restrictions.

3. Extensive use of large shrubs, especially those close to home or property lines, may not be an effective fire hazard reduction strategy.

TO: FIRE DEPARTMENT

FROM: Zoning Division

Plans were submitted for your review on 3.22.12
(date)

for the property at

31514 MAR VISTA
(address)

AP # _____

ZONING COMMENTS: _____

REQUIREMENTS _____ FD plan submitted
current is attached.
THANKS, DA

**Please return this form to Building Division



Fire Department Plan Submittal Checklist

The effectiveness of emergency response and firefighting operations is directly related to the proper installation and maintenance of fire access, the proper siting of hydrants, adequate water supply, and access to structures. This checklist is intended to serve as a general guideline when submitting plans for fire department review. Specifically, as it pertains to the creation and/or maintenance of fire department access roadways, access walkways (to and around buildings), fire protection features, fuel modification/landscape requirements, hydrant quantity and placement as required by the 2010 California Fire and Building Codes (CFC and CBC), current NFPA design standards, and as amended by the City of Laguna Beach Municipal Ordinance. As such, the following requirements include, but are not limited to, certain items that must be identified, addressed, and clearly articulated on a **"Fire Department - Site and Access Plan" ("FD-SAP")** page when submitting plans for fire department review:

- ☐ **Scope of project is clearly defined on a separate "Fire Department - Site and Access Plan" (FD-SAP) page.**
- ☐ **Clearly detailed notes are included on plans, including bldg. area, const. type, occupancy, sprinklers, etc.**
- ☐ **All mitigation comments/corrections (e.g., the approved AM & M request letter) are scanned onto FD-SAP.**
- ☐ **Fire access roadway design is clearly addressed and identified on FD-SAP:**
 - Fire apparatus access road shall have an unobstructed width of 20 feet and an unobstructed vertical clearance of 13 feet 6 inches, show on plan clearly.
 - Dead end fire apparatus access roads in excess of 150' shall be provided with an approved turn around.
 - Fire apparatus access roads shall be designed to support the imposed loads of fire apparatus (74,000 lbs.) and shall be surfaced to provide all weather driving capabilities.
- ☐ **Firefighter/Emergency access is clearly addressed and identified on FD-SAP:**
 - Access to building openings and roof, openings required by the CBC shall be accessible for emergency access, provide a 3 foot all weather access around structure, maximum slope shall not exceed 10%, stairs > 10%.
 - Farthest point of building shall not be greater than 150 feet from fire apparatus access road.
- ☐ **Fire lane identification & premises address identification on FD-SAP:**
- ☐ **Water availability, fire flow, hydrant quantity, spacing, placement, and identification on FD-SAP:**
 - Fire flow requirements shall comply with 2010 CFC App. B; to be completed by LBCWD or SCWD.
 - Fire hydrant systems & spacing shall comply with 2010 CFC App. C, with a maximum distance from frontage to hydrant not to exceed 250 feet; to be completed by LBCWD or SCWD.
- ☐ **Fuel Modification and Landscape Requirements:**
 - Verification that all of the requirements related to the city's landscape/fuel modification guidelines and maintenance program are clearly identified, addressed, and documented on submitted plans.
- ☐ **Fire Protection Plan and Analysis:**
 - Submitted as required.
- ☐ **Other Items/Comments:**

215M MAR VISIT

- All portions of building "A" are within 150 feet of access of the public road as measured along the path of firefighter travel.
- Building "B" is also in access despite the obstruction presented by the planter and hedges.
- Building "C" is out of access; the presence of a fence forces firefighters to backtrack once they pass through the gate, increasing their travel distance beyond 150 feet. On-site fire access roadways or a change in the location of the gate and would be necessary to provide access to Building "C".

A: Hose Pull (Distance from Engine to Building): Represents the amount of fire hose that firefighters must pull from the engine to reach the structure. Hose pull may not exceed 150'. In the diagram below, firefighters would be able to reach the entire perimeter of the building by pulling no more than 150' of hose from one or more fire engines staged in the shaded portion of the fire lane. For hydrant evaluation purposes, this part of the fire lane is considered to serve the building and must meet hose lay requirements. See Attachment 27 for further information on hose pull measurement and access to structures.

Laguna Beach Fire Department – Revised: September 2012 (V1.2)



Community Development
City of Laguna Beach
505 Forest Avenue
Laguna Beach, CA 92651-2394

31514 MAR VISTA AVE



056-091-21
DOUGLAS & VICKIE HAMILTON
18 CORSICA
LAGUNA NIGUEL CA 92677

X 917 NFE 1 3111 00 06/07/12
FORWARD TIME EXP RTN TO SEND
HAMILTON
31151 MONTEREY ST
LAGUNA BEACH CA 92651-6961
RETURN TO SENDER

92677&8917 C063

92651@2394



City of Laguna Beach – Community Development Department
Pre-Application Site Development Review Meeting Evaluation

Evaluation Meeting Number: 12-555

Date: 3/7/12

Planners: Martina Speare, Assistant Planner

Applicant: Hugo Soria, designer and Jon De Langis, representative

Owners: Vickie Hamilton, homeowner

Site Address: 31514 Mar Vista Avenue

Zone/Specific Plan: R-1

Assessor Parcel Number: 056-091-21

Background: The property is currently vacant. In 2006, the Design Review Board approved a 3,135 square-foot home with an 825 square-foot, four-car garage. The project also included 672 square feet of deck area and a pool and spa. A variance was approved to exceed the maximum building height and the findings were based on topography.

Development Standards:

| | |
|-------------------------------|---|
| Front Setback: | 5/10 feet |
| Rear Setback: | 20 feet (artificial rear) |
| Side Setback: | 10% average lot width at all points (minimum 3 feet) |
| Lot slope in percent: | 28% (need to verify with topographic study) |
| Height: | 15 feet above the front lot line and 30 feet above lowest finish floor. |
| Landscape Open Space (LSO): | 20.54% (must verify lot size) |
| Building Site Coverage (BSC): | 35% |
| Parking: | 2 covered spaces, one additional space if the home exceeds 3,600 square feet. |
| Landscape Guidelines: | Neighborhood area 12 |

Design Review Criteria

- 1. Access: Conflicts between vehicles, pedestrians and other modes of transportation should be minimized by specifically providing for each applicable mode of transportation.*

Two covered parking spaces are required. An additional parking space is required for homes over 3,600 square feet. The additional parking space shall be provided as uncovered unless the applicant can provide justification that the additional covered parking space will not increase the appearance of mass and bulk. Additional covered parking is subject to Design Review.

One on-street parking space must be provided.

Please show the private access easement on the plans. The access easement shall be subtracted when figuring your total lot area.

2. ***Design Articulation:*** *Within the allowable envelope, the appearance of building and retaining wall mass should be minimized. Articulation techniques including, but not limited to, separation, offsets, terracing and reducing the size of any one element in the structure may be used to reduce the appearance of mass.*

It is important to consider articulation when building a three-car garage. Incorporating separate doors or recessed doors can help articulate the building and reduce the perceived bulk and mass.

3. ***Design Integrity:*** *Consistency with the applicant's chosen style of architecture should be achieved by the use of appropriate materials and details. Remodels should be harmonious with the remaining existing architecture.*

The applicant is proposing a new home in a contemporary style.

4. ***Environmental Context:*** *Development should preserve and, where possible, enhance the city's scenic natural setting. Natural features, such as existing heritage trees, rock out-cropping, ridgelines and significant watercourses should be protected. Existing terrain should be utilized in the design and grading should be minimized.*

Grading should be the minimum necessary to achieve an appropriate building mass while retaining natural features and significant vegetation. Site design should minimize modification of the natural landscape and slope.

Design Guideline 6.5 states:

Minimize grading.

- *Design in a manner that follows the natural contours of the site.*
- *Step the foundation to follow the property's natural contours.*
- *Minimize grading outside the building footprint.*

The property is identified as being a fuel modification zone on the city's GIS. Please see the attached fire department letter addressing this classification.

5. ***General Plan Compliance:*** *The development shall comply with all applicable policies of the general plan, including all of its elements, applicable specific plans, and the local coastal program.*
6. ***Landscaping:*** *Landscaping shall be incorporated as an integrated part of the structure's design and relate harmoniously to neighborhood and community landscaping themes. View equity shall be an important consideration in the landscape design. The relevant landscaping guidelines contained in the city's Landscape and Scenic Highways Resource Document should be incorporated, as appropriate, in the design and planned maintenance of proposed landscaping.*

A landscaping plan is required. The property is required to have 26.05% (need to verify lot size) landscaped open space as defined by 25.10.008 (O). The Design Review Board would like to see 60% of the total lot area as pervious surfaces. The landscape plan must be reviewed by the city Landscape consultants. There is a charge of \$420 for review.

7. **Lighting and Glare:** *Adequate lighting for individual and public safety shall be provided in a manner which does not significantly impact neighboring properties. Reflective materials and appurtenances that cause glare or a negative visual impact (e.g., skylights, white rock roofs, high-gloss ceramic tile roofs, reflective glass, etc.) should be avoided or mitigated to a level of insignificance in those locations where those surfaces are visible from neighboring properties.*

An exterior lighting plan is required. The Board will typically approve 20-watt fixtures. Skylights are subject to Design Review and the Board may condition the skylights to have night shades.

8. **Neighborhood Compatibility:** *Development shall 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.*

It is important to remain consistent with the neighborhood particularly in terms of building site coverage, square footage and the number of stories. The applicant should do some research to evaluate neighborhood square footages, mass and scale, styles and garage design access. Two homes were recently approved at 31510 and 31512 Mar Vista Ave. The total floors approved were 3,812 and 2,869 respectively.

It is also important to consider the amount of program requested. The Design Review Board reviews total program (living, garage, deck, mechanical and storage areas) for neighborhood compatibility. Staff suggests doing some research of recently approved projects and compare approved square footages to the proposed project.

9. **Privacy:** *The placement of activity areas, (e.g., decks, picture windows and ceremonial or entertainment rooms) in locations that would result in a substantial invasion of privacy of neighboring properties should be minimized.*

Outdoor areas should not impact neighbor's privacy. Decks and patios should be designed to consider uphill, downhill and adjacent neighbors. The pool is proposed to be located within a courtyard which will help maintain neighbor privacy.

10. **View Equity:** *The development, including its landscaping, shall be designed to protect existing views from neighboring properties without denying the subject property the reasonable opportunity to develop as described and illustrated in the city's "design guidelines." The "design guidelines" are intended to balance preservation of views with the right to develop property.*

It appears that several homes may enjoy views over the existing home. Staff suggested that the applicant install preliminary staking early, in an effort to work with neighbors to minimize impacts. A neighborhood meeting is required before the project can be scheduled for Design Review.

Potential Variance Issues: Heights above lowest finish floor.

Special Processing Requirements: Design review and a coastal development permit are required for the new structure.

This preliminary evaluation is being provided to applicants and their design advisors to utilize as early as possible in the design stage of a contemplated project so that the ensuing design is more likely to meet the Design Review Board's approval before substantial time and resources have been expended. However, this preliminary evaluation provided by staff does not bind the Design Review Board in any manner in its review of or decisions on an application.

Balmer-Csira, Nancy CD

From: Christopher, Tom FD
Sent: Wednesday, February 29, 2012 12:00 PM
To: 'Ann Christoph'
Cc: Balmer-Csira, Nancy CD; Stefano, Dan FD; 'James Dockstader'; Montgomery, John CD; 6B Chief Officers
Subject: RE: 31514 Mar Vista
Attachments: c30_LagunaBeach_vhfhs.pdf; Landscape Fuel Mod Guidelines.pdf; Gov_Code_51182_LRA_Prev.pdf

Hi Ann,

This is an interesting question as several regulations and conditions have changed since the 2002 landscape plan, the answer is yes and no. I will try to explain them and if you have further questions feel free to call me.

1. You are correct as a development (new structure) has taken place since the 2002 application and the property is no longer contiguous with the open space natural vegetation which by the City's previous policies would have removed the fuel modification designation.
2. Just recently the City adopted the California State Fire Marshal (Fire Hazard Severity Maps) which was requirement from Assemblymen Bates legislation (AB 337) and the Government Code 51179, the City adopted it on January 10th of this year. This property is located within the very high fire hazard severity zone as mapped by CA State Fire Marshal and adopted by the City which requires fire safe landscaping for the parcel.
3. Because the property is **"NOT"** contiguous with open space vegetation the applicant does **"NOT"** have to comply with the 195 foot City adopted fuel modification regulations that we are all familiar with. What they are required to comply with is the provisions of the Government Code 51182 per the Bates legislation which states the fire safe landscaping only applies to the parcel boundaries.
4. The benefit to the applicant is they will **"NOT"** have to hire a fire safety consultant to submit an alternate material or method (AM&M report) request for not meeting the 195 foot fuel modification requirement.
5. The only requirement that the applicant has to meet is fire safe landscaping within the parcel boundaries for a 100 feet. Again, if the applicant can only meet a portion of the 100 feet a AM&M plan will **"NOT"** be required. *The regulation only applies within parcel boundaries.*
6. That being said, properties contiguous with the open space natural vegetation will still have to comply with the 195 foot fuel modification requirements and nothing has changed for these properties.
7. Below is a cut and paste from a portion of the Government Code 51182 (I attached the entire provisions copy also):
 - a. (a) A person who owns, leases, controls, operates, or maintains an occupied dwelling or occupied structure in, upon, or adjoining a mountainous area, forest-covered land, brush-covered land, grass-covered land, or land that is covered with flammable material, which area or land is within a very high fire hazard severity zone designated by the local agency pursuant to Section 51179, shall at all times do all of the following:
 - (1) *Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line except as provided in paragraph (2).* The amount of fuel modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, *the most intense being within the first 30 feet around the structure.*

Consistent with fuels management objectives, steps should be taken to minimize erosion. (3) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under paragraph (1) if a fire expert, designated by the fire chief or fire official from the authority having jurisdiction, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation. (4) *Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.* (5) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood. (6) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.

I have attached a copy of the City adopted Landscape Fuel Modification Guidelines. In speaking with Chief Head a *landscape plan submitted compliant with page 20-23 of the Landscape Fuel Mod Guidelines (undesirable and unacceptable species) should meet the provisions of Government Code 51182.* I also spoke with Nancy Csira in Zoning, this will apply only to new developments, structures meeting the 50% increase threshold and any other project that requires a formal landscape plan. Lastly, this was adopted January 10 2012, projects submitted after that date will have to meet the requirements of Government Code 51182. I hope that answers your question and as I said feel free to call if you have further questions, additionally I have attached a copy of the adopted fire hazard severity map.

Tom Christopher
Laguna Beach Fire Department
Division 3
Fire Prevention
505 Forest Ave
Laguna Beach, CA 92651
Office 949-497-0791
Fax 949-497-0784
tchristopher@lagunabeachcity.net

From: Ann Christoph [mailto:ann@AC-LA.com]
Sent: Tuesday, February 28, 2012 11:14 AM
To: Christopher, Tom FD
Subject: 31514 Mar Vista

Dear Tom,

I worked on the landscape plan for this property several times starting in 2002. Landscape plans were approved by the city, and the house building project was approved by design review two times. However, the house was never constructed. Now another owner is submitting changed plans.

Is a fuel modification plan required? It was not required before, and the house is not on the edge of the greenbelt.

Thanks for your help.

ANN

CHRISTOPH

LANDSCAPE ARCHITECT • ASLA

California State License 1439

Fellow, American Society of Landscape Architects

31713 COAST HWY • SOUTH LAGUNA • CA • 92651

TEL (949) 499 3574

FAX (949) 499 1804

Government Code
Section 51182
LRA Requirements

51182.

(a) A person who owns, leases, controls, operates, or maintains any occupied dwelling or occupied structure in, upon, or adjoining any mountainous area, forest-covered land, brush-covered land, grass-covered land, or any land that is covered with flammable material, which area or land is within a **very high fire hazard severity zone designated by the local agency** pursuant to Section 51179, shall at all times do all of the following:

(1) Maintain around and adjacent to the occupied dwelling or occupied structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side thereof or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This paragraph does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to any dwelling or structure.

(2) Maintain around and adjacent to the occupied dwelling or occupied structure additional fire protection or firebreaks made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the occupied dwelling or occupied structure or to the property line, or at a greater distance if required by state law, or local ordinance, rule, or regulation. This section does not prevent an insurance company that insures an occupied dwelling or occupied structure from requiring the owner of the dwelling or structure to maintain a firebreak of more than 100 feet around the dwelling or structure if a hazardous condition warrants such a firebreak of a greater distance. Grass and other vegetation located more than 30 feet from the dwelling or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion. This paragraph does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a dwelling or structure.

(3) Remove that portion of any tree that extends within 10 feet of the outlet of any chimney or stovepipe.

(4) Maintain any tree adjacent to or overhanging any building free of dead or dying wood.

(5) Maintain the roof of any structure free of leaves, needles, or other dead vegetative growth.

(6) Prior to constructing a new dwelling or structure that will be occupied or rebuilding an occupied dwelling or occupied structure damaged by a fire in that zone, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon

Government Code
Section 51182
LRA Requirements

completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

(b) A person is not required under this section to maintain any clearing on any land if that person does not have the legal right to maintain the clearing, nor is any person required to enter upon or to damage property that is owned by any other person without the consent of the owner of the property.

DEVELOPMENT REVIEW APPLICATIONPlease completely fill-in the top-half of side one. ZPC-2012-0555

PROJECT LOCATION ADDRESS 31514 Mar Vista

VALUATION OF WORK \$ 900,000 LOT SIZE 9035 sq. ft.

ASSESSOR'S PARCEL NO. 056-091-21

DESCRIBE IN DETAIL SCOPE OF WORK New SFR on vacant lot, site walls, retaining walls, pool, landscape
*DPA

| | FLOOR AREA | GARAGE AREA | DECK AREA | STORAGE AREA | TOTAL REMODEL AREA | NO OF STORIES |
|-------------------|----------------|---------------|----------------|--------------|--------------------|---------------|
| EXISTING BUILDING | <u>N/A</u> | | | | | |
| NEW CONSTRUCTION | <u>3762.84</u> | <u>731.19</u> | <u>1120.80</u> | <u>81.32</u> | <u>—</u> | <u>3</u> |
| TOTALS | | | | | | |

The remainder of side one is for staff use only. See other side for required certificates and signatures.

| TYPE OF APPLICATION | FEE | DATE RECEIVED | APPLICATION NUMBER | DATE APPROVED / DENIED | | | |
|------------------------------|-----|---------------|--------------------|------------------------|---------|----|----|
| | | | | ADMIN | BOA/DRB | PC | CC |
| PRE-APPLICATION SITE MEETING | | | | | | | |
| ZONING PLAN CHECK | | | | | | | |
| DESIGN REVIEW | | | | | | | |
| COASTAL DEVELOPMENT PERMIT | | | | | | | |
| VARIANCE | | | | | | | |
| SUBDIVISION | | | | | | | |
| CEQA | | | | | | | |
| OTHER: | | | | | | | |

| YARDS | MAIN BUILDING | | ACCESSORY BUILDING | | HEIGHTS | | CLEARANCE | BY | DATE |
|----------------------------|---------------|-------|--------------------|-------|---------|--------------|-----------------------|----|------|
| | MINIMUM | SHOWN | MINIMUM | SHOWN | SHOWN | MAXIMUM | | | |
| FRONT | | | | | | | CEQA | | |
| RIGHT SIDE | | | | | | | ZONING PLAN CHECK | | |
| LEFT SIDE | | | | | SLOPE | HEIGHT FF/FG | ZONING / PLANNING | | |
| REAR | | | | | | | STRUCTURAL PLAN CHECK | | |
| DISTANCE BETWEEN BUILDINGS | | | | | | | FINAL CHECK | | |

Coastal Development Permit

Development Category: _____ Local Coastal Development Permit is required, and it is _____, is not _____ appealable to Coastal Commission.

_____ Coastal Commission Permit is required.

_____ Categorical Exclusion

_____ Exempt (List Code Section) _____

| | |
|--|--|
| Property Owner <u>Mr. & Mrs. Doug Hamilton</u> | |
| Phone # _____ | Cell Phone # _____ |
| Mailing Address <u>31151 Monterey St.</u> | City/St/Zip <u>Laguna Beach</u> |
| Email Address <u>DGLSHM@gmail.com</u> | Receive Project Updates by Email - <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Architect/Agent <u>Hugo Soria</u> | |
| Phone # <u>497-7112</u> | Cell Phone # _____ |
| Mailing Address <u>303 Broadway</u> | City/St/Zip <u>Laguna Beach</u> |
| Email Address <u>HugoSoriaDesign@yahoo.com</u> | State License # _____ |
| Fax # _____ | State License # _____ |
| Other Development Team Member <u>Jon Delangis</u> | |
| Phone # <u>949-306-4729</u> | Cell Phone # _____ |
| Mailing Address <u>1195 Temple Hills Dr.</u> | City/St/Zip <u>Laguna Beach, CA</u> |
| Email Address <u>JDELANGIS@MAC.COM</u> | Receive Project Updates by Email - <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Fax # _____ | State License # <u>509300</u> |

Please note that the applicant/agent will receive a U.S. Postal Service or Email notification of project updates, such as plan check results. In addition, all other development team members listed on this page will also receive project updates by Email, including plan check results, unless indicated otherwise. This will improve communication with the applicant's team during the entitlement process.

OWNER'S CERTIFICATE

- I understand there are no assurances at any time, implicitly or otherwise, regarding final staff recommendations to the decision-making body about this application.
- I understand major changes to the project may require a new application and payment of additional or new fees.
- If this application is approved I hereby certify that I will comply with all conditions of approval. I also understand that the failure to abide by and faithfully comply with any and all conditions attached to the approval action shall constitute grounds for the revocation of said approval.
- I hereby certify that to the best of my knowledge the information I have presented in this form and the accompanying materials is true and correct. I also understand that additional data and information may be required prior to final action on this application. I have read and understand the content contained in this certificate.
- I understand that it is the responsibility of the property owner to ensure that discrepancies do not exist between the project's description on the permit, the architectural plans and the structural plans. If discrepancies exist between the architectural plans and the structural plans, the architectural plans shall take precedence. Ultimately, the scope of work, as described on the permit that is authorizing the construction, takes precedence over the plans. If there is a discrepancy between the plans and the description on the permit, the permit governs.
- I am the record owner of the property described in this application, and hereby consent to the filing of the application.


Signature of Owner

3-22-12
Date

AUTHORIZATION OF AGENT

I am the record owner of the property described in this application and hereby designate and authorize the agent as shown on this application to act on my behalf in all matters pertaining to processing of this application through the City of Laguna Beach.


Signature of Owner

3-22-12
Date

PROPERTY ADDRESS: 31514 Mar Vista BP#

ITEMS SHOWN OR TO BE SHOWN ON PLANS IN CONJUNCTION WITH NEW CONSTRUCTION

| CHECK THE FOLLOWING ITEMS THAT PERTAIN | ITEMS | ZONE CHECK (OFFICIAL USE ONLY) | DESIGN REVIEW APPROVED (OFFICIAL USE ONLY) | STRUCTURAL PLAN CHECK (OFFICIAL USE ONLY) | APPROVED FOR ISSUANCE (OFFICIAL USE ONLY) | *FIRE DEPARTMENT APPROVAL (OFFICIAL USE ONLY) |
|---|---|---|---|---|--|--|
| ✓ | Site Walls | | | | | |
| ✓ | Retaining Walls | | | | | |
| | Fences | | | | | |
| | Planter Walls | | | | | |
| | *Electronic Driveway Gates | | | | | |
| | Fountains | | | | | |
| | BBQ | | | | | |
| | Exterior Fireplaces | | | | | |
| | Detached Patio Structure or Gazebo | | | | | |
| | Outdoor Sinks | | | | | |
| | Koi Ponds | | | | | |
| ✓ | Pool/spa | | | | | |
| 2 | A/C Compressor | | | | | |
| | Exterior Stairs | | | | | |
| ✓ | Grading | | | | | |
| | Street Improvements Public Right of Way | | | | | |
| | Structures within Public Right of Way | | | | | |

RECORDING REQUESTED BY
All Coast Escrow, Inc.
AND WHEN RECORDED MAIL TO:
DOUGLAS HAMILTON
VICKIE HAMILTON
18 CORSICA
LAGUNA NIGUEL, CA 92677

Recording Requested By: DPS
On Behalf Of:

"DPS"

Recorded in Official Records, Orange County

Tom Daly, Clerk-Recorder



32.00

2011000158886 08:00am 03/29/11

37 402 G02 3 05

330.00 330.00 20.00 0.00 6.00 0.00 0.00 0.00

A.P.N.: 056-091-21

Order No.: 9813657-60

Space Above This Line for Recorder's Use Only

Escrow No.: 13321-KM

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$ 660.00
☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale,
unincorporated area; ☐ City of LAGUNA BEACH, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
PARVIN F. POORMAND, SUCCESSOR TRUSTEE OF THE IRAJ & PARVIN POORMAND TRUST

hereby GRANT(S) to DOUGLAS HAMILTON and VICKIE HAMILTON, HUSBAND AND WIFE AS JOINT TENANTS

The following described property in the City of LAGUNA BEACH, County of ORANGE State of California;
See Exhibit "A" attached hereto and made a part hereof.

PROPERTY ADDRESS: 31514 MAR VISTA AVENUE, LAGUNA BEACH, CA 92651

PARVIN F. POORMAND, SUCCESSORS TRUSTEE
OF THE IRAJ & PARVIN POORMAND
TRUST

By: Parvin F. Poormand, Successor Trustee
PARVIN F. POORMAND, SUCCESSOR TRUSTEE

Document Date: MARCH 3, 2011

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS

On 3-17-11 before me, Kimberly Mills, a notary public in and
for said state, personally appeared Parvin F. Poormand who proved to me on
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

DEVELOPMENT REVIEW APPLICATION

MS

Please completely fill-in the top-half of side one.

PROJECT LOCATION ADDRESS 31514 MAR VISTA AVE.VALUATION OF WORK \$ 900,000LOT SIZE 9035 SQ. FT.ASSESSOR'S PARCEL NO. 054-091-21DESCRIBE IN DETAIL SCOPE OF WORK New SFR on vacant lot, site walls, retaining walls, pool, landscape* This is a modification of a previously approved project. No changes to bldg. setbacks, height, envelope.

| | FLOOR AREA | GARAGE AREA | DECK AREA | STORAGE AREA | TOTAL REMODEL AREA | NO OF STORIES |
|-------------------|------------|-------------|-----------|--------------|--------------------|---------------|
| EXISTING BUILDING | N/A | | | | | |
| NEW CONSTRUCTION | 3738.42 | 618.66 | 1120.80 | 69 | — | 3 |
| TOTALS | | | | | | |

The remainder of side one is for staff use only. See other side for required certificates and signatures.

| TYPE OF APPLICATION | FEE | DATE RECEIVED | APPLICATION NUMBER | DATE APPROVED / DENIED | | | |
|------------------------------|-----|---------------|--------------------|------------------------|---------|----|----|
| | | | | ADMIN | BOA/DRB | PC | CC |
| PRE-APPLICATION SITE MEETING | 525 | 3/8/12 | | | | | |
| ZONING PLAN CHECK | | | | | | | |
| DESIGN REVIEW | | | | | | | |
| COASTAL DEVELOPMENT PERMIT | | | | | | | |
| VARIANCE | | | | | | | |
| SUBDIVISION | | | | | | | |
| CEQA | | | | | | | |
| OTHER: | | | | | | | |

| YARDS | MAIN BUILDING | | ACCESSORY BUILDING | | HEIGHTS | | CLEARANCE | BY | DATE |
|----------------------------|---------------|-------|--------------------|-------|---------|--------------|-----------------------|----|------|
| | MINIMUM | SHOWN | MINIMUM | SHOWN | SHOWN | MAXIMUM | | | |
| FRONT | | | | | | | CEQA | | |
| RIGHT SIDE | | | | | | | ZONING PLAN CHECK | | |
| LEFT SIDE | | | | | SLOPE | HEIGHT FF/FG | ZONING / PLANNING | | |
| REAR | | | | | | | STRUCTURAL PLAN CHECK | | |
| DISTANCE BETWEEN BUILDINGS | | | | | | | FINAL CHECK | | |

Coastal Development Permit

Development Category: ☐ Local Coastal Development Permit is required, and it is ☐ , is not ☐ appealable to Coastal Commission.
☐ Coastal Commission Permit is required.
☐ Categorical Exclusion
☐ Exempt (List Code Section) _____

| | |
|--|--|
| Property Owner <u>MR. & MRS. DOUG HAMILTON</u> | |
| Phone # <u>3151 Monterey Street</u> | Cell Phone # <u>Beach 92651</u> |
| Mailing Address <u>28188 MOULTON PARKWAY #125</u> | City/St/Zip <u>LAGUNA BEACH CA. 92657</u> |
| Email Address <u>DGLSHM@EMAIL.COM</u> | Receive Project Updates by Email - <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Architect/Agent <u>HUGO SORIA & CO.</u> | |
| Phone # <u>949/497-7112</u> | Cell Phone # <u></u> |
| Mailing Address <u>303 BROADWAY ST.</u> | City/St/Zip <u>LAGUNA BEACH CA. 92657</u> |
| Email Address <u>HUGOSORIADESIGN@YAHOO.COM</u> | |
| Fax # <u></u> | State License # <u></u> |
| Other Development Team Member | |
| Phone # <u>JOE DELANCOIS</u> | Cell Phone # <u>949-506-4729</u> |
| Mailing Address <u>1195 Temple Hills Dr.</u> | City/St/Zip <u>Laguna Beach</u> |
| Email Address <u>Joe.delancois@mac.com</u> | Receive Project Updates by Email - <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Fax # <u></u> | State License # <u>B509300</u> |

Please note that the applicant/agent will receive a U.S. Postal Service or Email notification of project updates, such as plan check results. In addition, all other development team members listed on this page will also receive project updates by Email, including plan check results, unless indicated otherwise. This will improve communication with the applicant's team during the entitlement process.

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2. I understand major changes to the project may require a new application and payment of additional or new fees.
3. If this application is approved I hereby certify that I will comply with all conditions of approval. I also understand that the failure to abide by and faithfully comply with any and all conditions attached to the approval action shall constitute grounds for the revocation of said approval.
4. I hereby certify that to the best of my knowledge the information I have presented in this form and the accompanying materials is true and correct. I also understand that additional data and information may be required prior to final action on this application. I have read and understand the content contained in this certificate.
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6. I am the record owner of the property described in this application, and hereby consent to the filing of the application.

X Vickie Hamilton Douglas Hamilton February 1st, 2012
 Signature of Owner Date

AUTHORIZATION OF AGENT

I am the record owner of the property described in this application and hereby designate and authorize the agent as shown on this application to act on my behalf in all matters pertaining to processing of this application through the City of Laguna Beach.

X Vickie Hamilton Douglas Hamilton February 1st, 2012
 Signature of Owner Date

PROPERTY ADDRESS: 31514 Mar Vista

BP# _____

ITEMS SHOWN OR TO BE SHOWN ON PLANS IN CONJUNCTION WITH NEW CONSTRUCTION

| CHECK THE FOLLOWING ITEMS THAT PERTAIN | ITEMS | ZONE CHECK <small>(OFFICIAL USE ONLY)</small> | DESIGN REVIEW APPROVED <small>(OFFICIAL USE ONLY)</small> | STRUCTURAL PLAN CHECK <small>(OFFICIAL USE ONLY)</small> | APPROVED FOR ISSUANCE <small>(OFFICIAL USE ONLY)</small> | *FIRE DEPARTMENT APPROVAL <small>(OFFICIAL USE ONLY)</small> |
|---|--|---|--|--|---|---|
| | Site Walls | | | | | |
| | Retaining Walls | | | | | |
| | Fences | | | | | |
| | Planter Walls | | | | | |
| | *Electronic Driveway Gates | | | | | |
| | Fountains | | | | | |
| | BBQ | | | | | |
| | Exterior Fireplaces | | | | | |
| | Detached Patio Structure or Gazebo | | | | | |
| | Outdoor Sinks | | | | | |
| | Koi Ponds | | | | | |
| | Pool/spa | | | | | |
| | A/C Compressor | | | | | |
| | Exterior Stairs | | | | | |
| | Grading | | | | | |
| | Street Improvements <small>Public Right of Way</small> | | | | | |
| | Structures within Public Right of Way | | | | | |

December 6, 2011


City of Laguna Beach
Planning Division

Re: Hamilton Property
31514 Mar Vista

RECEIVED
DEC 13 2011
City of Laguna Beach
Building Division

To Whom It May Concern:

I hereby authorize Jon De Langis, Continental Properties, 1195 Temple Hills Dr. Laguna Beach, to be my representative for the development of the afore mentioned property.



Douglas Hamilton, Owner



**City of
Laguna Beach
Community Development
Department**

Real Property Report

for

31514 Mar Vista Ave

APN 056-091-21

February 18, 2011

NOTICE TO BUYER

Real Property Reports are prepared to inform the buyer within the City of Laguna Beach of the conditions and restrictions applicable to the property as revealed by a search of City files. These files are available for review at City Hall, and it is suggested they be reviewed prior to completing a property transaction. If the conditions actually observed on the property by the buyer deviate from the information detailed below, the buyer is encouraged to contact the owner to arrange for an inspection of the property by City personnel, as there may be uses or structures which are not legally permissible. If the property owner makes a written request within 30 days of the issuance of this report, the inspection of the property will be conducted without additional charge.

Physical improvements and site developments are subject to Design Review and shall be designed and located in a manner which best satisfies the City's village atmosphere and the Design Review purposes, guidelines and criteria specified in Section 25.05.040 of the Municipal Code. Village atmosphere is characterized by appropriately scaled development, diverse and unique architectural designs, pedestrian orientation and sensitivity to the natural conditions of the site. The property development zoning standards that are delineated in the Zoning Code represent the maximum allowable building envelope for a given property. This maximum building envelope may not be approved by the Design Review Board. This is because the Design Review process is a discretionary review process and is based upon the particular issues and circumstances in effect at the time the development is proposed. Again, it is important to fully understand that the actual development allowed might be less than the allowable maximum because of localized conditions and desired community objectives identified during the review process.

LAND USE AND ZONING INFORMATION

Zone: The subject property is located in the R1 Zone. The uses permitted in this zone are listed in the Laguna Beach Municipal Code.

Use: City records show the following structures/uses exist on the subject property:
Vacant Lot.

Special Permits: The following Variances, Conditional Use Permits, Design Review or other permits have been approved for this property (including any special conditions placed on the property because of the permits):

Design Review 06-080 was approved on April 13, 2006 for a new single family dwelling and expires on April 13, 2012.
Any exterior changes to the structure, including paint color or landscaping, may require Design Review Board approval.

VA 7346 - Allowed to exceed the maximum allowable building height; 04/13/06 and expires on April 13, 2012.

Coastal Development Permit 06-17 approved on April 13, 2006 and expires on April 13, 2012.

Building Site Status: The subject property is a legal building site, according to the definition established in the Laguna Beach Municipal Code (Section 25.08.004)

Legal Description: Tract 1020 Portion of Lot 10. (A copy of the Assessor's Parcel Map showing the subject property is attached to this Real Property Report.)

Parcel Identification Number (used for City office purposes only): 1259

On-Site Turnaround Required: No

Special Subdivision Map Building Setback Requirements: None

Special Street Plan Requirements: None

Special Subdivision Map Height Standards: None

Historic Resource Inventory Category: Historic Register **Designation Date:** None

Flood Zone: X **Flood Map Panel:** 06059C0438J **Flood Map Effective Date:** 12/03/2009

Mapped Environmentally Sensitive Areas: Fuel Modification

Recommended Landscaping and Setbacks: None

Delinquent City Utility Charges: First installment of 2010 utility charges paid, second installment not paid.

City Maintained Street: Mar Vista Avenue is maintained by the City.

Property Owner Notice and Inspection Report (Notice of Participation): None

Real Property Report - 31514 Mar Vista Ave

APN 056-091-21

BUILDING INFORMATION

Outstanding Permits The following permits have been issued relative to the subject property, but not completed:

None of Record

Completed Permits The following permits represent significant construction work which has been completed on the subject property:

None of Record

SLOPE MAINTENANCE RESPONSIBILITY

Chapter 22.2 of the Laguna Beach Municipal Code requires property owners to continually maintain slopes on their properties. Maintenance includes repairs to berms, ditches, paved drainage terraces, down drain devices and slope plantings.

UNRESOLVED PROBLEMS

The following problems or issues are outstanding or unresolved, with respect to the City's files, as of the date of this report:

None of Record

This report was issued on February 18, 2011, and is valid for three (3) months by

Pat Kramer

A three (3) month extension has been authorized by _____ on _____ and will expire on _____.

The preparation and delivery of this Real Property Report does not impose any liability upon the City for any errors or omissions, nor does the City bear any liability not otherwise imposed by law in regards to the Report's preparation.

NOTE: Three (3) or more units capable of being rented within the City of Laguna Beach (Laguna Beach Municipal Code, Section 5.08.050) requires each owner of the units to obtain a City of Laguna Beach Business License each year. Failure to obtain a City of Laguna Beach Business License is a violation of the Municipal Code, Section 5.08.600, Renting of Property and Accommodations. Building permits are required for any demolition, repair, construction or alteration work done on the property. The owner of any dwelling unit proposed to be rented for 30 days or less must obtain an Administrative Use Permit for such short-term lodging according to Chapter 25.23 of the Municipal Code prior to such rental.

As recipients of a Real Property Report, I certify that I have read and understood the information contained herein.

PLEASE PRINT OR TYPE NAME: _____ DATE: _____

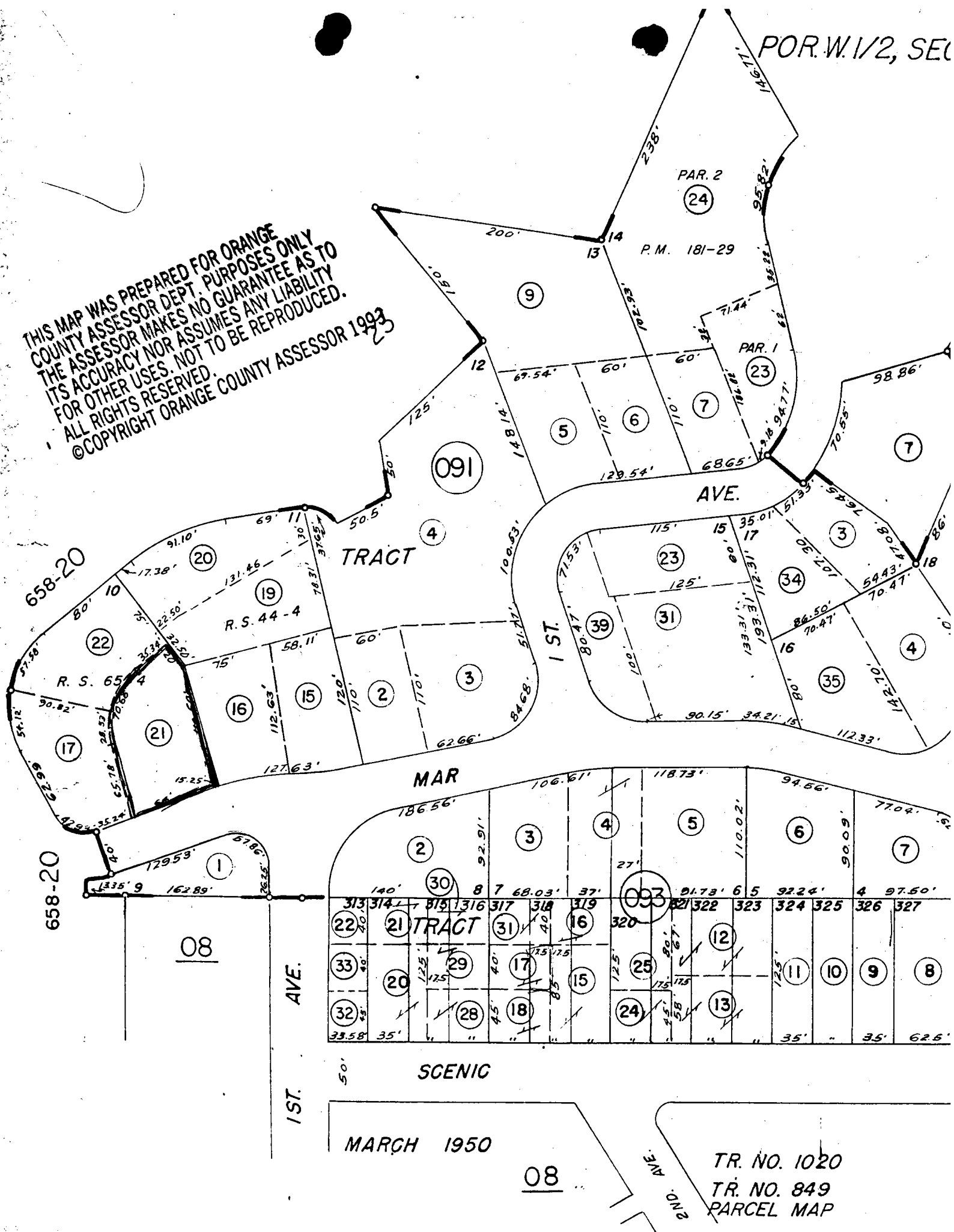
SIGNED: _____

STREET ADDRESS OF SUBJECT PROPERTY: 31514 Mar Vista Av

APN: 056-091-21

Please sign this lower portion of the report and return it to the Community Development Department, Zoning Division, 505 Forest Ave, Laguna Beach, CA 92651.

THIS MAP WAS PREPARED FOR ORANGE
COUNTY ASSESSOR DEPT. PURPOSES ONLY
THE ASSESSOR MAKES NO GUARANTEE AS TO
ITS ACCURACY NOR ASSUMES ANY LIABILITY
FOR OTHER USES. NOT TO BE REPRODUCED.
ALL RIGHTS RESERVED.
©COPYRIGHT ORANGE COUNTY ASSESSOR



FEE RECEIPT
CITY OF LAGUNA BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT

CITY OF LAGUNA BEACH:0102870

Kelliv

02/14/2011:11:09 AM

RECEIVED OF ROYA POORMANO

CHARGES-

Real Property Reports

350.00

MAILING ADDRESS Phone 949-922-6428

Total

350.00

SUBJECT ADDRESS ~~312~~ 51514 MAR VISTA AVE. LB 92

| | |
|---|---|
| \$ <u> </u> Bldg. Construction Fee | \$ <u> </u> Park In-Lieu Fee |
| \$ <u> </u> Coastal Development | \$ <u> ✓ </u> Real Property Report |
| \$ <u> </u> Conditional Use Permit | \$ <u> </u> Re-inspection Fee |
| \$ <u> </u> Design/Concept Review | \$ <u> </u> Sewer Construction Fee |
| \$ <u> </u> Drainage In-Lieu Fee | \$ <u> </u> Site Development |
| \$ <u> </u> Encroachment Permit | \$ <u> </u> Structural Plan Check |
| \$ <u> </u> Environmental Report | \$ <u> </u> Temporary Use Permit |
| \$ <u> </u> Extension of <u> </u> | \$ <u> </u> Use & Occupancy |
| \$ <u> </u> General Plan Amendment | \$ <u> </u> Variance |
| \$ <u> </u> Landscape Review | \$ <u> </u> Zoning Plan Check |
| \$ <u> </u> Lot Line Adjustment | |
| \$ <u> </u> Parcel Map | \$ <u> </u> Other <u> </u> |

MAIL TO:

~~ROYA~~ ROYA POORMANO

430-101 BURLINGTON CT

LAGUNA BEACH, CA 90803

HEARING DATE TIME in City Council Chambers.

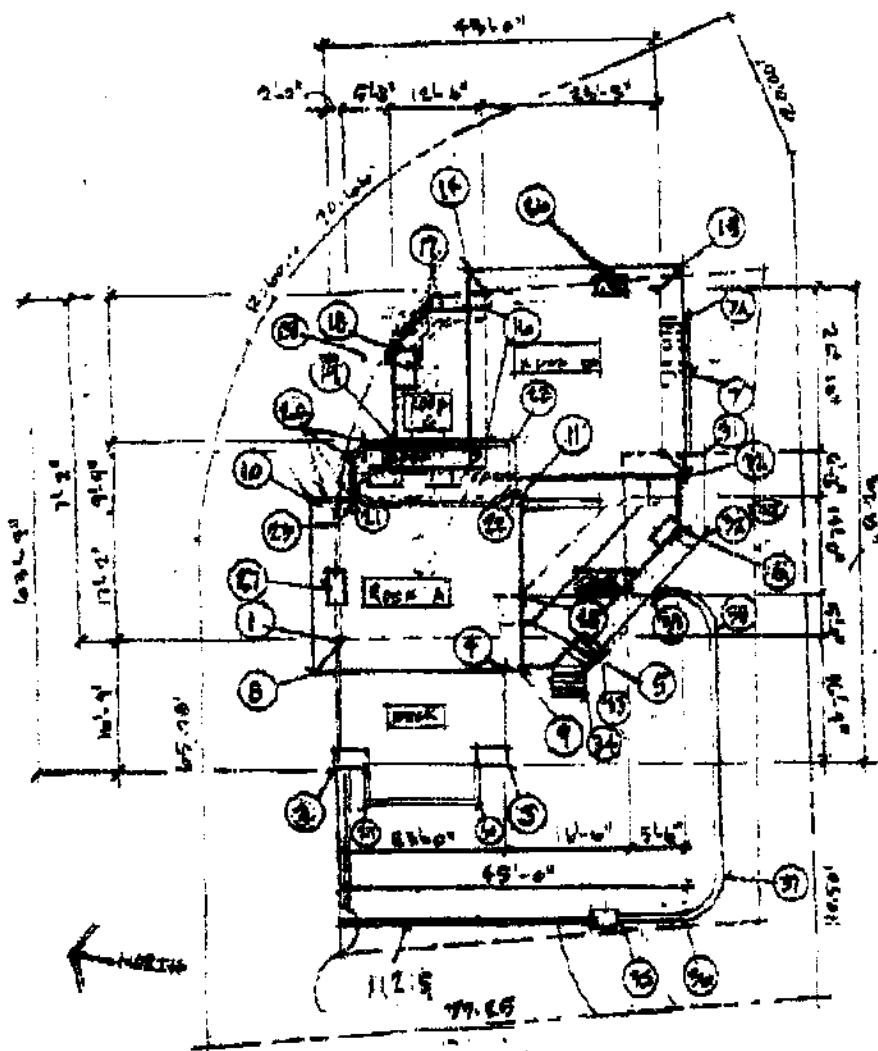
TOTAL 350 BY OK



FROM : DREWBLAKE

PHONE NO. : 9493769185

P. 08 2024 08:59AM F3



LEGEND

| | | |
|-------------|------------|--------|
| DECK | 1-7C | 125.00 |
| STAIR | 7A | 14.25 |
| ROOF A | 8+9 C | 125.50 |
| | 10+11 C | 124.00 |
| ROOF B | 12+13 C | 124.20 |
| | 14+15 C | 125.50 |
| ROOF C | 16 C | 124.00 |
| | 17 C | 124.20 |
| | 18+19 C | 124.20 |
| ROOF D | 20+21 C | 125.50 |
| | 21+22 C | 125.50 |
| ROOF E | 24+25 C | 124.00 |
| CHIMNEY | 26+27 C | 124.50 |
| STONE WALL | 28 | 125.00 |
| TRAILER | 29+30 | 123.50 |
| LOWER DECK | 31, 32, 33 | 14.50 |
| STAIR | 34 | 100.00 |
| WALL & POOL | 35-37 | 108.00 |

POORLY MAINTAINED RESIDENCE
 31514 MAR VISTA AVE.
 LAGUNA BEACH, CA 92653
 8/4/04

MAR VISTA

STAIRING PLAN

NOTE: COMMENT ALL
 ROOMS WITH RIBBON
 OR STRIP

HORVATH AND ASSOC.
 1001 W. BEACH CA
 949-861-7934



Thomas B. Calandry



May 21, 2010

Iraj Poomand
32511 Azores Road
Monarch Beach, California 92629

Dear Mr. Poormand:

**SUBJECT: APPROVAL OF AN EXTENSION OF TIME FOR VARIANCE 7346,
DESIGN REVIEW 06-080 AT 31514 MAR VISTA AVENUE, APN
056-091-21**


At a regular meeting of the Design Review Board/Board of Adjustment on Thursday, May 13, 2010, action was taken **granting** a one-year extension of time for the captioned project. The City Council also recently adopted Ordinance 1506 which grants an additional year of time for design review entitlements which expire between November 15, 2009 and December 31, 2010. Therefore, the extension of time for the captioned project will expire on **April 13, 2012**. No further notice of this extension will be given, and this is the last extension of time that may be granted.

This design review entitlement shall lapse and become void following the above expiration date if the privileges authorized by design review are not executed or utilized, or, if construction work is involved, such work is not commenced prior to the expiration date and diligently pursued to completion thereafter. The term "diligently pursued" means that the owner or the owner's contractor has received from the City, prior to the expiration date, an inspection of the work that demonstrates meaningful progress has been achieved in the work.

This approval does not authorize you to begin construction. The Municipal Code provides that a building permit cannot be issued until fourteen (14) calendar days have elapsed, thus allowing time for adjacent property owners to appeal the action if they so desire.

If you have any questions regarding this matter, please call (949) 497-0714.

Sincerely,


Liane Schuller
Zoning Administrator

Enclosures (3) submittal requirements, construction commencement policy, DR approval conditions.

BUILDING PLAN CHECK SUBMITTAL REQUIREMENTS

Address 31514 Mar Vista Permit No. BOS-2500

- ☐ 2 sets of architectural and structural plans
- ☐ 2 sets of mechanical plans (usually needed only for commercial projects)
- ☐ 2 sets of electrical plans (usually needed only for commercial projects or electrical service of 400 amp or larger)
- ☐ 2 sets of plumbing plans (restaurants, new commercial buildings)
- ☐ 2 sets of erosion control plans (where earth is disturbed)
- ☐ 2 sets of grading/drainage plans (where grading occurs or drainage changes)
- ☐ 2 sets of plans showing work in the right of way and Public Works permit application
- ☐ 2 copies of Title 24 summary sheet
- ☐ 1 copy of structural calculations
- ☐ 2 wet-signed copies of geological report*
- ☐ Plan check and geotechnical review fees determined by Building Division
- ☐ 2 sets of plans (site plan only) showing utilities on property and points of connection to public utilities.
- ☐ 3 sets of fire sprinkler plans (not a deferred submittal unless approved by Fire Dept.)
- ☐ 2 sets of staging plans.
- ☐ (Other, Specify) ADDRESS PREVIOUS BLDG &
GEO CORRECTIONS.

In addition to the requirements above, the following is required if checked:

- ☐ 2 sets of plans showing proposed work in the right of way (may or may not include a street improvement plan). To be routed to Public Works for review.

*Effective 1/24/08 a compact disc containing an electronic computer file copy of the oversized geotechnical maps. The format of the computer file must be prepared as an Adobe Acrobat 'pdf' file.

Building Official John Hurley 5/21/10

The following standard Design Review approval conditions are established to protect the health, safety and welfare of the community and to assure compliance with the intent and purpose of the City's regulations:

- 1) Expiration. If development has not commenced within two years from the final action of the approval authority on the application, the Design Review approval will expire. Development, once timely commenced, shall be pursued in a diligent manner and completed in a reasonable period of time. Any application for extension of the Design Review approval must be made prior to the expiration date and shall be accompanied by an explanation of good cause for the request.
- 2) Interpretation. Any questions of intent or interpretation of any condition will be determined by the Community Development Director, whose determinations may be subject to appeal pursuant to the provisions of Title 25 of the Laguna Beach Municipal Code.
- 3) Terms and Conditions Run with the Land. These conditions shall be perpetual and shall bind all future owners, successors, heirs, assigns and possessors of the subject property to all terms and conditions of the approval.
- 4) Indemnification. The permittee shall defend, hold harmless and indemnify, at his/her/its expense, the City, City Council and members thereof, commissions, boards, officials, officers, employees, agents and representatives from any and all third party claims, actions or proceedings to the attack, set aside, void or annul and approval of this Design Review Approval, which action is brought within the time period provided for in California Government Code Section 66499.37, as same may be amended. This obligation shall encompass all costs and expenses incurred by the City in defending against any claim, action or proceeding, as well as costs or damages the City may be required by a court to pay as a result of such claim, action or proceeding.
- 5) Plan Reliance and Modification Restriction. In the absence of specific provisions or conditions to the contrary, the application and all plans or exhibits attached to the application are relied upon, incorporated and made a part of the Design Review approval. It is required that such plans or exhibits be complied with and implemented in a consistent manner with the approved use, conditions of approval and approved plans. Such plans and exhibits for which this Design Review approval has been granted shall not be changed or amended except pursuant to a subsequent amendment or new Design Review approval as might otherwise be required or granted pursuant to the terms of Title 25 of the City of Laguna Beach Municipal Code.
- 6) Grounds for Revocation. The Design Review approval shall be subject to revocation or modification with regard to the grounds set forth in Title 25 of the Laguna Beach Municipal Code, including without limitation failure to comply with all conditions of approval.
- 7) Water Quality Condition. The permittee shall not, by act or omission, allow, cause or permit any "prohibited discharge" (as defined in Laguna Beach Municipal Code Section 16.01.020) into the City's storm water drainage system.
- 8) Landscape Plans. If landscape plans were reviewed and approved as part of the Design Review process, the approved plant material types, location and mature growth heights are deemed to be on-going conditions of approval that must be maintained in perpetuity unless modified by a subsequent Design Review approval.
- 9) Tree Preservation. The permittee shall be responsible for maintaining any tree approved on the landscape plan in a manner that will sustain the tree's health and distinctive qualities. The approved tree(s) shall not be removed, destroyed or substantially altered without subsequent review and approval. An arborist shall be consulted prior to any grading proposed within 15 feet of the approved tree(s) to determine the best procedures to maintain the health of the tree(s). The recommendations of the arborist shall be followed during the grading operations.
- 10) Construction Impact Mitigation. If construction rules and construction impact mitigation requirements were reviewed and approved as part of the Design Review process, the permittee shall comply and shall ensure compliance by the permittee's agents, employees, and contractors with all approved rules and requirements. Such rules may also be initiated by the Community Development Director either before or after the issuance of building permit(s). These requirements may include, without limitation, onsite construction monitoring, noise or vibration monitoring, the implementation of prescribed mitigation measures, a restriction on contractor and employee neighborhood parking, site maintenance and storage restrictions, and a restriction on the time and number of delivery vehicles for construction site service, equipment and materials.
- 11) Grading Export. Grading work and hauling of grading materials shall be restricted to the hours of 9:00 a.m. to 3:00 p.m., Monday through Friday. No work is permitted to occur on City holidays.

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

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

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

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

"Site preparation" means:

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

"Construction commencement" means:

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

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

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

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

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

noted hearing, as the date and time of the hearing have changed.

Mr. Wilkes made a motion, seconded by Ms. Zur Schmiede, to continue Design Review 10-054, Bluebird Loading Dock, unimproved right-of-way of Galen Drive below Glenneyre Street to July 8, 2010. Motion carried unanimously.

Motion MW Second RZ Grant___ Deny___ Cont 6/24 Unan. Y

LeBon Y Lenschow Absent Liuzzi Y Sadler Y Wilkes Y Zur Schmiede Y

CONSENT CALENDAR

2. 215 LEDROIT STREET, APN 053-104-11 EXTENSION OF TIME APPROVED VARIANCE 7522, DESIGN REVIEW 07-313 AND A CATEGORICAL EXEMPTION

The applicant requests approval for a two-year extension of time. In 2008, design review approval was given for additions to a single-family dwelling. This is the first request.

Ms. Liuzzi made a motion, seconded by , to approve an extension of time for Variance 7522, Design Review 07-313 at 215 Ledroit Street. Motion carried unanimously.

Motion CL Second___ Grant Y Deny___ Cont___ Unan. Y

LeBon Y Lenschow Absent Liuzzi Y Sadler Y Wilkes Y Zur Schmiede Y

3. 31514 MAR VISTA AVENUE, APN 056-091-21 EXTENSION OF TIME APPROVED VARIANCE 7346, DESIGN REVIEW 06-080 AND A CATEGORICAL EXEMPTION

Board of Adjustment/Design Review Board Agenda

-2-

MAY 13, 2010

The applicant requests design review approval for a one-year extension of time. In 2006, design review approval was given for a new single-family dwelling. This is the final request.

Ms. Liuzzi made a motion, seconded by Mr. Wilkes, to approve an extension of time for Variance 7346, Design Review 06-080 at 31514 Mar Vista Avenue. Motion carried unanimously.

Motion CL Second MW Grant___ Deny___ Cont___ Unan. Y

LeBon Y Lenschow Absent Liuzzi Y Sadler Y Wilkes Y Zur Schmiede Y

4. 2767 VICTORIA DRIVE, APN 656-151-55 CONTINUED TO 7/8 DESIGN REVIEW 09-271 AND A CATEGORICAL EXEMPTION, LAST HEARD 2/25, (SECOND HEARING)

The applicant requests design review approval for an elevated deck extension (47 square feet) to an "E" rated structure on the City's Historic Register in the R-1 Zone. The decks have been constructed.

Mr. Wilkes made a motion, seconded by Ms. Zur Schmiede, to continue Design Review 09-271 at 2767 Victoria Drive to July 8, 2010. Motion carried unanimously.

Motion MW Second RZ Grant Y Deny___ Cont 7/8 Unan. Y

LeBon Y Lenschow Absent Liuzzi Y Sadler Y Wilkes Y Zur Schmiede Y

5. 1189 TEMPLE HILLS DRIVE, APN 641-184-23 APPROVED WITH CONDITIONS DESIGN REVIEW 10-026 AND A CATEGORICAL EXEMPTION, LAST HEARD 3/25 (SECOND HEARING)

The applicant requests design review approval for modifications to a prior design review.

BUILDING PLAN CHECK SUBMITTAL REQUIREMENTS

Address 31514 MAR VISTA Permit No. BOS-2500

- ☐ 2 sets of architectural and structural plans
- ☐ 2 sets of mechanical plans (usually needed only for commercial projects)
- ☐ 2 sets of electrical plans (usually needed only for commercial projects or electrical service of 400 amp or larger)
- ☐ 2 sets of plumbing plans (restaurants, new commercial buildings)
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- ☐ 1 copy of structural calculations
- ☐ 2 wet-signed copies of geological report*
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- ☐ 2 sets of plans (site plan only) showing utilities on property and points of connection to public utilities.
- ☐ 3 sets of fire sprinkler plans (not a deferred submittal unless approved by Fire Dept.)
- ☐ 2 sets of staging plans.
- ☐ (Other, Specify) ADDRESS PREVIOUS BUDG 3
GEO CORRECTIONS.

In addition to the requirements above, the following is required if checked:

- ☐ 2 sets of plans showing proposed work in the right of way (may or may not include a street improvement plan). To be routed to Public Works for review.

*Effective 1/24/08 a compact disc containing an electronic computer file copy of the oversized geotechnical maps. The format of the computer file must be prepared as an Adobe Acrobat 'pdf' file.

Building Official

John Hurler 5/21/10



May 21, 2010

Iraj Poomand
32511 Azores Road
Monarch Beach, California 92629

Dear Mr. Poormand:

**SUBJECT: APPROVAL OF AN EXTENSION OF TIME FOR VARIANCE 7346,
DESIGN REVIEW 06-080 AT 31514 MAR VISTA AVENUE, APN
056-091-21**

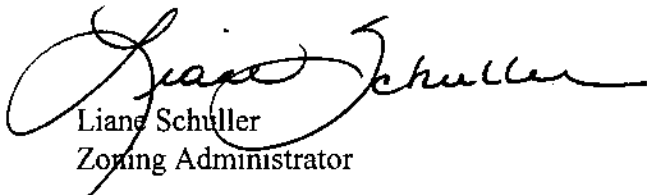
At a regular meeting of the Design Review Board/Board of Adjustment on Thursday, May 13, 2010, action was taken **granting** a one-year extension of time for the captioned project. The City Council also recently adopted Ordinance 1506 which grants an additional year of time for design review entitlements which expire between November 15, 2009 and December 31, 2010. Therefore, the extension of time for the captioned project will expire on **April 13, 2012**. No further notice of this extension will be given, and this is the last extension of time that may be granted.

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This approval does not authorize you to begin construction. The Municipal Code provides that a building permit cannot be issued until fourteen (14) calendar days have elapsed, thus allowing time for adjacent property owners to appeal the action if they so desire.

If you have any questions regarding this matter, please call (949) 497-0714.

Sincerely,



Liane Schuller
Zoning Administrator

Enclosures (3) submittal requirements, construction commencement policy, DR approval conditions.



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

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2. Temporary power has been provided; **and**
3. Any required pre-grading meetings have been held with staff; **and**
4. The implementation of those portions of the approved fuel modification plan, if one was required, that are required to be implemented prior to the introduction of any combustible materials onto the site; **and**
5. The necessary start-up construction materials have been delivered to the site; **and**
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3. If neither of the above are part of the project, then a minimum of 10% of the project's foundation has been completed and approved by the City Building Inspector; **or**
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- 3) Terms and Conditions Run with the Land. These conditions shall be perpetual and shall bind all future owners, successors, heirs, assigns and possessors of the subject property to all terms and conditions of the approval.
- 4) Indemnification. The permittee shall defend, hold harmless and indemnify, at his/her/its expense, the City, City Council and members thereof, commissions, boards, officials, officers, employees, agents and representatives from any and all third party claims, actions or proceedings to the attack, set aside, void or annul and approval of this Design Review Approval, which action is brought within the time period provided for in California Government Code Section 66499.37, as same may be amended. This obligation shall encompass all costs and expenses incurred by the City in defending against any claim, action or proceeding, as well as costs or damages the City may be required by a court to pay as a result of such claim, action or proceeding.
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- 7) Water Quality Condition. The permittee shall not, by act or omission, allow, cause or permit any "prohibited discharge" (as defined in Laguna Beach Municipal Code Section 16.01.020) into the City's storm water drainage system.
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- 10) Construction Impact Mitigation. If construction rules and construction impact mitigation requirements were reviewed and approved as part of the Design Review process, the permittee shall comply and shall ensure compliance by the permittee's agents, employees and contractors with all approved rules and requirements. Such rules may also be initiated by the Community Development Director either before or after the issuance of building permit(s). These requirements may include, without limitation, onsite construction monitoring, noise or vibration monitoring, the implementation of prescribed mitigation measures, a restriction on contractor and employee neighborhood parking, site maintenance and storage restrictions, and a restriction on the time and number of delivery vehicles for construction site service, equipment and materials.
- 11) Grading Export. Grading work and hauling of grading materials shall be restricted to the hours of 9:00 a.m. to 3:00 p.m., Monday through Friday. No work is permitted to occur on City holidays.



NOTICE OF PUBLIC HEARING

LAGUNA BEACH BOARD OF ADJUSTMENT / DESIGN REVIEW BOARD

The CITY OF LAGUNA BEACH BOARD OF ADJUSTMENT / DESIGN REVIEW BOARD will hold a public hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue to consider: **DESIGN REVIEW 06-080, VARIANCE 7346 AND A CATEGORICAL EXEMPTION** for property located at:

**31514 MAR VISTA AVENUE
APN 056-091-21**

SAID PUBLIC HEARING TO BE HELD: Thursday, May 13, 2010 at 6:00 p.m. NO FURTHER PUBLIC NOTICE WILL BE GIVEN.

Project Description: The applicant requests design review approval for a one-year extension of time. In 2006, design review approval was given for a new single family dwelling. This is the final request.

The property is not required to be staked with story poles.

The City encourages anyone with questions or concerns regarding the proposed project to contact the project representative as follows: Ulrike Zugelder (714) 914-1442

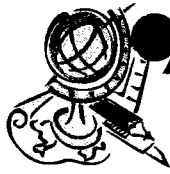
IMPORTANT! If you have concerns about the effects this proposed project could have on your property and you wish those concerns to be considered by the Design Review Board at the public hearing, it is imperative that you invite the Board Members to view the project site and staking from your property prior to the meeting. Please contact the Board Members no earlier than the Friday before the scheduled hearing. A list of Board Members and phone numbers is available at City Hall. Board Members do visit the applicant's property prior to the hearing.

The plans and application may be examined and reviewed at the DEPARTMENT OF COMMUNITY DEVELOPMENT between the hours of 8:00 a.m. – 3:00 p.m. any regular workday. **Comments may be made in person at the hearing, or in writing prior to the hearing, when brought or mailed to City Hall. It is recommended that written correspondence be delivered to City Hall at least 10 days prior to the public hearing - seven (7) copies are required.** It is possible that this project may be continued to some specific future date and/or modified during the Design Review process. If you challenge the nature of the proposed project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Board at, or prior to, the Public Hearing. The City staff has determined the project to be subject to a (X) **Categorical Exemption () Negative Declaration**, pursuant to the California Environmental Quality Act.

Please be advised that this project will be scheduled for action on the Consent Calendar. Any person wishing to discuss this project must be present at the meeting punctually at 6:00 p.m. and specifically request a public hearing on this item. If no one requests discussion on this project, it will be automatically approved.

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the Community Development Department at (949) 497-0723 (telephone) or (949) 497-0759 (facsimile). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

#4083
31-Mar-10



Advanced Listing Services

Ownership Listings & Radius Maps
P.O. Box 2593 • Dana Point, CA • 92624
Office: (949) 361-3921 • Fax: (949) 361-3923
www.Advancedlisting.com

RECEIVED

MAR 31 2010

ZONING DIVISION

CITY OF LAGUNA BEACH, CA

300' Ownership Listing
Prepared for:
056-091-21
IRAJ POORMAND
31514 MarVista Ave
LAGUNA BEACH CA 92651

056-070-18
JEFFREY J DUNLAP
22212 RICO RD
LAGUNA BEACH CA 92651

056-070-19
RUSSELL COGDILL
22202 RICO RD
LAGUNA BEACH CA 92651

056-070-26
SOUTH COAST COUNTY WATER
DISTRICT
31592 WEST ST
LAGUNA BEACH CA 92651

056-087-01
BETTY HOGAN
31501 EAGLE ROCK WAY
LAGUNA BEACH CA 92651

056-087-02
REINHOLD MANKAU
449 E BLAINE ST
RIVERSIDE CA 92507

056-087-03
ANJA REICH
31505 EAGLE ROCK WAY
LAGUNA BEACH CA 92651

056-087-04
ANDREA L MALMQUIST
PO BOX 840
SAN LUIS OBISPO CA 93406

056-087-05
JOHN C GRAY
31509 EAGLE ROCK WAY
LAGUNA BEACH CA 92651

056-087-06
ALEXANDER WILLIAMSON
31511 EAGLE ROCK WAY
LAGUNA BEACH CA 92651

056-087-07
LONA SATRAPPE
31513 EAGLE ROCK WAY
LAGUNA BEACH CA 92651

056-089-48
THOMAS & ELIZABETH PHILLIPS
31531 SCENIC DR
LAGUNA BEACH CA 92651

056-091-02
MATTHEW W LASKOWSKI
326 N GARDNER ST
LOS ANGELES CA 90036

056-091-03
ROBERT A DE VITO
31562 MAR VISTA AVE
LAGUNA BEACH CA 92651

056-091-04
BETH A ARY
7 CAMEL POINT DR
LAGUNA BEACH CA 92651

056-091-15
JACK LAMPERT
31522 MAR VISTA AVE
LAGUNA BEACH CA 92651

056-091-16
JOSEPH T BAKER
31516 MAR VISTA AVE
LAGUNA BEACH CA 92651

056-091-17
MICHAEL R GONZALEZ
31502 MAR VISTA AVE
LAGUNA BEACH CA 92651

056-091-19
19 MAR VISTA LLC CONSTRUCTION
7621 REYNOLDS CIR
HUNTINGTON BEACH CA 92647

056-091-20
20 MAR VISTA LLC
31510 MAR VISTA AVE
LAGUNA BEACH CA 92651

056-091-21
IRAJ POORMAND
32511 AZORES RD
MONARCH BEACH CA 92629

056-091-22
LLOYD KISLING
31508 MAR VISTA AVE
LAGUNA BEACH CA 92651

056-093-01
VALENTE C MORALES
10 WALNUT CRK
IRVINE CA 92602

056-093-02
NEIL L & WENDI STEINMAN
31500 EAGLE ROCK WAY
LAGUNA BEACH CA 92651

056-093-03
FANNIE L LUM
31561 MAR VISTA AVE
LAGUNA BEACH CA 92651

056-093-04
JAMES L PERRY
32021 COAST HWY
LAGUNA BEACH CA 92651

056-093-17
BARBARA LOVE
3616 LITCHFIELD DR
BAKERSFIELD CA 93309

056-093-18
DAVID A LOESCH
31566 SCENIC DR
LAGUNA BEACH CA 92651

056-093-20
KENWOOD
15235 SAN FERNANDO MISSION BLVD
MISSION HILLS CA 91345

056-093-21
WANDA J CUE
5426 E BRITTAIN ST
LONG BEACH CA 90808

056-093-22
BARRY FOGEL
8010 FAREHOLM DR
LOS ANGELES CA 90046

056-093-28
KURT A & SUSAN HANSELMAN
31562 SCENIC DR
LAGUNA BEACH CA 92651

056-093-29
SELLCO COMMERCIAL EQUITY
31502 BURNSIDE PL
LAGUNA BEACH CA 92651

056-093-30
JOHN ENGLISH
31546 BURNSIDE PL
LAGUNA BEACH CA 92651

056-093-31
JAMES LATTIMORE
25011 FARRIER CIR
LAGUNA HILLS CA 92653

056-093-32
MARGARET G BUDREAU
31506 EAGLE ROCK WAY
LAGUNA BEACH CA 92651

056-093-33
CATHY TAYLOR
31504 EAGLE ROCK WAY
LAGUNA BEACH CA 92651

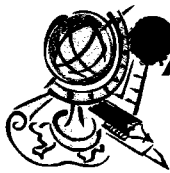
056-231-17
BANK WELLS FARGO GRAND
105 CRESCENT BAY DR M
LAGUNA BEACH CA 92651

658-201-05
COUNTY OF ORANGE
400 W CIVIC CENTER DR
SANTA ANA CA 92701

658-201-10
DONALD ZAMBORELLI
31877 CIRCLE DR
LAGUNA BEACH CA 92651

658-201-11
MAR VISTA DEVELOPMENT
CORPORATIO
668 N COAST HWY 404
LAGUNA BEACH CA 92651

Ulrike M Zugelder
2235 Bridge Rd
Laguna Beach Ca 92651

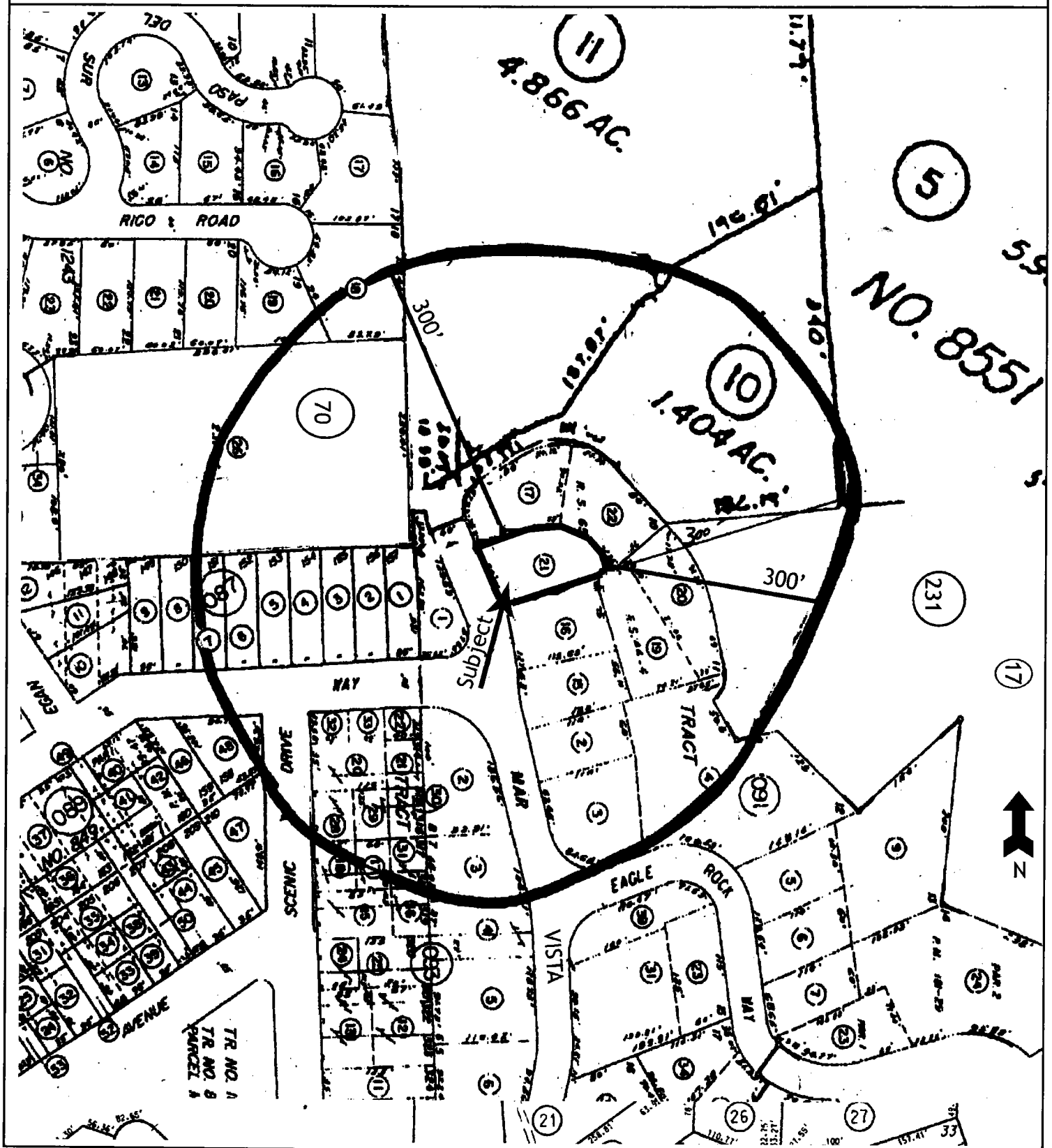


Advanced Listing Services

Ownership Listings & Radius Maps
P.O. Box 2593 • Dana Point, CA • 92624
Office: (949) 361-3921 • Fax: (949) 361-3923
www.Advancedlisting.com

Subject APN: 056-091-21
300' Radius

Address: 31514 Mar Vista Avenue
Laguna Beach CA 92651



FEE RECEIPT
CITY OF LAGUNA BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT

CITY OF LAGUNA BEACH:0087420

tonyf

03/31/2010:11:57 AM

RECEIVED OF Ulrike Zugelder

~~CHARGES~~

Design Review/Site Dev.

265.00

MAILING ADDRESS _____

714 914 7442

Total

265.00

SUBJECT ADDRESS 31514 Mar Vista

| | |
|--------------------------------------|---------------------------------|
| \$ _____ Bldg. Construction Fee | \$ _____ Park In-Lieu Fee |
| \$ _____ Coastal Development | \$ _____ Real Property Report |
| \$ _____ Conditional Use Permit | \$ _____ Re-inspection Fee |
| \$ _____ Design/Concept Review | \$ _____ Sewer Construction Fee |
| \$ _____ Drainage In-Lieu Fee | \$ _____ Site Development |
| \$ _____ Encroachment Permit | \$ _____ Structural Plan Check |
| \$ _____ Environmental Report | \$ _____ Temporary Use Permit |
| \$ <u>265</u> Extension of <u>DR</u> | \$ _____ Use & Occupancy |
| \$ _____ General Plan Amendment | \$ _____ Variance |
| \$ _____ Landscape Review | \$ _____ Zoning Plan Check |
| \$ _____ Lot Line Adjustment | |
| \$ _____ Parcel Map | \$ _____ Other _____ |

HEARING DATE 5/13/10 TIME 6:00, in City Council Chambers.

TOTAL 265 BY PK

March 31, 2010g

To: City of Laguna Beach

Re: Extension of time for completion of design plans for proposed residence at 31514 Mar Vista in South Laguna Beach

The correction and completion of sangs in soil reports, structural and civil review of the subject residence has been impacted by health issues which put me in the hospital for the last 10 months. I, respectfully, request an extension of time.

Sincerely,



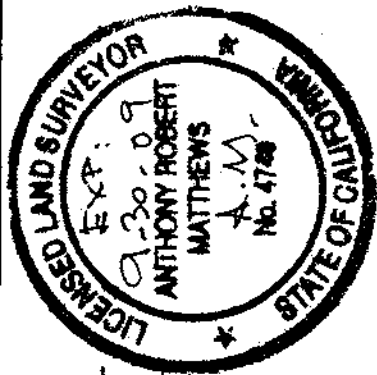
Iraj Poormand

32511 Azores Road

Dana Point, CA 92629

RECEIVED
MAR 31 2010
City of Laguna Beach
Zoning Division

FORMS CERTIFIED ON
JUNE 24TH 2009



STAKING LEGEND

NOTE: THE STAKING POLES SHALL BE STRUNG AND CONNECTED WITH STRINGS AND VISIBLE MARKS TO DEPICT THE BUILDING OUTLINE JAMMING.

PROPOSED

APR 24 2007

1 CORNER BELOW EDGE

5-CHERRY
PST 364.00
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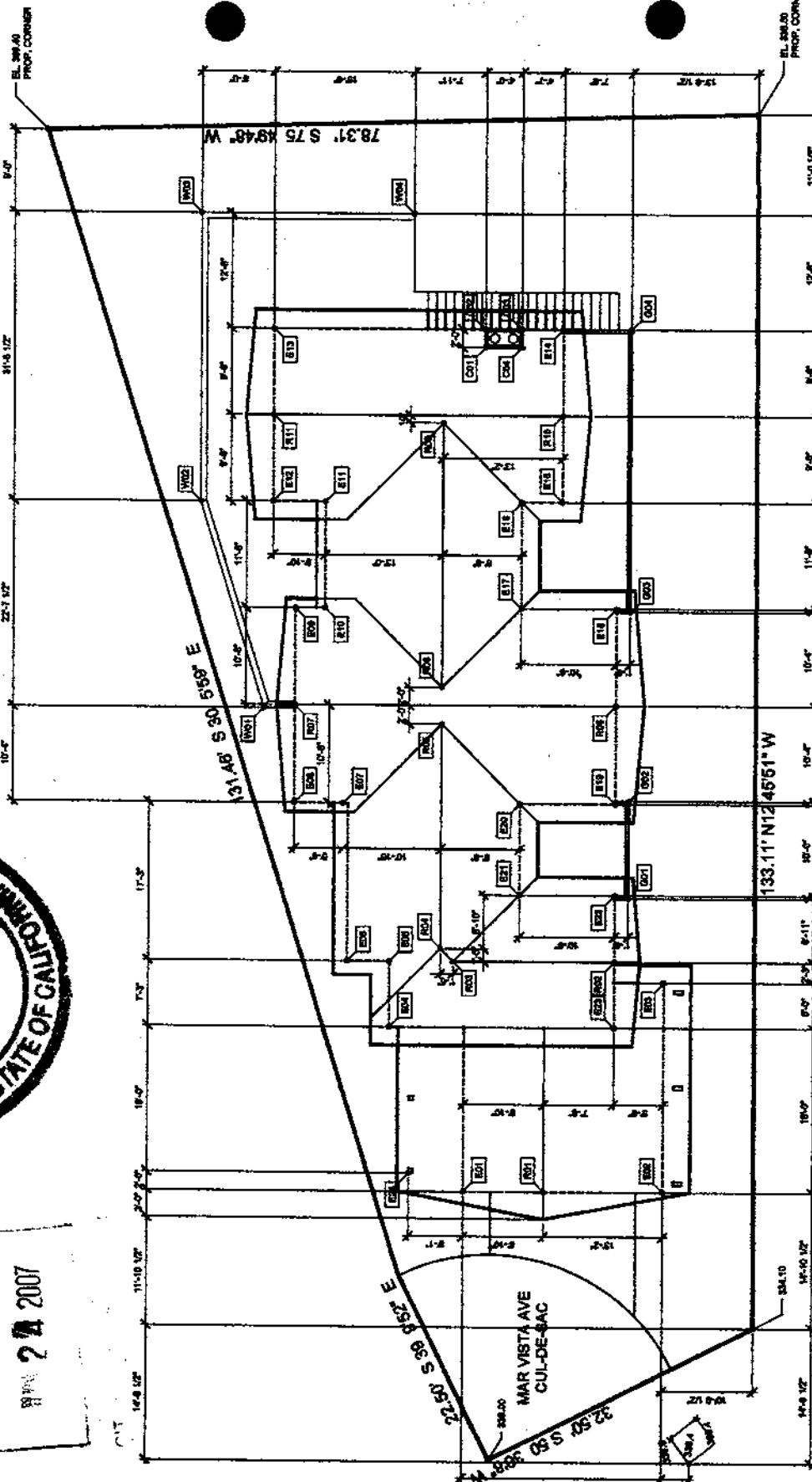
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10. **369 HAWTHORNE ROAD, APN 496-136-04, APPROVED**

VARIANCE 7074, DESIGN REVIEW 03-408 AND A CATEGORICAL EXEMPTION

The applicant requests Design Review Board approval for a one-year extension of time. In 2004, design review approval was given for additions to a single-family dwelling. This is the final request.

Ms. LeBon made a motion, seconded by Mr. Wilkes, to approve a one-year extension of time for Variance 7074 and Design Review 03-408 at 369 Hawthorne Road. The motion carried unanimously.

Vote: Keith Absent LeBon Y Lenschow Y Liuzzi Absent Sadler Y Wilkes Y

11. **31514 MAR VISTA AVENUE, APN 056-091-21, APPROVED**

VARIANCE 7346, DESIGN REVIEW 06-080, COASTAL DEVELOPMENT PERMIT 06-17 AND A CATEGORICAL EXEMPTION

The applicant requests Design Review Board approval for a two-year extension of time. In 2006, design review approval was given for a new single-family dwelling. This is the first request.

Ms. LeBon made a motion, seconded by Mr. Wilkes, to approve a two-year extension of time for Variance 7346, Design Review 06-080 and Coastal Development Permit 06-17 at 31514 Mar Vista Avenue. The motion carried unanimously.

Vote: Keith Absent LeBon Y Lenschow Y Liuzzi Absent Sadler Y Wilkes Y

CONTINUED BUSINESS

12. **147 CANYON ACRES DRIVE, APN 641-201-19, CONTINUED TO APRIL 10, 2008 (Staff Assist)**

VARIANCE 7501, DESIGN REVIEW 07-239 AND A CATEGORICAL EXEMPTION, CONTINUED FROM FEBRUARY 21, 2008

The applicant requests Design Review/Board of Adjustment approval for a 1,386 square-foot addition to a single-family residence in the R-1 Zone. Design review is required for additions greater than 50 percent of the original floor area, upper level additions, skylights, elevated decks (197 square feet), landscaping and construction in an environmentally sensitive area due to a mapped watercourse. A variance is required to maintain the existing nonconforming front and side yard setbacks [LBMC 25.56.008].

The applicant requested a continuance to April 10, 2008.

Mr. Wilkes made a motion, seconded by Mr. Sadler, to continue Variance 7501 and Design Review 07-239 at 147 Canyon Acres to April 10, 2008. The motion carried unanimously.

Vote: Keith Absent LeBon Y Lenschow Y Liuzzi Absent Sadler Y Wilkes Y

13. **31622 FAIRVIEW ROAD, APN 056-088-67, TABLED**

VARIANCE 7532, DESIGN REVIEW 08-001 AND A CATEGORICAL EXEMPTION, CONTINUED FROM FEBRUARY 21, 2008

The applicant requests Design Review/Board of Adjustment approval for elevated decks, roof alterations, skylight and additional building setback guideline violation for a single-family residence in the VC Zone. A variance is required to encroach into the minimum required front setback and to exceed the maximum building height.

The applicant tabled the proposed project.



February 26, 2008

Mr. Iraj Poormand
32511 Azores Road
Dana Point, California 92629

Dear Mr. Poormand:

**SUBJECT: APPROVAL OF A TWO-YEAR EXTENSION OF TIME FOR
VARIANCE 7346, DESIGN REVIEW 06-080 AND COASTAL
DEVELOPMENT PERMIT 06-17 AT 31514 MAR VISTA AVENUE,
APN 056-091-21**

At a regular meeting of the Design Review Board/Board of Adjustment on Thursday, March 20, 2008, action was taken **granting** a two-year extension of time for the above project.

All variance, design review and Coastal Development Permit grants automatically expire within two years of their approval unless a request for an extension, in writing, is received by the Design Review Board prior to the aforementioned expiration. No further notice will be given of this expiration. If construction has not commenced and is not diligently pursued to completion prior to April 13, 2010, this approval shall have expired.

This approval does not authorize you to begin construction. The Municipal Code provides that a building permit cannot be issued until fourteen (14) calendar days have elapsed, thus allowing time for adjacent property owners to appeal the action if they so desire.

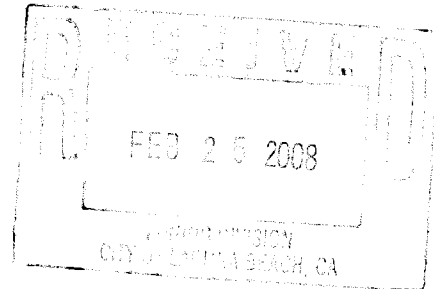
If you have any questions regarding this matter, please call (949) 497-0714.

Sincerely,


Liane Schuller
Zoning Administrator

February 21, 2008

City of Laguna Beach
Board of Adjustment/Design Review
505 Forest Avenue
Laguna Beach, CA 92651



Reference: 31514 Mar Vista Ave. APN 056-091-21
March 20, 2008 DRB (I think)

Dear Board Members:

The applicant has requested an extension of DRB approval for the project at the referenced address.

I would request the applicant remove the aged story poles before, or as a condition of, approval of the extension.

They have been an eyesore for far too long.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert DeVito'. The signature is fluid and cursive, with a large initial 'R'.

Robert DeVito
31562 Mar Vista Avenue
Laguna Beach, CA 92651
(949)-499-0766



NOTICE OF PUBLIC HEARING

LAGUNA BEACH BOARD OF ADJUSTMENT / DESIGN REVIEW BOARD

The CITY OF LAGUNA BEACH BOARD OF ADJUSTMENT / DESIGN REVIEW BOARD will hold a public hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue to consider: **DESIGN REVIEW 06-080, COASTAL DEVELOPMENT PERMIT 06-17, VARIANCE 7346 AND A CATEGORICAL EXEMPTION** for property located at:

31514 Mar Vista
APN 056-091-21

SAID PUBLIC HEARING TO BE HELD: **Thursday, March 20, 2008 at 6:00 p.m. NO FURTHER PUBLIC NOTICE WILL BE GIVEN.**

Project Description: The applicant requests Design Review Board approval for a two-year extension of time. In 2006, design review approval was given for a new single-family dwelling. This is the first request.

The City encourages anyone with questions or concerns regarding the proposed project to contact the project representative as follows: Iraj Poormand (949) 394-3072

IMPORTANT! If you have concerns about the effects this proposed project could have on your property and you wish those concerns to be considered by the Design Review Board at the public hearing, it is imperative that you invite the Board Members to view the project site and staking from your property prior to the meeting. Please contact the Board Members no earlier than the Friday before the scheduled hearing. A list of Board Members and phone numbers is available at City Hall. Board Members do visit the applicant's property prior to the hearing.

The plans and application may be examined and reviewed at the DEPARTMENT OF COMMUNITY DEVELOPMENT between the hours of 8:00 a.m. – 3:00 p.m. any regular workday. Comments may be made in person at the hearing, or in writing prior to the hearing, when brought or mailed to City Hall. It is recommended that written correspondence be delivered to City Hall at least 10 days prior to the public hearing. It is possible that this project may be continued to some specific future date and/or modified during the Design Review process. If you challenge the nature of the proposed project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Board at, or prior to, the Public Hearing. The City staff has determined the project to be subject to a (X) Categorical Exemption () Negative Declaration, pursuant to the California Environmental Quality Act.

Please be advised that this project will be scheduled for action on the Consent Calendar. Any person wishing to discuss this project must be present at the meeting punctually at 6:00 p.m. and specifically request a public hearing on this item. If no one requests discussion on this project, it will be automatically approved.

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the Community Development Department at (949) 497-0723 (telephone) or (949) 497-0759 (facsimile). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

HORVATH & ASSOCIATES

12652 Carmel Country Rd. #106, San Diego, CA 858-481-4880
phorvath@earthlink.net

January 15, 2008

Laguna Beach Building Department
Laguna Beach, CA

Re: Poormand Residence
31514 Mar Vista
Laguna Beach, CA 92651

Dear Pat Krammer,

Kindly extend Iraj Poormand's window of time to start the construction of his design review approved home at the above address. We anticipate the start of construction some time in June, 2008.

Thank You Very Much,


Phillipe Horvath

FEE RECEIPT

CITY OF LAGUNA BEACH

LAGUNA BEACH: 0045920

DEPARTMENT OF COMMUNITY DEVELOPMENT

01/03/2008: 2:03 PM

RECEIVED OF

Inaj Poorman

CHARGES

Design Review

250.00

ADDRESS

324-3072

Total

250.00

CITY

SUBJECT ADDRESS

31514 man Vista

\$ _____ Park In-Lieu Fee
\$ _____ Drainage In-Lieu Fee
\$ _____ Bldg. Construction Fee
\$ _____ Sewer Construction Fee
\$ _____ Temporary Use Permit
\$ _____ Conditional Use Permit
\$ _____ Encroachment Permit
\$ _____ Landscape Review
\$ _____ Use & Occupancy
\$ _____ Zoning Plan Check
\$ _____ Structural Plan Check

\$ 250 Design/~~Concept~~ Review
\$ _____ Variance
\$ _____ CD/Site Development
\$ _____ General Plan Amendment
\$ _____ Environmental Report
\$ _____ Real Property Report
\$ _____ Lot Line Adjustment
\$ _____ Extension of _____
\$ _____ Re-inspection Fee
\$ _____ Parcel Map
\$ _____ Other _____

06-17

06-080

7346

HEARING DATE

3/20/08

TIME

6:00

, in City Council Chambers.

TOTAL

250

BY

PK

January 8, 2008



Advanced Listing Services

Ownership Listings & Radius Maps
P.O. Box 2593 • Dana Point, CA • 92624
Office: (949) 361-3921 • Fax: (949) 361-3923
www.Advancedlisting.com

300' Ownership Listing Prepared for:

056-091-21

Iraj Poormand

31514 Mar Vista

Laguna Beach CA 92651

056-070-18

Jeffrey J Dunlap

22212 Rico Rd

Laguna Beach Ca 92651

056-070-19

Russell Cogdill

22202 Rico Rd

Laguna Beach Ca 92651

056-070-26

South Coast Co Water Dist

31592 West St

Laguna Beach Ca 92651

056-087-01

Betty Hogan

31501 Eagle Rock Way

Laguna Beach Ca 92651

056-087-02

Reinhold Mankau

449 E Blaine St

Riverside Ca 92507

056-087-03

Anja Reich

31505 Eagle Rock Way

Laguna Beach Ca 92651

056-087-04

Andrea L Malmquist

31507 Eagle Rock Way

Laguna Beach Ca 92651

056-087-05

John C Gray

31509 Eagle Rock Way

Laguna Beach Ca 92651

056-087-06

Alexander Williamson

31511 Eagle Rock Way

Laguna Beach Ca 92651

056-087-07

Lona Satrappe

31513 Eagle Rock Way

Laguna Beach Ca 92651

056-089-48

Thomas & Elizabeth Phillips

31531 Scenic Dr

Laguna Beach Ca 92651

056-091-02

Matthew W Laskowski

31542 Mar Vista Ave

Laguna Beach Ca 92651

056-091-03

Robert A De Vito

31562 Mar Vista Ave

Laguna Beach Ca 92651

056-091-04

Beth A Ary

7 Camel Point Dr

Laguna Beach Ca 92651

056-091-15

Cyllene M Carr

31522 Mar Vista Ave

Laguna Beach Ca 92651

056-091-16

Joseph T Baker

31516 Mar Vista Ave

Laguna Beach Ca 92651

056-091-17

Michael R Gonzalez

31502 Mar Vista Ave

Laguna Beach Ca 92651

056-091-19

19 Mar Vista Lic Construction

7621 Reynolds Cir

Huntington Beach Ca 92647

056-091-20

20 Mar Vista Llc

5405 Alton Pkwy 5-545

Irvine Ca 92604

056-091-21

Iraj Poormand

32511 Azores Rd

Monarch Beach Ca 92629

056-091-22

Lloyd Kisling

31508 Mar Vista Ave

Laguna Beach Ca 92651

056-093-01

Valente C Morales

10 Walnut Crk

Irvine Ca 92602

056-093-02

Neil L & Wendi Steinman

31500 Eagle Rock Way

Laguna Beach Ca 92651

056-093-03

Ernest Lum

31561 Mar Vista Ave

Laguna Beach Ca 92651

496-172-08
Michael P Flynn
PO Box 2745
Rancho Santa Fe Ca 92067

496-171-26
Neil Lindsay
205 High Dr
Laguna Beach Ca 92651

496-093-22
Pacifc Diversified No 5 Llc
PO Box 28
Laguna Beach Ca 92652

496-093-03
Penny S Parkinson
109 Cypress Dr
Laguna Beach Ca 92651

496-173-07
Robert N Flanders
1947 Cumberland Rd
Glendora Ca 91741

496-171-27
Ronald K Armstrong
215 High Dr
Laguna Beach Ca 92651

496-173-02
S C Leonard
2501 Salt Air Cir
Corona Del Mar Ca 92625

496-172-04
Sylvia Waimrin
461 Linden St
Laguna Beach Ca 92651

496-171-15
William A & Fran Cody
25122 Alicia Dr
Dana Point Ca 92629

932-75-010
Cliffhouse By The Sea Llc
1949 Davina St
Henderson Nv 89074

496-173-14
Miguel Semenez
750 N Wilton Pl
Los Angeles Ca 90038

496-171-17
Norman R Elk
8131 N 12Th Pl
Phoenix Az 85020

496-171-14
Patricia Carpenter
406 Linden St
Laguna Beach Ca 92651

496-171-20
Raymond Nogawa
448 Linden St
Laguna Beach Ca 92651

496-171-07
Robert S Beck
451 Poplar St
Laguna Beach Ca 92651

496-093-05
Roy & Gina Watson
125 Cypress Dr
Laguna Beach Ca 92651

496-171-24
Scott A Wright
478 Linden St
Laguna Beach Ca 92651

496-173-10
Tara Petrina
9034 La Casita Ave
Fountain Valley Ca 92708

496-093-23
Zackary Irani
1809 Capetown Cir
Costa Mesa Ca 92627

932-75-011
David L Mason
1137 S Rancho Dr 120
Las Vegas Nv 89102

496-172-09
Morreale Family Trust
1514 Bluebird Canyon Dr
Laguna Beach Ca 92651

496-171-06
Oleary Family Trust
PO Box 7274
Rancho Santa Fe Ca 92067

496-171-11
Paul M Austin
16 Corsica
Laguna Niguel Ca 92677

496-173-05
Robert N Flanders
PO Box 674
La Canada Flintridge Ca 91012

496-172-02
Roger B Mc Erlane
483 Linden St
Laguna Beach Ca 92651

496-093-04
Roy D Watson
125 Cypress Dr
Laguna Beach Ca 92651

496-172-05
Sophia T Kobacker
668 N Coast Hwy 234
Laguna Beach Ca 92651

496-171-16
Timothy H Cooper
420 Linden St
Laguna Beach Ca 92651

932-75-009
Kevin M Buckley
3005 Lantern Ln
Las Vegas Nv 89107

932-75-012
Madeleine C Andress
821 Canyon Greens Dr
Las Vegas Nv 89144

056-093-04
James L & Dee Perry
31571 Mar Vista Ave
Laguna Beach Ca 92651

056-093-17
Barbara Love
3616 Litchfield Dr
Bakersfield Ca 93309

056-093-18
David A Loesch
31566 Scenic Dr
Laguna Beach Ca 92651

056-093-20
Kenwood
15235 San Fernando Mission Blvd
Mission Hills Ca 91345

056-093-21
Wanda J Cue
31501 Burnside Pl
Laguna Beach Ca 92651

056-093-22
Barry Fogel
8010 Fareholm Dr
Los Angeles Ca 90046

056-093-28
Kurt A & Susan Hanselman
31562 Scenic Dr
Laguna Beach Ca 92651

056-093-29
Selco Commercial Equity
PO Box 9482
Laguna Beach Ca 92652

056-093-30
John English
31546 Burnside Pl
Laguna Beach Ca 92651

056-093-31
James Lattimore
25011 Farrier Cir
Laguna Hills Ca 92653

056-093-32
Margaret G Budreau
31506 Eagle Rock Way
Laguna Beach Ca 92651

056-093-33
Cathy Taylor
31504 Eagle Rock Way
Laguna Beach Ca 92651

056-231-17
Bank Wells Fargo Grand
105 Crescent Bay Dr M
Laguna Beach Ca 92651

658-201-05
County Of Orange
400 W Civic Center Dr
Santa Ana Ca 92701

658-201-10
Donald Zamborelli
31877 Circle Dr
Laguna Beach Ca 92651

658-201-11
Mar Vista Development Corporatio
668 N Coast Hwy 404
Laguna Beach Ca 92651

Phillip Horvath, Architect
12652 Carmel Country Road Suite 106
San Diego Ca 92130



November 16, 2007

Iraj PoorMand
32511 Azores road
Dana Point, CA 92629-3608

Subject Property: **31541 MarVista Avenue**
 Laguna Beach, CA 92651
 APN: 056-091-21
 Spring Brook Case #98

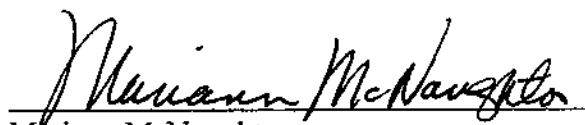
Dear Mr. Poormand:


My records indicate that you are the property owner of record, or that you otherwise have an interest in the above-referenced property. It has been brought to my attention that a condition exists upon the property that is incompatible with provisions of the Laguna Beach Municipal Code (LBMC).

The condition of violation pertains to general property maintenance, including, but not limited to, the unlawful maintenance of story poles, which have existed upon the property for an extended period of time. Please see that these poles are taken down and removed from the view of public or private properties by **November 30, 2007**.

I am certain that you will choose to resolve this matter in an expedient manner, thereby eliminating the need for further enforcement action. If you have any questions, or require further information regarding this matter, I may be reached directly at (949) 497-0322, or online at mmcnaughton@lagunabeachcity.net. Thank you for your cooperation.

Sincerely,


Mariann McNaughton
Code Enforcement Officer

| | | | | | | | | | | | | | | |
|--|-----------|---|--------|-----------|------|--------|-----------|------|--------|-----------|--|--------|-----------|--|
| Issue No 98 Citation No: | |  | | | | | | | | | | | | |
| Issue Date: 11/16/2007 Issue Type: Story Poles Issue Status: Open Description: APN:056-091-21 | | | | | | | | | | | | | | |
| | | Ordinance Text: §25.05.040(2b) Design Review Board Staking Poles Staking shall be removed by the applicant within twenty calendar days after the final project decision at the administrative or municipal level | | | | | | | | | | | | |
| Issue Source Customer No: 41136 Cust Name: Anonymous Description: | | Notes Text: | | | | | | | | | | | | |
| Issue Target Customer No: 53751 Bus. Phone: Home Phone: (949)394-3072 Lot No: 23317 Lot Address: 31514 Mar Vista Av City, State: Laguna Beach, CA 92651 Description: | | Resolution Type: Notes: | | | | | | | | | | | | |
| | | User Defined <table border="0"> <tr> <td>Zoning</td> <td>Decimal 1</td> <td>0.00</td> </tr> <tr> <td>Text 2</td> <td>Decimal 2</td> <td>0.00</td> </tr> <tr> <td>Closed</td> <td>Logical 1</td> <td></td> </tr> <tr> <td>Date 2</td> <td>Logical 2</td> <td></td> </tr> </table> | Zoning | Decimal 1 | 0.00 | Text 2 | Decimal 2 | 0.00 | Closed | Logical 1 | | Date 2 | Logical 2 | |
| Zoning | Decimal 1 | 0.00 | | | | | | | | | | | | |
| Text 2 | Decimal 2 | 0.00 | | | | | | | | | | | | |
| Closed | Logical 1 | | | | | | | | | | | | | |
| Date 2 | Logical 2 | | | | | | | | | | | | | |

Issue Steps

| | | | |
|------------------------------|----------------------------|------------------------|--|
| Step: 1 | | | |
| Queue: Code Enforcement | User Name: mariannm | Interface Type: | |
| Scheduled Date: 11/16/2007 | Completed Date: 11/30/2007 | Interface Description: | |
| Scheduled Time: | Completed Time: | Interface Status: | |
| Description: Site Inspection | | | |
| Notes: | | | |

| | | | |
|----------------------------------|----------------------------|------------------------|--|
| Step: 2 | | | |
| Queue: Code Enforcement | User Name: mariannm | Interface Type: | |
| Scheduled Date: 11/16/2007 | Completed Date: 11/30/2007 | Interface Description: | |
| Scheduled Time: | Completed Time: | Interface Status: | |
| Description: Letter of Violation | | | |
| Notes: | | | |

| | | | |
|----------------------------|-------------------------|------------------------|--|
| Step: 3 | | | |
| Queue: Code Enforcement | User Name: Not Assigned | Interface Type: | |
| Scheduled Date: | Completed Date: | Interface Description: | |
| Scheduled Time: | Completed Time: | Interface Status: | |
| Description: Re Inspection | | | |
| Notes: | | | |

| | | | |
|-------------------------|-------------------------|------------------------|--|
| Step: 4 | | | |
| Queue: Code Enforcement | User Name: Not Assigned | Interface Type: | |
| Scheduled Date: | Completed Date: | Interface Description: | |
| Scheduled Time: | Completed Time: | Interface Status: | |
| Description: Citation | | | |
| Notes: | | | |

April 20, 2006



Mr. Iraj Poormand
32511 Azores
Dana Point, California 92629

Dear Mr. Poormand:

SUBJECT: VARIANCE 7346, DESIGN REVIEW 06-080 AND COASTAL DEVELOPMENT PERMIT 06-17 AT 31514 MAR VISTA, APN -056-091-21

At a regular meeting of the Board of Adjustment/Design Review Board of the City of Laguna Beach held on Thursday, April 13, 2006 action was taken **granting** approval of Variance 7346, Design Review 06-080 and Coastal Development Permit 06-17 at 31514 Mar Vista Avenue.

All variance, design review and coastal development permit grants automatically expire within two years of their approval unless a request for an extension, in writing, is received by the Design Review Board prior to the aforementioned expiration. No further notice will be given of this expiration. If construction has not commenced and is not diligently pursued to completion prior to April 13, 2008, this approval shall have expired (see enclosed work commencement policy).

This approval does not authorize you to begin construction. The Municipal Code provides that a building permit cannot be issued until ten (10) business days have elapsed, thus allowing time for adjacent property owners to appeal the action if they so desire.

Additionally, full construction drawings must first be submitted to the Building Division for detailed plan check and compliance with applicable State and Municipal Laws, and Building, Plumbing, Electrical and Mechanical Codes, as well as the appropriate fees. If the approved plans involve minor changes to a project currently permitted for construction, including landscaping, you must contact the Building Division to have the revised plans incorporated into the permit set of drawings.

Any modification to the approved design will require another noticed, public hearing. If you wish any further information regarding this action, please contact the Zoning Division at (949) 497-0714.

Sincerely,


Liane Schuller
Zoning Administrator

Enclosure



RESOLUTION 06-034

**A RESOLUTION OF THE BOARD OF ADJUSTMENT OF THE CITY OF LAGUNA
BEACH, CALIFORNIA, GRANTING VARIANCE APPLICATION 7346**

WHEREAS, an application has been filed in accordance with Chapter 25.05 of the Laguna Beach Municipal Code, requesting a variance from the requirements of Title 25, Zoning, of said Code, for the following described property located within the City of Laguna Beach, County of Orange:

31514 Mar Vista Avenue
APN 056-091-21

and

WHEREAS, the Board by separate motion has certified any environmental documentation which may be required for this project, pursuant to the California Environmental Quality Act and applicable City and State guidelines and regulations related thereto; and

WHEREAS, the Board of Adjustment, after conducting a noticed public hearing, has found:

1. There are special circumstances applicable to the property involved, which cause the strict application of the zoning regulations to deprive the subject property of privileges enjoyed by other property in the same vicinity and zone, in that the topography of the property limit opportunities for improvement of the subject property in contrast with the improvement opportunities on other properties in the vicinity.
2. The requested variance is necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same vicinity and zone, in that the granting of this variance is necessary for the applicant to enjoy reasonable use of the property, as compared to other properties in the vicinity.
3. The granting of the variance will not be detrimental to the public health, safety, convenience and welfare or injurious to property or improvements in the vicinity in which the property is located, in that the project will have no adverse effects on public health, safety and welfare.
4. The granting of variances will not be contrary to the objectives of the zoning regulations and the General Plan, in that the development is consistent with the zoning ordinance, the City's Guidelines for Hillside Development and other provisions of the General Plan.

NOW, THEREFORE, BE IT RESOLVED, that variance from Section 25.10.008 of the Laguna Beach Municipal Code be and is hereby approved to the extent indicated:

A variance is required to exceed the maximum allowable building height.

BE IT FURTHER RESOLVED, that the following conditions are necessary to assure that the adjustment hereby authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the same vicinity and zone:

1. The variance hereby allowed is conditioned upon the privileges granted herein being utilized within two years after the effective date hereof, and should the privileges authorized hereby fail to be executed or utilized, or where some form of construction work is involved, such construction or some unit thereof has not actually commenced within such two years, and is not diligently prosecuted to completion, this authority shall become null and void, and any privileges granted hereby shall lapse. The Board of Adjustment, after conducting a noticed public hearing, may grant an extension of time, provided the request for an extension is filed in writing with the Department of Community Development prior to the expiration of said initial two year period, along with any required fees.

2. Variance approval is for this construction only.

BE IT FURTHER RESOLVED, that the subject variance shall not become effective until after an elapsed period of ten (10) business days from and after the date of the action authorizing such variance.

PASSED this April 13, 2006, by the following vote of the Board of Adjustment of the City of Laguna Beach, California.

AYES: Kawaratani, LeBon, Liuzzi, Plumb

NOES: None

ABSENT: Lenschow, Michel

ABSTAIN: None

ATTEST:


Staff Representative

Chairperson Plumb

Board of Adjustment Resolution No. 06-034

RESOLUTION CDP 06-023

**A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE
CITY OF LAGUNA BEACH APPROVING COASTAL DEVELOPMENT PERMIT
APPLICATION NO 06-17**

Whereas, an application has been filed in accordance with Title 25-07 of the Laguna Beach Municipal Code, requesting a Coastal Development Permit for the following described property located within the City of Laguna Beach:

31514 Mar Vista Avenue
APN 056-091-21

and:

Whereas, the review of such application has been conducted in compliance with the requirements of Title 25.07, and;

Whereas, after conducting a noticed public hearing, the Design Review Board has found:

1. The project is in conformity with all the applicable provisions of the General Plan, including the Certified Local Coastal Program and any applicable specific plans in that the visual impacts of the development have been minimized because the improvements are similar in size to neighboring improvements therefore maintaining compatibility with surrounding development.

2. The proposed development will not have any significant adverse impact on the environment within the meaning of the California Environmental Quality Act in that the proposed project is in compliance with the applicable rules and regulations set forth in the Municipal Code and will not cause any significant adverse impacts on the environment.

NOW, THEREFORE, BE IT RESOLVED, that a Coastal Development Permit is hereby approved to the extent indicated:

Permission is granted in the R-1 Zone for a new single-family dwelling.

BE IT FURTHER RESOLVED, that the following conditions are necessary to assure that the approval hereby authorized is in compliance with the Local Coastal Program:

1. The Coastal Development Permit hereby allowed is conditioned upon the privileges granted herein being utilized within two years after the effective date hereof, and should the privileges authorized hereby fail to be executed or utilized, or where some form of construction work is involved, such construction or some unit thereof has not actually commenced within such two years, and is not diligently prosecuted to completion, this authority shall become null and void, and any privileges granted hereby shall lapse. The Design Review Board, after conducting a noticed public hearing, may grant a reasonable extension of time for

due cause provided the request for extension is filed in writing with the Department of Community Development prior to the expiration of said initial two-year period, along with any required fees.

BE IT FURTHER RESOLVED, that the subject Coastal Development Permit shall not become effective until after an elapsed period of ten (10) business days from and after the date of the action authorizing such permit.

PASSED on April 13, 2006, by the following vote of the Design Review Board of the City of Laguna Beach, California.

AYES: Kawaratani, LeBon, Liuzzi, Plumb

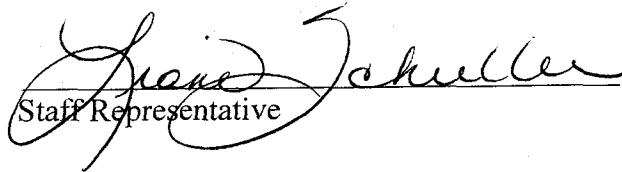
NOES: None

ABSENT: Lenschow, Michel

ABSTAIN: None

ATTEST:

Chairperson Plumb


Staff Representative

Board of Adjustment Resolution No. CDP 06-023

11. **VARIANCE 7346, DESIGN REVIEW 06-080 AND COASTAL DEVELOPMENT PERMIT 06-17: 31514 MAR VISTA AVENUE, APN 056-091-21, APPROVED**

The applicant requests Board of Adjustment/Design Review Board approval and a Coastal Development Permit for a 3,135 square-foot single-family residence and an 825 square foot attached four-car garage in the R-1 Zone. Design review is required for the new structure, elevated decks (672 square feet), skylights, chimney height, grading, retaining walls, pool, spa, excess covered parking, fuel modification plan, and landscaping. A variance is required to exceed the maximum allowable building height [LBMC 25.10.008(D)(1)(a)].

Staff explained that the approvals for this project expired. The applicant is asking for the Board's approval on this project, including a variance to exceed the allowable building height.

Although the applicants had not yet gotten to the meeting, the Board gave their comments.

Board Comments: Mr. Kawaratani said the project was previously approved, but time elapsed and the approval expired. Although he's careful about setting precedence for variances, the house is no higher than what was previously approved. He will support the project.

Ms. Liuzzi, Ms. LeBon and Ms. Plumb agreed with Mr. Kawaratani.

Mr. Kawaratani made a motion, seconded by Ms. Liuzzi, to approve Variance 7346, Design Review 06-080 and Coastal Development Permit 06-17 at 31514 Mar Vista Avenue with the justification for the variance due to topography. The Coastal Development Permit is based on 1G and 3A. The motion carried unanimously.

Vote: Kawaratani Y Lenschow Absent Liuzzi Y Michel Absent Plumb Y LeBon Y

4/13/2006 7:07:12 PM

12. **VARIANCE 7352, DESIGN REVIEW 06-091 AND COASTAL DEVELOPMENT PERMIT 06-19: 2209 CRESTVIEW PLACE, APN 644-292-15. CONTINUED TO MAY 18, 2006**

The applicant requests Board of Adjustment/Design Review Board approval and a Coastal Development Permit to construct a 2,775 square-foot single-family residence and a 473 square-foot attached 2-car garage in the Diamond Crestview Specific Plan area. Design review is required for the new structure, elevated decks (836 square-feet), retaining walls, grading, pool, spa, air conditioning unit, landscaping, and construction in an environmentally sensitive area due to a mapped watercourse. A variance is requested to encroach into the additional required setback lower street [LBMC 25.50.004(D)], to encroach into the required 10' front yard setback with stairs out of grade [LBMC 25.50.008(C)].

Staff noted that this is a litigated lot.

Testimony in Support: Horst Noppenberger, project architect, described the proposed structure. Their intent was to integrate the structure with the natural topography and the context of the immediate households. At the Concept Review hearing the Board requested that access be taken from below. When they moved the garage to the lower level, they decided to move the whole structure down the site to minimize the appearance from down below. They used the natural contours of the site to enter the garage diagonally.

Public Testimony: Josh Nolan, 2183 Crestview, said there is no hardship that would justify a variance. She wants more open space and more greenery.

Response: Mr. Noppenberger said the variance for the Revocable Encroachment Permit is necessary to provide stairs above grade in the front yard setback. The justification for the variance is due to topography. Precedence has already been set with the other variance. The property at 2211 Crestview was granted a variance for additional building setback due to site constraints and the applicant's lot is even more constrained than 2211 Crestview.

Board Comments: Mr. Kawaratani said that placing the garage below was a great idea. The project is not too

RECEIVED

MAR 31 2006

City of Laguna Beach
Building Division

Thomas B. Canady

4838 Hart Dr.
San Diego, CA 92116

March 28, 2006

CERTIFICATION

056-091-21

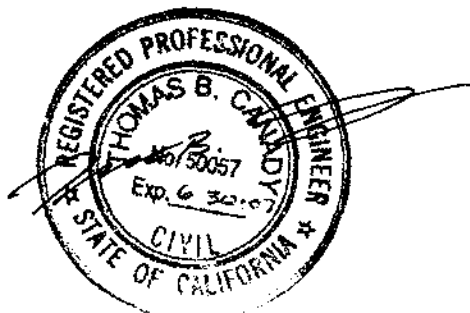
To: The Design Review Board
City of Laguna Beach
Laguna Beach, CA 92651

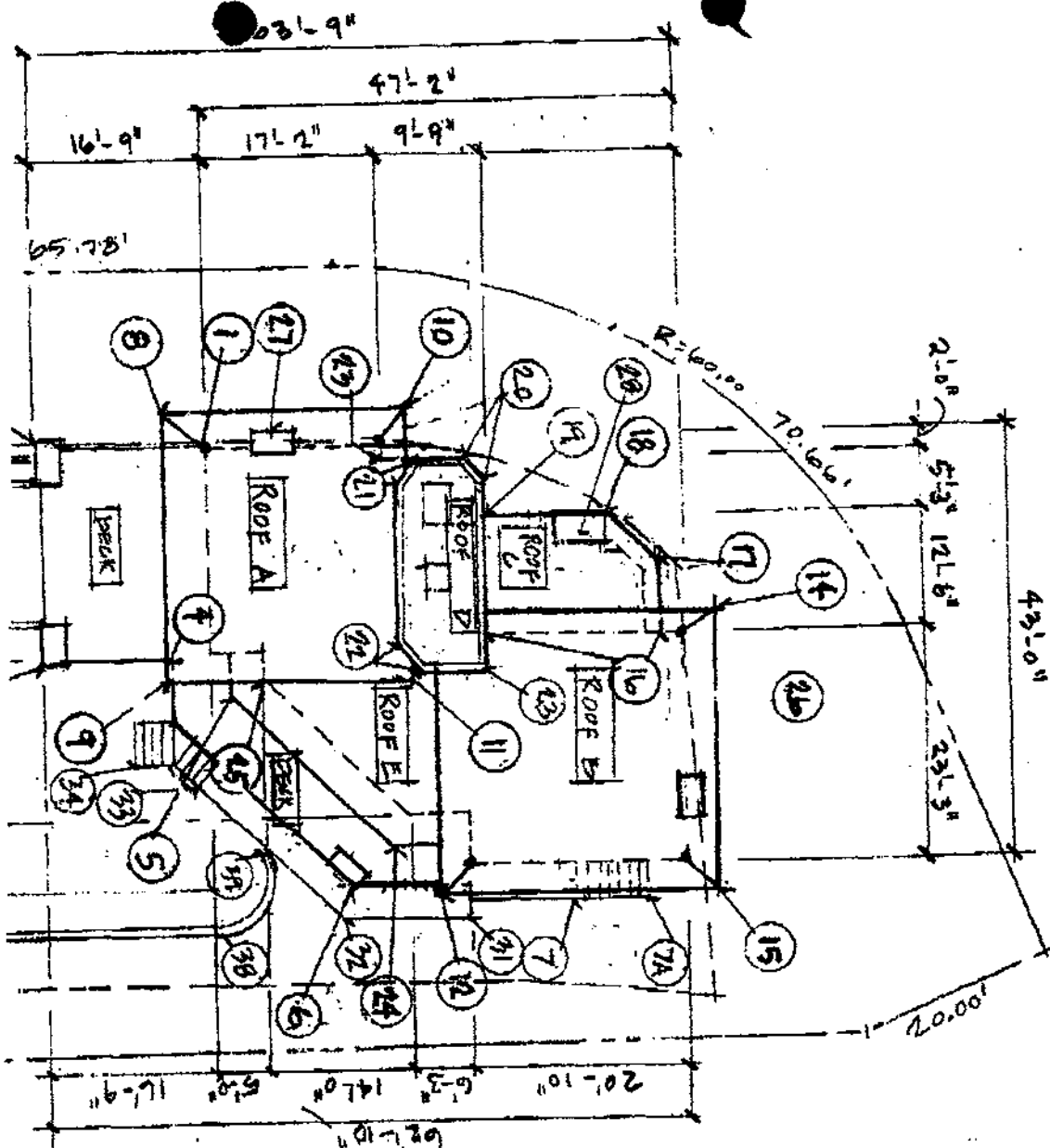
Re: Building Staking
31514 Mar Vista
Laguna Beach, CA 92651

This document is to certify that the stakes are in the location vertically as well as horizontally, within 2" per the staking plan designed for 31514 Mar Vista in Laguna Beach. Certified as of Mar. 28, 2006.



Thomas B. Canady: P.E. 50057



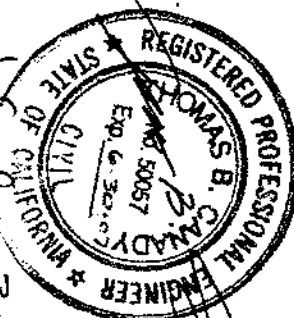


| | |
|-------------------|--------|
| DECK 1-7C | 145.00 |
| DECK 7A | 119.45 |
| Roof A 8+9 @ | 135.50 |
| 10+11 @ | 134.0 |
| Roof B 12+13 @ | 134.0 |
| 14+15 @ | 135.50 |
| Roof C 16 @ | 134.0 |
| 17 @ | 134.30 |
| 18+19 @ | 134.75 |
| Roof D 20+21 @ | 135.5 |
| 21+22 @ | 135.5 |
| Roof E 24+25 @ | 133.50 |
| CHIMNEYS: 26+27 @ | 138.5 |
| STONE 28 | 135.0 |

LEIGH

31514 MAR VISTA

certified on 3.28.06





NOTICE OF PUBLIC HEARING

LAGUNA BEACH BOARD OF ADJUSTMENT / DESIGN REVIEW BOARD

The CITY OF LAGUNA BEACH BOARD OF ADJUSTMENT / DESIGN REVIEW BOARD will hold a public hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue to consider application number(s) **VARIANCE 7346, DESIGN REVIEW 06-080 AND COASTAL DEVELOPMENT PERMIT 06-17** for property located at:

31514 Mar Vista Avenue
APN 056-091-21

SAID PUBLIC HEARING TO BE HELD: **Thursday, April 13, 2006 at 6:00 p.m. NO FURTHER PUBLIC NOTICE WILL BE GIVEN.**

Project Description: The applicant requests Board of Adjustment/Design Review Board approval and a Coastal Development Permit for a 3,135 square-foot single-family residence and an 825 square-foot attached 4-car garage in the R-1 Zone. Design review is required for the new structure, elevated decks (672 square-feet), skylights, chimney height, grading, retaining walls, pool, spa, excess covered parking, fuel modification plan, and landscaping. A variance is required to exceed the maximum allowable building height [LBMC 25.10.008(D)(1)(a)].

The property is required to be staked with story poles at least ten business days prior to the hearing.

The City encourages anyone with questions or concerns regarding the proposed project to contact the project representative as follows: **Iraj Poormand (949) 951-2770**

IMPORTANT! If you have concerns about the effects this proposed project could have on your views or privacy and you wish those concerns to be considered by the Design Review Board at the public hearing, it is imperative that, prior to the meeting, the Board Members have an opportunity to view the project's site and staking from your property. Please contact and invite all Members of the Board, including the alternate, to visit your property 5 days prior to the scheduled meeting, so that they can view the site from your perspective. A list of Board Members and phone numbers is available at City Hall. (Board Members do visit the applicant's property prior to the hearing.)

The plans and application may be examined and reviewed at the DEPARTMENT OF COMMUNITY DEVELOPMENT between the hours of 8:00 a.m. – 3:00 p.m. any normal workday. Comments may be made in person at the hearing, or in writing prior to the hearing, when brought or mailed to City Hall. It is recommended that written correspondence be delivered to the Board at least 5 days prior to the public hearing. It is possible that this item may be continued at that time to some specific future date. The proposed project may be modified during the Design Review process. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Board at, or prior to, the Public Hearing. The City staff has determined the project to be subject to a **(X) Categorical Exemption** () **Negative Declaration** () **Environmental Impact Report**, pursuant to the California Environmental Quality Act. If you have questions regarding, please call (949) 497-0714.

This project is located within the City of Laguna Beach Coastal Zone. The Coastal Development Permit application was filed on **February 15, 2006** and does not constitute development appealable to the California Coastal Commission.

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the Community Development Department at (949) 497-0723 (telephone) or (949) 497-0759 (facsimile). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.



TO:

PUBLIC WORKS DEPARTMENT

FROM:

Zoning Division

APN# 056-091-21

Plans were submitted for your review on 2/16/66

for the property at

31514 Mar Vista
(address)

Comments:

No Comments

(signature)

John Doe 3/2/66

3-16-06

CITY OF LAGUNA BEACH, CALIFORNIA
APPLICATION FOR VARIANCE

To: Board of Adjustment, Planning Commission and/or City Council

Variance No. 7346

Date: _____

Hearing Date: 4/13/06

I hereby request a Variance from the 25.08.016 provisions of the Zoning Ordinance, and submit the following information:

Applicant IRAJ POORMAND Telephone: (949) 394-3072

Mailing Address: 32511 AZORES

I am: ☒ the recorded owner of the subject property _____ purchasing the property
_____ agent authorized by the owner _____ lessee of the property

Request Permission to: Build my home, a 3,132 square ft house with 4 bedrooms 3 1/2 bath and a tandem 4 car garage and 2 public parking spaces

on land situated at 31514 Marvista Ave
(address)

located on the _____ north _____ south ☒ east _____ west side of said street between Eagle Rock
(cross street)

and Georg's Way in the _____ zone.
(cross street)

Assessor's Parcel No: AP _____

The description of this subject property is:

(Lot and Tract) tot Portion of lot 10, Tract 1020

State justification for request, to include the following: (attach additional sheets if needed)

- (1) What are the special circumstances applicable to the property involved, including size, shape, topography, location or surroundings which cause the strict application of the zoning ordinance to deprive such property of privileges enjoyed by other property in the vicinity and under identical zoning classification:

See attached

- (2) Why is the requested variance necessary for the preservation and enjoyment of a substantial property right of the applicant, which right is possessed by other property owners under like conditions in the same vicinity and zone:

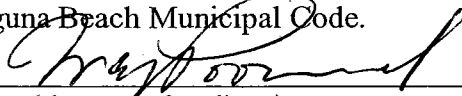
- (3) Why will the granting of the variance not be detrimental to the public health, safety, convenience and welfare or injurious to property or improvements in the vicinity in which the property is located:

- (4) Why will the granting of the variance not be contrary to the objectives of the zoning ordinance and the General Plan:

Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.

No variance granted or authorized by the Board of Adjustment shall become effective until after an elapsed period of ten (10) days from and after the date of the action authorizing such variance.

I hereby certify that all of the information in this application is, to the best of my knowledge and belief, true and correctly represented and that I have read and understood Chapter 25.05.025 (Variances) of the Laguna Beach Municipal Code.


(signature of applicant)

If owner is other than Applicant:

Owner's Name: _____

Signature: _____

Address: _____

DO NOT WRITE BELOW THIS LINE

Final Action By: _____ Board of Adjustments _____ Planning Commission _____ City Council

_____ DENY

_____ APPROVED SUBJECT TO _____ CONDITIONS

_____ APPROVED AS SUBMITTED

1. What are the special circumstances.....

Topography is the special circumstance affecting this property.

The lot is very steep. The lowest street elevation adjacent to the property is 90 and the highest is 133. The middle of the lot the land falls 36' in 108' horizontally--measured street to street. (33% slope) The access streets are also very steep. To the west, Mar Vista Avenue (north/south) slopes at 19% and the street (east/west) along the north boundary of the property slopes at 25%. These excessively steep conditions make strict application of the zoning ordinance very difficult. Arranging vehicular access and garages is particularly challenging with these topographic conditions.

After exploring many options, it became evident that the least impactful way to take access is to enter the garage along the east/west portion of Mar Vista (which is the portion of the street that slopes the least.) The garage entrance will be provided at a relatively low level, with the garage floor at 97. The garage is subterranean except for the driveway entrance side. Yet, the main level, with the pedestrian entrance to the upper level living area must be at elevation 125 ±, in order to meet the grade at the upper (north east) corner of the property.

There is an approximately 7' vertical distance between the top of the garage entrance (107.17) and the lower living level (114.5). This distance is taken up with a landscaped slope on the western exterior of the building and with a tall ceiling in the garage under the building. A tandem four car garage, stair and elevator access connecting the garage with the upper levels creates an area directly under the living room that exceeds the height limit measured "directly below." (Section 25.08.016)

The area of the building affected by the height measurement is the area of the two tandem parking spaces and the stair and elevator access. This area of the building does not affect the building envelope or increase any visible height, mass or bulk of the building because it is entirely subterranean.

The building design has a very low profile already: the highest roof elevation (135.5) is only 4 feet higher than the grade on the upper street (131.5).

2. The requested variance is necessary for the applicants to provide the required off-street parking and a handicapped accessible entrance to their home, on a lot that is very steep.
3. The granting of the variance will not be detrimental to the public health, safety, convenience and welfare because the design of the building as viewed by the public is low profile, following the slope of the property. The portion of the building affected by the variance is internal and is not visible to the public.
4. The granting of the variance will not be contrary to the objectives of the zoning ordinance and will assist in implementing the zoning ordinance. For example:

25.05.040 (h) (1) Access--Design for both pedestrians and vehicles has been addressed. Handicapped access is provided.

(2) Design articulation--The appearance of building and retaining wall mass has been minimized by the undergrounding of the garage and a landscaped area on the roof of the garage. Also the house has a very low profile, and steps back 22' from the face of the garage. This makes it appear that the garage and the house are two separate structures with landscaping in between.

(7) Landscaping--the landscaping is integrated as part of the structure's design as explained above.

(9) Neighborhood compatibility--the heights, mass, and scale of the building has been found to be in character with the neighborhood per DR approval of April, 2003. The applicant did not complete the building permit process before the Design Review approval had expired. No variance for this design was required in 2003, but the height measuring methodology has changed and now a variance is required.

The design also provides off-street parking required by Section 25.52. (three off-street covered parking spaces.) The variance is necessary to provide those spaces in a manner that does not increase the appearance of the mass and bulk of the building.

The granting of the variance will not be contrary to the objectives of the General Plan and will assist in implementing the General Plan. For example:

The project provides adequate on-site parking. (L34-2K)

The project minimizes the scale, bulk and obtrusiveness of development. (L-50-11A)

The project design includes varying setbacks and building heights, innovative construction techniques and compatible building forms, materials and colors. (L50-11B)



CITY OF LAGUNA BEACH - DESIGN REVIEW QUESTIONNAIRE

This checklist is intended as a tool, for both applicants and the Design Review Board, in determining how proposed development complies with design criteria listed in the Municipal Code Section 25.05 (Design Review) and the City of Laguna Beach Design Review Informational Materials booklet. Prior to any public hearing for Design Review for new projects and additions exceeding 50%, the applicant shall describe how the proposed development complies with the design criteria listed below. If a particular criterion does not apply to your project, please indicate that. Please keep your responses brief and concise.

SUBJECT PROPERTY ADDRESS: _____

1. **Design Articulation.** Within the allowable building envelope, the appearance of building and retaining wall mass should be *minimized*. **Explain how the project's design minimizes the apparent mass of the structure(s).**

Response: The bulk of the structure is reduced by:

- 1) Placing the garage and bottom of the stairwell well below grade, and separating the garage entrance from the building by a 20 ft wide landscape area;
- 2) Locating the bedrooms level below the Eastern and a portion of the Northern existing grade; and
- 3) Terracing the building both from North to South and from East to West to follow the natural lay of the land

2. **Design Integrity.** *Consistency* with the applicant's chosen style of architecture should be achieved by the use of appropriate materials and details. **Explain how the architectural materials and details complement the chosen style of the structure(s).**

Response: The architectural style is a contemporary version of a blend of Monterey and Laguna Beach cottage. The design vernacular highlights the use of natural materials. We chose ledger stone for the pilasters, tinted plaster, flagstone hardscape, mahogany fascias and handrails, and standing seam copper roofs. The body of the home is wood siding painted dark brown to blend with nature's trees and hills. The lighter paint at the trim, railing and the eaves is fresh and clean and supports Laguna Cottage look.

3. **Environmental Context.** Development should *preserve* and, where possible, *enhance* the city's scenic natural setting, such as environmentally sensitive habitat, heritage trees, rock out-croppings, ridgelines and significant watercourses. **Explain how the project's design preserves or enhances its environmental context.**

Response: There are no sensitive habitat or heritage trees or rock outcroppings at the lot. However, the design maintains a substantial portion of the vegetation on the southern and western portions of the lot. The proposed landscape scheme specifically calls out the existing bushes and one existing tree to be saved.

4. **Historic Preservation.** Destruction or alteration to 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 structures over forty-five years old. **Explain how the additions/alterations are compatible with the historic character of the structure and how they will not reduce its historic significance.**

Response: Not Applicable

5. **Landscaping.** Landscaping should be incorporated as an *integrated* part of the structure's design and relate *harmoniously* to neighborhood and community landscaping themes. View equity is an important consideration in the landscape design. **Explain how the proposed landscaping will integrate this project into the surrounding community and mitigate the impact of new development.**

Response: Our proposed and approved landscaping plan, in addition to the existing vegetation, combines suitable screening and slope cover plants consistent with the neighborhood. The hardscape calls for local San Onofre rock mounds.

6. **Lighting and Glare.** Adequate lighting for individual and public safety should be provided in a manner that does not significantly impact neighboring properties. Use of reflective materials and appurtenances that cause glare or a negative visual impact should be avoided. **Explain how the choice of lighting and materials avoid negative visual impacts to surrounding properties and the public right-of-way.**

Response: Exterior lighting is essentially by low-voltage landscape lights. The proposed sky lights have automated covers. The exterior paint and natural materials are not reflective.

7. **Pedestrian Orientation.** Commercial development design shall *enhance and encourage* pedestrian uses. **Describe the characteristics of the design that promote pedestrian use.**

Response: Not Applicable

8. **Neighborhood Compatibility.** New development should be *compatible* with the existing development in the neighborhood and respect and complement neighborhood character. **Explain how the apparent mass of this project complements the pattern of development in the immediate vicinity. If the project is located within a specific plan area, explain how the project conforms to the plan's design guidelines.**

Response: The terracing of the structure as can be seen on the elevations and undergrounding of a major portion of the building combined with the appropriately proposed landscaping achieves the desired blending and compatibility of the structure with the neighborhood,

9. Privacy. The placement of activity areas (e.g. decks, picture windows, etc.) in locations that would result in a substantial invasion of privacy of neighboring properties should be *minimized*. **Explain any steps taken to protect privacy enjoyed by neighboring properties.**

Response: The south boundary of the footprint was moved north by over 7 feet, specifically to preserve the privacy of the neighbor to the south. The landscape plans also provide for adequate screening.

10. View Equity. The development, including its landscaping, should be designed to protect existing views from neighboring properties without denying the subject property the reasonable opportunity to develop as described and illustrated in the city's "Design Guidelines". **Explain any steps taken to protect access to views enjoyed by neighboring properties or from public rights-of-way.**

Response: The view corridor of all the neighbors as well as public rights-of-way are preserved by sinking the bulk of the building underground.

11. Materials and Colors. The development should use native and natural materials that blend into and relate to elements in the neighborhood. **Explain how the proposed materials, colors and textures will relate to and blend in with other elements in the neighborhood.**

Response: Please see the response to number 2 above.

12. Retaining Walls. As recommended by the City's Design Guidelines for Hillside Development, retaining walls and large expanses of a single material on walls should be avoided. **Explain how the design of retaining walls, grading cut and/or fill terraces, as viewed from below, will reduce or break-up the appearance of mass.**

Response: Landscaping is to soften the appearance of retaining walls as viewed from below.

13. Mechanical Equipment. All equipment should be screened from view. Describe how proposed mechanical equipment, (including any future potential placement of equipment) including air, heating, venting, ducting, pool, and spa equipment will have minimal effects on neighbors properties and public views.

Response: Pool equipment is planned in an enclosed underground space. Future air conditioning units are planned in a semi-enclosed below a deck such that they will not audio-visually offend.

Early Neighborhood Communication Certification:

The City requires each applicant to take reasonable steps to contact neighbors within 300 feet of the proposed project prior to scheduling the Design Review hearing. Such early, informal communication with neighbors, preferably prior to deciding on a final design, often resolves potential conflicts so that the formal Design Review process can be expedited.

I am the record owner of the property at 31514
and hereby certify that I have taken reasonable steps to contact all property owners within 300 feet of the
subject property and ~~held~~ ^{will hold} a meeting/open house on (date) 4/1/06.

Signature of Owner



Date

3/16/06

FEE RECEIPT

CITY OF LAGUNA BEACH

CITY OF LAGUNA BEACH:0006879

DEPARTMENT OF COMMUNITY DEVELOPMENT

03/16/2006: 9:37:52 AM

RECEIVED OF

Lraj 951-2770

ADDRESS

CHARGES-

Design Review

2,641.00

Variance

3,120.00

Coastal Development Permit

625.00

CITY

Total

6,386.00

SUBJECT ADDRESS

31514 Man Vista

\$ _____ Park In-Lieu Fee
\$ _____ Drainage In-Lieu Fee
\$ _____ Bldg. Construction Fee
\$ _____ Sewer Construction Fee
\$ _____ Temporary Use Permit
\$ _____ Conditional Use Permit
\$ _____ Encroachment Permit
\$ _____ Landscape Review
\$ _____ Use & Occupancy
\$ _____ Zoning Plan Check
\$ _____ Structural Plan Check

\$ 2641 Design/~~Concept~~ Review 06-080
\$ 3120 Variance 7346
\$ 625 CD/~~Site~~ Development 06-17
\$ _____ General Plan Amendment
\$ _____ Environmental Report
\$ _____ Real Property Report
\$ _____ Lot Line Adjustment
\$ _____ Extension of _____
\$ _____ Re-inspection Fee
\$ _____ Parcel Map
\$ _____ Other _____

HEARING DATE

4/13/06

TIME

6:00

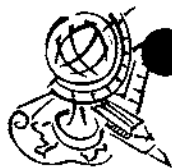
, in City Council Chambers.

TOTAL

6386.00

BY

BK



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Office: (949) 361-3921 • Fax: (949) 361-3923
www.Advancedlisting.com

March 14, 2006

300' Ownership Listing
100' Occupant Listing

Prepared for:

056-091-21

Iraj & Parvin Poormand
31514 Mar Vista Avenue
Laguna Beach, CA 92651

056-070-18

Layne Rackley
22212 Rico Rd
Laguna Beach Ca 92651

056-087-01

Betty Hogan
31501 Eagle Rock Way
Laguna Beach Ca 92651

056-087-04

Michael Todd
31507 Eagle Rock Way
Laguna Beach Ca 92651

056-087-07

L Satrappe
31513 Eagle Rock Way
Laguna Beach Ca 92651

056-091-03

Robert A De Vito
31562 Mar Vista Ave
Laguna Beach Ca 92651

056-091-16

Joseph T Baker
31516 Mar Vista Ave
Laguna Beach Ca 92651

056-091-21

Iraj & Parvin Poormand
32511 Azores Rd
Monarch Beach Ca 92629

056-093-02

Neil L & Wendi Steinman
31500 Eagle Rock Way
Laguna Beach Ca 92651

056-070-19

Russell Cogdill
22202 Rico Rd
Laguna Beach Ca 92651

056-087-02

Reinhold Mankau
449 E Blaine St
Riverside Ca 92507

056-087-05

John C Gray
31509 Eagle Rock Way
Laguna Beach Ca 92651

056-089-48

Thomas & Elizabeth Phillips
31531 Scenic Dr
Laguna Beach Ca 92651

056-091-04

Beth A Ary
18851 Via Messina
Irvine Ca 92603

056-091-17

Michael R Gonzalez
31502 Mar Vista Ave
Laguna Beach Ca 92651

056-091-22

Lloyd Kisling
31508 Mar Vista Ave
Laguna Beach Ca 92651

056-093-03

Ernest Lum
31561 Mar Vista Ave
Laguna Beach Ca 92651

056-070-26

South Coast Co Water Dist
31592 West St
Laguna Beach Ca 92651

056-087-03

Anja Reich
31505 Eagle Rock Way
Laguna Beach Ca 92651

056-087-06

Alexander Williamson
31511 Eagle Rock Way
Laguna Beach Ca 92651

056-091-02

Matthew W Laskowski
31542 Mar Vista Ave
Laguna Beach Ca 92651

056-091-15

Cyllene M Carr
31522 Mar Vista Ave
Laguna Beach Ca 92651

056-091-19, 20

Paul C Bissin
7621 Reynolds Cir
Huntington Beach Ca 92647

056-093-01

Morales Family Trust
10 Walnut Crk
Irvine Ca 92602

056-093-04

James M Stone
15367 Jenkins Dr
Whittier Ca 90604

056-093-17
Barbara Love
7400 District Blvd D
Bakersfield Ca 93313

056-093-18
David A Loesch
31566 Scenic Dr
Laguna Beach Ca 92651

056-093-20
Kenwood Family Ltd Partnership
15235 San Fernando Mission Blvd
Mission Hills Ca 91345

056-093-21
Wanda J Cue
31501 Burnside Pl
Laguna Beach Ca 92651

056-093-22
Barry Fogel
8010 Fareholm Dr
Los Angeles Ca 90046

056-093-28
Walter Barley
31562 Scenic Dr
Laguna Beach Ca 92651

056-093-29
Sellco Commercial Equity
PO Box 9482
Laguna Beach Ca 92652

056-093-30
John English
31546 Burnside Pl
Laguna Beach Ca 92651

056-093-31
Mark D & Gabriele Carroll
31501 Shrewsbury Dr
Laguna Beach Ca 92651

056-093-32
Margaret G Budreau
31506 Eagle Rock Way
Laguna Beach Ca 92651

056-093-33
Cathy Taylor
31504 Eagle Rock Way
Laguna Beach Ca 92651

056-231-17
Bank Wells Fargo Grand
105 Crescent Bay Dr M
Laguna Beach Ca 92651

658-201-05
County Of Orange
400 W Civic Center Dr
Santa Ana Ca 92701

658-201-10
Donald Zamborelli
31877 Circle Dr
Laguna Beach Ca 92651

658-201-11
Mar Vista Development Corp
668 N Coast Hwy
Laguna Beach Ca 92651

056-070-26
Occupant
31622 West St
Laguna Beach Ca 92651

056-091-19, 20
Occupant
31503 Mar Vista Ave
Laguna Beach Ca 92651

056-093-01
Occupant
31521 Mar Vista Ave
Laguna Beach Ca 92651

March 14, 2006

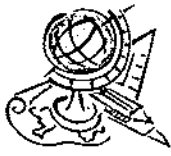
Square footage comps

Prepared for:

31514 Mar Vista Ave

| Parcel Number | Site Address | Use Code Description | Tract Number | Lot SQ FT | SQ FT Structure |
|---------------|----------------------|-------------------------|--------------|-----------|-----------------|
| 056-070-18 | 22212 Rico Rd | Single Family Residence | 1243 | 12,700 | 1,224 |
| 056-070-19 | 22202 Rico Rd | Single Family Residence | 1243 | 6,480 | 1,642 |
| 056-070-26 | 31622 West St | Miscellaneous | 8 | | |
| 056-087-01 | 31501 Eagle Rock Way | Single Family Residence | 849 | 4,375 | 910 |
| 056-087-02 | 31503 Eagle Rock Way | Single Family Residence | 849 | 4,375 | 1,529 |
| 056-087-03 | 31505 Eagle Rock Way | Single Family Residence | 849 | 4,375 | 1,088 |
| 056-087-04 | 31507 Eagle Rock Way | Single Family Residence | 849 | 4,375 | 889 |
| 056-087-05 | 31509 Eagle Rock Way | Single Family Residence | 849 | 4,375 | 710 |
| 056-087-06 | 31511 Eagle Rock Way | Single Family Residence | 849 | 4,375 | 616 |
| 056-087-07 | 31513 Eagle Rock Way | Mult Res - Misc | 849 | 44,375 | 1,373 |
| 056-089-48 | 31531 Scenic Dr | Single Family Residence | 849 | 5,135 | 1,152 |
| 056-091-02 | 31542 Mar Vista Ave | Single Family Residence | 1020 | 6,600 | 1,933 |
| 056-091-03 | 31562 Mar Vista Ave | Single Family Residence | 1020 | 12,100 | |
| 056-091-04 | | Vacant - Residential | 1020 | 29,000 | |
| 056-091-15 | 31522 Mar Vista Ave | Single Family Residence | 1020 | 7,076 | 1,475 |
| 056-091-16 | 31516 Mar Vista Ave | Single Family Residence | 1020 | 7,548 | 1,067 |
| 056-091-17 | 31502 Mar Vista Ave | Single Family Residence | 1020 | 7,800 | 1,527 |
| 056-091-19 | 31503 Mar Vista Ave | Vacant - Residential | 1020 | 8,120 | |
| 056-091-20 | | Vacant - Residential | 1020 | | |
| 056-091-21 | | Vacant - Residential | 1020 | 9,440 | |
| 056-091-22 | 31508 Mar Vista Ave | Single Family Residence | 1020 | 7,236 | 2,118 |
| 056-093-01 | 31521 Mar Vista Ave | Single Family Residence | 1020 | 5,840 | 1,173 |
| 056-093-02 | 31500 Eagle Rock Way | Single Family Residence | 1020 | 11,200 | 1,480 |
| 056-093-03 | 31561 Mar Vista Ave | Single Family Residence | 1020 | 6,831 | 1,316 |
| 056-093-04 | 31571 Mar Vista Ave | Single Family Residence | 1020 | 9,324 | 848 |
| 056-093-17 | 31503 Shrewsbury Dr | Single Family Residence | 849 | 2,100 | 750 |
| 056-093-18 | 31566 Scenic Dr | Single Family Residence | 849 | 2,362 | 494 |
| 056-093-20 | 31543 Burnside Pl | Single Family Residence | 849 | 4,250 | 672 |
| 056-093-21 | 31501 Burnside Pl | Single Family Residence | 849 | 2,400 | 720 |
| 056-093-22 | 31502 Eagle Rock Way | Single Family Residence | 849 | 1,600 | 560 |
| 056-093-28 | 31562 Scenic Dr | Single Family Residence | 849 | 2,250 | 832 |
| 056-093-29 | 31502 Burnside Pl | Single Family Residence | 849 | 2,100 | 717 |
| 056-093-30 | 31546 Burnside Pl | Vacant - Residential | 849 | 2,100 | 841 |
| 056-093-31 | 31501 Shrewsbury Dr | Single Family Residence | 849 | 2,100 | 750 |
| 056-093-32 | 31506 Eagle Rock Way | Single Family Residence | 849 | 1,511 | 741 |
| 056-093-33 | 31504 Eagle Rock Way | Vacant - Residential | 849 | 1,343 | 550 |
| 056-231-17 | | Rural - Vacant | 5 | 390,733 | |
| 658-201-05 | | Wholly - Vacant | 8551 | 261,360 | |
| 658-201-10 | | Rural - Vacant | 5 | | |
| 658-201-11 | | Rural - Vacant | 5 | | |

90/91/81



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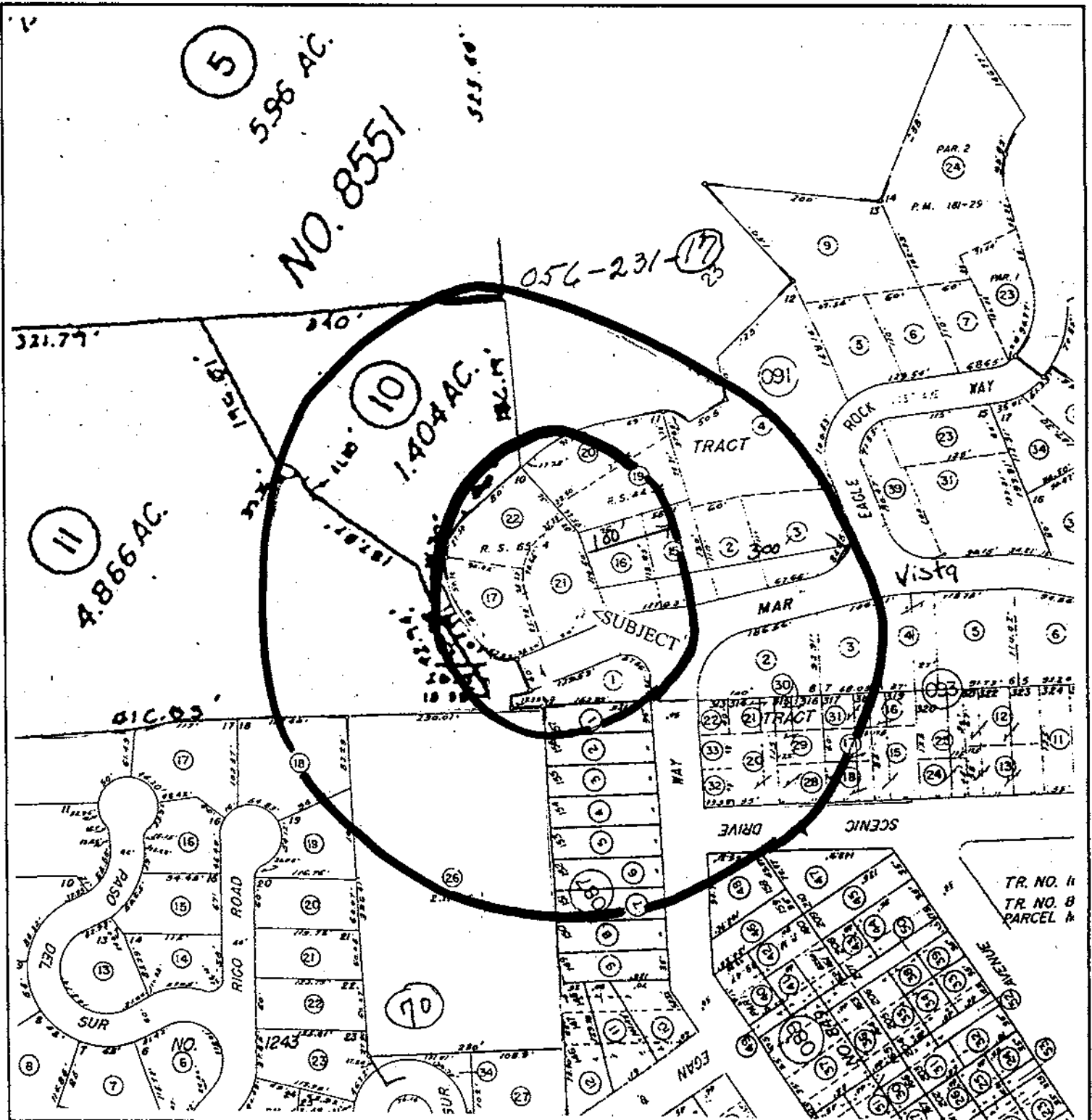
Office: [949] 361-3921 • Fax: [949] 361-3923

www.AdvancedListing.com

APN: 056-091-21
300' Radius

Subject Address:

31514 Mar Vista Ave
Laguna Beach, CA 92651



NEE RECEIPT

CITY OF LAGUNA BEACH

CITY OF LAGUNA BEACH:0006879

DEPARTMENT OF COMMUNITY DEVELOPMENT

03/16/2006: 9:37:52 AM

RECEIVED OF

Leaj 151-2770

ADDRESS

CITY

SUBJECT ADDRESS

31514 Man Kusta

CHARGES-

Design Review

Variance

Coastal Development Permt

Total

2,641.00

3,120.00

625.00

6,386.00

\$ _____ Park In-Lieu Fee
\$ _____ Drainage In-Lieu Fee
\$ _____ Bldg. Construction Fee
\$ _____ Sewer Construction Fee
\$ _____ Temporary Use Permit
\$ _____ Conditional Use Permit
\$ _____ Encroachment Permit
\$ _____ Landscape Review
\$ _____ Use & Occupancy
\$ _____ Zoning Plan Check
\$ _____ Structural Plan Check

\$2641 Design/Concept Review 06-080
\$3120 Variance 7346
\$625 CD/Site Development 06-17
\$ _____ General Plan Amendment
\$ _____ Environmental Report
\$ _____ Real Property Report
\$ _____ Lot Line Adjustment
\$ _____ Extension of _____
\$ _____ Re-inspection Fee
\$ _____ Parcel Map
\$ _____ Other _____

HEARING DATE 4/13/06 TIME 6:00, in City Council Chambers.

TOTAL 6386.00 BY OK



CITY OF LAGUNA BEACH - DESIGN REVIEW QUESTIONNAIRE

This checklist is intended as a tool, for both applicants and the Design Review Board, in determining how proposed development complies with design criteria listed in the Municipal Code Section 25.05 (Design Review) and the City of Laguna Beach Design Review Informational Materials booklet. Prior to any public hearing for Design Review for new projects and additions exceeding 50%, the applicant shall describe how the proposed development complies with the design criteria listed below. If a particular criterion does not apply to your project, please indicate that. Please keep your responses brief and concise.

SUBJECT PROPERTY ADDRESS: _____

1. **Design Articulation.** Within the allowable building envelope, the appearance of building and retaining wall mass should be *minimized*. **Explain how the project's design minimizes the apparent mass of the structure(s).**

Response: The bulk of the structure is reduced by:

- 1) Placing the garage and bottom of the stairwell well below grade, and separating the garage entrance from the building by a 20 ft wide landscape area;
- 2) Locating the bedrooms level below the Eastern and a portion of the Northern existing grade; and
- 3) Terracing the building both from North to South and from East to West to follow the natural lay of the land

2. **Design Integrity.** *Consistency* with the applicant's chosen style of architecture should be achieved by the use of appropriate materials and details. **Explain how the architectural materials and details complement the chosen style of the structure(s).**

Response: The architectural style is a contemporary version of a blend of Monterey and Laguna Beach cottage. The design vernacular highlights the use of natural materials. We chose ledger stone for the pilasters, tinted plaster, flagstone hardscape, mahogany fascias and handrails, and standing seam copper roofs. The body of the home is wood siding painted dark brown to blend with nature's trees and hills. The lighter paint at the trim, railing and the eaves is fresh and clean and supports Laguna Cottage look.

3. **Environmental Context.** Development should *preserve* and, where possible, *enhance* the city's scenic natural setting, such as environmentally sensitive habitat, heritage trees, rock out-croppings, ridgelines and significant watercourses. **Explain how the project's design preserves or enhances its environmental context.**

Response: There are no sensitive habitat or heritage trees or rock outcroppings at the lot. However, the design maintains a substantial portion of the vegetation on the southern and western portions of the lot. The proposed landscape scheme specifically calls out the existing bushes and one existing tree to be saved.

13/16/06

4. **Historic Preservation.** Destruction or alteration to 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 structures over forty-five years old. **Explain how the additions/alterations are compatible with the historic character of the structure and how they will not reduce its historic significance.**

response: Not Applicable

5. **Landscaping.** Landscaping should be incorporated as an *integrated* part of the structure's design and relate *harmoniously* to neighborhood and community landscaping themes. View equity is an important consideration in the landscape design. **Explain how the proposed landscaping will integrate this project into the surrounding community and mitigate the impact of new development.**

response: Our proposed and approved landscaping plan, in addition to the existing vegetation, combines suitable screening and slope cover plants consistent with the neighborhood. The hardscape calls for local San Onofre rock mounds.

6. **Lighting and Glare.** Adequate lighting for individual and public safety should be provided in a manner that does not significantly impact neighboring properties. Use of reflective materials and appurtenances that cause glare or a negative visual impact should be avoided. **Explain how the choice of lighting and materials avoid negative visual impacts to surrounding properties and the public right-of-way.**

response: Exterior lighting is essentially by low-voltage landscape lights. The proposed sky lights have automated covers. The exterior paint and natural materials are not reflective.

7. **Pedestrian Orientation.** Commercial development design shall *enhance and encourage* pedestrian uses. Describe the characteristics of the design that promote pedestrian use.

response: Not Applicable

8. **Neighborhood Compatibility.** New development should be *compatible* with the existing development in the neighborhood and respect and complement neighborhood character. **Explain how the apparent mass of this project complements the pattern of development in the immediate vicinity. If the project is located within a specific plan area, explain how the project conforms to the plan's design guidelines.**

Response: The terracing of the structure as can be seen on the elevations and undergrounding of a major portion of the building combined with the appropriately proposed landscaping achieves the desired blending and compatibility of the structure with the neighborhood,

13/1/03
9
06
1. **Privacy.** The placement of activity areas (e.g. decks, picture windows, etc.) in locations that would result in a substantial invasion of privacy of neighboring properties should be *minimized*. **Explain any steps taken to protect privacy enjoyed by neighboring properties.**

Response: The south boundary of the footprint was moved north by over 7 feet, specifically to preserve the privacy of the neighbor to the south. The landscape plans also provide for adequate screening.

10. **View Equity.** The development, including its landscaping, should be designed to protect existing views from neighboring properties without denying the subject property the reasonable opportunity to develop as described and illustrated in the city's "Design Guidelines". **Explain any steps taken to protect access to views enjoyed by neighboring properties or from public rights-of-way.**

Response: The view corridor of all the neighbors as well as public rights-of-way are preserved by sinking the bulk of the building underground.

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Response: Please see the response to number 2 above.

12. **Retaining Walls.** As recommended by the City's Design Guidelines for Hillside Development, retaining walls and large expanses of a single material on walls should be avoided. **Explain how the design of retaining walls, grading cut and/or fill terraces, as viewed from below, will reduce or break-up the appearance of mass.**

Response: Landscaping is to soften the appearance of retaining walls as viewed from below.

3/16/06

3. Mechanical Equipment. All equipment should be screened from view. Describe how proposed mechanical equipment, (including any future potential placement of equipment) including air, heating, venting, ducting, pool, and spa equipment will have minimal effects on neighbors properties and public views.

Response: Pool equipment is planned in an enclosed underground space. Future air conditioning units are planned in a semi-enclosed below a deck such that they will not audio-visually offend.

Early Neighborhood Communication Certification:

The City requires each applicant to take reasonable steps to contact neighbors within 300 feet of the proposed project prior to scheduling the Design Review hearing. Such early, informal communication with neighbors, preferably prior to deciding on a final design, often resolves potential conflicts so that the formal Design Review process can be expedited.

I am the record owner of the property at 31514
and hereby certify that I have taken reasonable steps to contact all property owners within 300 feet of the
subject property and ~~held~~ ^{will hold} a meeting/open house on (date) 4/1/06.
Signature of Owner [Signature] Date 3/16/06

03/16/06

MATERIALS AND FINISHES

1.



2.

Mahogany

(605)



- 1. copper roof
- 2. mahogany fascia and handrail
- 3. paint at window and door trim, also eaves
- 4. smooth troweled stucco
- 5. ledger stone
- 6. paint at siding
- 7. travertine at deck



6.

3.



4.



5.

7.



Poormand Residence
31514 Mar Vista Ave.
Laguna Beach. CA 92651

WORK SHEET

Date: 3/2/06

Address: 31514 Marlinton

300' Mailing List X

100' Mailing List X

Planning Application X

7 Variance Applications X

Seven Sets of Reduced Plans X

Color Elevation X

Color Board X

Six Staking Plans X

Pull Plans X

Landscape Plans X

Total Fee Due: 6386.00

Design Review Fee 2641.00

Variance Fee 3120.00

Coastal Development Fee 625.00

Valuation Breakdown:

House 501,600

Garage 28,256.25

Deck 23,016.00

Storage 2,192.00

Total: 555,064.00

NEW CONSTRUCTION OR ADDITIONS OVER 50%

Color Panoramic Photos or X

Neighborhood Communication Certificate X

Effective 10/03/05 - Neighborhood Comps X

CONCEPT REVIEW

Fee \$300.00 _____

2 Sets of Plans _____

LETTER OF EXPLANATION _____

MAILING LIST _____

7 STAKING PLANS _____

7 2 SETS REDUCED PLANS 11x17 _____



NOTICE OF PUBLIC HEARING

LAGUNA BEACH BOARD OF ADJUSTMENT / DESIGN REVIEW BOARD

The CITY OF LAGUNA BEACH BOARD OF ADJUSTMENT / DESIGN REVIEW BOARD will hold a public hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue to consider application number(s) **CONCEPT REVIEW** for property located at:

31514 Mar Vista Avenue
APN 056-091-21

SAID PUBLIC HEARING TO BE HELD: **Thursday, February 9, 2006 at 6:00 p.m. NO FURTHER PUBLIC NOTICE WILL BE GIVEN.**

Project Description: The applicant requests Concept Review for a new 3,150 square foot single-family dwelling in the R-1 zone that may require a variance.

The property is required to be staked with story poles at least ten days prior to the hearing.

The City encourages anyone with questions or concerns regarding the proposed project to contact the project representative as follows: Iraj Poormand (949) 394-3072

IMPORTANT! If you have concerns about the effects this proposed project could have on your views or privacy and you wish those concerns to be considered by the Design Review Board at the public hearing, it is imperative that, prior to the meeting, the Board Members have an opportunity to view the project's site and staking from your property. Please contact and invite all Members of the Board, including the alternate, to visit your property 5 days prior to the scheduled meeting, so that they can view the site from your perspective. A list of Board Members and phone numbers is available at City Hall. (Board Members do visit the applicant's property prior to the hearing.)

The plans and application may be examined and reviewed at the DEPARTMENT OF COMMUNITY DEVELOPMENT between the hours of 8:00 a.m. – 3:00 p.m. any normal workday and 3:00 p.m. – 4:45 p.m. WEDNESDAYS. Comments may be made in person at the hearing, or in writing prior to the hearing, when brought or mailed to City Hall. It is recommended that written correspondence be delivered to the Board at least 5 days prior to the public hearing. It is possible that this item may be continued at that time to some specific future date. The proposed project may be modified during the Design Review process. If you have questions regarding this item, please call (949) 497-0714.

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the Community Development Department at (949) 497-0723 (telephone) or (949) 497-0759 (facsimile). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

3. **CONCEPT REVIEW: 2351 CRESTVIEW DRIVE, APN 644-291-37, CONTINUED TO MARCH 9, 2006**

The applicant requests Concept Review for a new 2,345 square foot single-family residence and attached two-car garage in the Diamond/Crestview Specific Plan area.

Staff noted a request from the applicant for a continuance to March 9, 2006. Ms. Lenschow made a motion, seconded by Ms. Liuzzi, to continue Concept Review at 2351 Crestview Drive to March 9, 2006. The motion carried unanimously.

Vote: Kawaratani Y Lenschow Y Liuzzi Y Michel Y Plumb Y LeBon Y

2/9/2006 6:52:03 PM

4. **CONCEPT REVIEW: 31514 MAR VISTA AVENUE, APN 056-091-21**

The applicant requests Concept Review for a new 3,150 square foot single-family dwelling in the R-1 Zone that may require a variance.

Staff said a variance is required to exceed the maximum height above the lowest finished floor. The project received an approval that expired; however, a variance is now required for the height of the structure.

Testimony in Support: Phillip Horvath, project designer, explained the justification for their height variance. Ann Christoph, project landscape architect, said the mass of the house is very subtle. If they eliminated a portion of the garage, it would not make a difference in the height. She feels they have met the intent of the mansionization ordinance.

Board Comments: Mr. Kawaratani said the Board is careful about setting precedence for variances, but he can understand the reasons. He believes the project satisfies the intent of the mansionization ordinance.

Ms. Lenschow can justify the variance due to precedence. She felt the project could have been modified so a variance would not be required.

Mr. Michel can justify the variance due to topography and because there is no additional mass and scale. He can support the project when it returns to the Board.

Ms. Liuzzi agreed with Mr. Michel and Mr. Kawaratani. The height variance is justified due to topography. She will support the project when it returns.

Ms. LeBon agreed with the majority of the Board. In terms of massing and understanding the topography of the site, the metal seam roof should have a greater slope.

Ms. Plumb said the variance would not add to the height of the structure, which is the intent of the mansionization ordinance. She will support the request.

CONTINUED BUSINESS

5. **VARIANCE 7285 AND DESIGN REVIEW 05-311: 15 SOUTH LA SENDA DRIVE, APN 056-203-39, CONTINUED FROM JANUARY 5, 2006, CONTINUED TO MARCH 16, 2006**

The applicant requests Board of Adjustment/Design Review Board approval for an 838 square-foot addition to a single-family residence in the Three Arch Bay Zone. Design review is required for additions greater than 50 percent of the original floor area, upper level additions, elevated decks and existing landscaping. A variance is required to maintain the existing nonconforming building height measured above the lowest finished floor [LBMC 25.56.008].

Staff noted a request from the applicant for a continuance to March 16, 2006. Ms. Liuzzi made a motion, seconded by Ms. Lenschow, to continue Variance 7285 and Design Review 05-311 at 15 South La Senda Drive to March 16, 2006. The motion carried unanimously.

To: City of Laguna Beach
Design Review Board

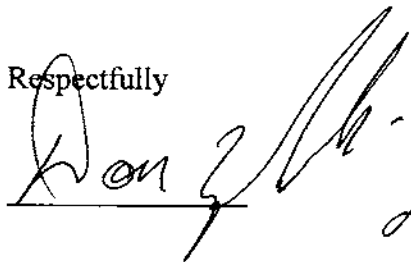
From: Donald Zamborelli, Owner of
31500 Mar Vista Avenue


Re: The Poormand Family Residence, 31514, Mar Vista

My property is to the North-east of and one lot away from the site of Mr. Poormand's

previously complying and approved plans are now out of compliance. I understand that a 16' X 21' portion of the structure is out of compliance and the applicant is requesting a waiver. Please be advised that I do not have a problem with his violation and support his application.

Respectfully


2-8-05



February 6, 2006

City of Laguna Beach
Design Review Board

Re: 31514 Mar Vista, APN 056-091-21

My residence is to the immediate North of the subject property. I am aware that due to changes in City ordinances, the previously approved plans are now out of compliance. It was explained to me that this is because of a 16 ft. by 21 ft. section that exceeds allowable total height as measured from the base of the garage to the top of the building.

Please be advised that I do not have a problem with this compliance issue. Furthermore, the neighborhood has already gone through a lengthy process to arrive at a mutually acceptable design. Therefore I support this application.

Respectfully,



Michael Robert Gonzalez
31502 Mar Vista Ave.
Laguna Beach, CA 92651

1/6/06

To: City of Laguna Beach
Design Review Board

From: Mrs. Kisling
31508 Mar Vista Avenue
Laguna Beach

Re: The Poormand Family Residence, 31514 Mar Vista

My property is to the immediate east of Mr. Poormand's proposed residence. I am aware that due to recent changes in City ordinances, the previously complying and approved plans are now out of compliance. I understand that a 16' X 21' portion of the structure is out of compliance and the applicant is requesting a waiver. Please be advised that I do not have a problem with this violation and support his application.

Respectfully

Pauline M. Kisling

February 4, 2006

Laguna Beach Design Review Board
505 Forest Ave
Laguna Beach, Ca 92651

Reference: 31514 Mar Vista APN 056-091-21

Dear Board Members:

I believe Ann Christoph in her January 27, 2006 Village Matters column got it just about right. She stated in part "Laguna Beach has wonderful policies and ordinances on the books. These have been developed by citizens, planning commissions and councils over many years, probably with the expectation they would solve contentious issues up front and minimize conflicts that come from lack of clarity."

All I ask of Design Review is to follow the procedures in place regarding neighborhood compatibility, mass and scale, variances and other issues concerning this project.

Sincerely,



Robert DeVito
31562 Mar Vista Ave
Laguna Beach, CA

(949) 499-0766



TO: FIRE DEPARTMENT/KRIS HEAD
FROM: Zoning Division

Plans were submitted for your review on 12/16/05
(date)

for the property at

31514 Mar Vista
(address)

AP # _____

REQUIREMENTS HYDRANT SPACING & FLOW
MUST MEET 2001 CFC, SEC 903 REQUIREMENTS.

E/F ACCESS IN EXCESS OF 150' - (COULD MITIGATE
WITH IMPROVEMENTS TO ACCESS ROAD (TO ENTRY) & TURN AROUND
AUTOMATIC FIRE SPRINKLERS REQUIRED.

FM/LANDSCAPE NOT REVIEWED @ THIS TIME
11.16/ 2/4/06

APN: 056-091-21

****Please return this form to Building Division**



NOTICE OF PUBLIC HEARING

LAGUNA BEACH BOARD OF ADJUSTMENT / DESIGN REVIEW BOARD

The CITY OF LAGUNA BEACH BOARD OF ADJUSTMENT / DESIGN REVIEW BOARD will hold a public hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue to consider application number(s) **CONCEPT REVIEW** for property located at:

31514 Mar Vista Avenue
APN 056-091-21

SAID PUBLIC HEARING TO BE HELD: Thursday, February 9, 2006 at 6:00 p.m. NO FURTHER PUBLIC NOTICE WILL BE GIVEN.

Project Description: The applicant requests Concept Review for a new 3,150 square foot single-family dwelling in the R-1 zone that may require a variance.

The property is required to be staked with story poles at least ten days prior to the hearing.

The City encourages anyone with questions or concerns regarding the proposed project to contact the project representative as follows: Iraj Poormand (949) 394-3072

IMPORTANT! If you have concerns about the effects this proposed project could have on your views or privacy and you wish those concerns to be considered by the Design Review Board at the public hearing, it is imperative that, prior to the meeting, the Board Members have an opportunity to view the project's site and staking from your property. Please contact and invite all Members of the Board, including the alternate, to visit your property 5 days prior to the scheduled meeting, so that they can view the site from your perspective. A list of Board Members and phone numbers is available at City Hall. (Board Members do visit the applicant's property prior to the hearing.)

The plans and application may be examined and reviewed at the DEPARTMENT OF COMMUNITY DEVELOPMENT between the hours of 8:00 a.m. – 3:00 p.m. any normal workday and 3:00 p.m. – 4:45 p.m. WEDNESDAYS. **Comments may be made in person at the hearing, or in writing prior to the hearing, when brought or mailed to City Hall. It is recommended that written correspondence be delivered to the Board at least 5 days prior to the public hearing.** It is possible that this item may be continued at that time to some specific future date. The proposed project may be modified during the Design Review process. If you have questions regarding this item, please call (949) 497-0714.

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the Community Development Department at (949) 497-0723 (telephone) or (949) 497-0759 (facsimile). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.



January 13, 2006

Iraj Poormand
32511 Azores
Dana Point, CA 92629

Dear Mr. Poormand:

SUBJECT: LANDSCAPE PLAN AT 31514 MAR VISTA AVE., APN 056-091-21

A review of the landscape plan for the above-referenced project site has been completed by the City's Consulting Landscape Architect. The plans are deemed complete with respect to the minimum submittal requirements.

A copy of the landscape plan review is enclosed for your convenience. The review includes comments that will be considered by the Design Review Board during the design review process.

If you choose to make additional changes in response to the review comments, an additional \$105.00 fee for re-review by the City's Landscape Architect prior to clearance to a public hearing.

Sincerely,

A handwritten signature in cursive script, reading "Liane Schuller".

Liane Schuller
Zoning Administrator

Enclosure

CITY OF LAGUNA BEACH

LANDSCAPE PLAN REVIEW CHECKLIST

Property Address 31514 MAR VISTA Date of Review 1/11/06

I. SUBMITTAL REQUIREMENTS:

- ☒ North arrow and scale
- ☒ Property lines
- ☒ Proposed grades (all berms and landforms) are indicated
- ☒ Existing vegetation scheduled to remain (identified)
- ☒ Plant legend indicates botanical and common names of all proposed plants, container size at installation, and mature width and height for each species (shrubs at 5 years, trees at 20 years after installation)
- ☒ Minimum installed sizes: trees - 15 gal.; shrubs - 5 gal.; ground covers - from flats or seeded, lawns - sod or seed. (Note: California native plants only may be installed at: 5 gal. - trees, 1 gal. - shrubs)
- ☒ Each plant on the plan shown at mature size with a symbol
- ☒ Irrigation: type of irrigation is indicated (drip or spray, automatic or manual)
- ☒ Landscape lighting plan shows all proposed fixture types and locations. Note fixture wattage. Submit manufacturers product information and photograph for proposed fixtures.

II. SPECIAL LANDSCAPE REQUIREMENTS:

(Refer to Appendix B, Recommended Plants for Specific Needs, Chapters III and IV of the Landscape and Scenic Highways Resource Document and the Zoning Code)

- ☒ Maximum 3-foot plant height in corner cutoff areas (7-ft. sight distance triangle)
- ☒ Environmentally Sensitive Area (per Environmentally Sensitive Areas Map)
- ☐ Open Space Interface Area
- ☐ Biological Resources
- ☐ Coastal Property
- ☐ Fuel Modification Zone - If located within a Fuel Modification Zone see Fuel Modification Checklist - Section IV. MA per staff - interior 107

If any environmentally sensitive areas are checked, does proposed landscape plan include appropriate plant materials and irrigation systems?
☐ Yes ☐ No ☐ Needs Improvement

☒ Significant Watercourse (per Biological Resources Map)

If checked, does landscape plan include riparian and/or native vegetation as appropriate for interface with significant watercourse?
☐ Yes ☐ No ☐ Needs Improvement

Is any existing vegetation within the required significant watercourse setback (25 feet from centerline) modified by the proposed landscape plan?
☐ Yes ☐ No

NA

High or Very High Value Habitat (per Biological Resources Map)

If checked, does landscape plan provide an interface with the significant habitat?
____ Yes ____ No ____ Needs Improvement

NA

Heritage Tree(s) or candidate Heritage Trees

If checked, does landscape plan preserve (____) Heritage Trees or (____) candidate Heritage Trees?
____ Yes ____ No

NA

Abuts Scenic Highway (Laguna Canyon Road, El Toro Road, Coast Highway)

If checked, does landscape plan follow recommendations for streetscape enhancements on scenic highways per Appendix D, Landscape and Scenic Highways Resource Document?
____ Yes ____ No

NO

A minimum of a 3' wide walkable firefighter access route is provided around both sides of structure.
____ Yes ☒ No

III. NEIGHBORHOOD LANDSCAPE REQUIREMENTS:

(Refer to Appendix F, Neighborhood Landscapes, and also Chapters III and IV in the Landscape and Scenic Highways Resource Document)

12

Neighborhood Issue(s)

- ☒ Fire Safety
- ☒ Soil Stability (e.g bluff or slope stabilization, erosion control)
- ☒ Rustic Character
- ☐ Interface Plantings

Additional Issues (as identified in Chapters III and IV of the Landscape and Scenic Highways Resource Document):

- ☐ Maintenance Practices
- ☐ Water Conservation
- ☐ Invasive Plants
- ☐ View Preservation (to be determined by Design Review Board)

Does landscape plan provide plantings that address landscape issues consistent with the Landscape and Scenic Highways Resource Document?:

generally Yes See note #2 No ____ Needs Improvement

____ Neighborhood Landscape Suggestions

General Suggestions: Does landscape plan follow the neighborhood landscape suggestions?

generally Yes ____ No ____ Needs Improvement

Suggested Trees: Does landscape plan incorporate suggested trees?

generally Yes ____ No ____ Needs Improvement

COMMENTS TO DESIGN REVIEW BOARD AND APPLICANT:

1. The applicant should be advised to consider City and County guidelines for landscape maintenance in areas where fire safety is an issue.

2. Some material (overcups, Tayan) is closer to home than CBD prefers. Extensive use and preservation of Rhys may not be an effective fire hazard reduction strategy.

IV. FUEL MODIFICATION CHECKLIST

OK NO (action needed)

- | | | |
|---|---|---|
| — | — | Site information is shown (property lines, contour lines, new and existing structures, adjacent natural vegetation) |
| — | — | Fuel modification zones are delineated and described |
| — | — | Permanent zone markers are included |

Zone A:

OK NO (action needed)

- | | | |
|---|---|---|
| — | — | Combustible structures are not proposed |
| — | — | 20' minimum width is proposed |
| — | — | Irrigation is shown |
| — | — | To limit fuel laddering, plan proposes groundcover, shrubs, and trees that can be reasonably maintained so that bottom of tree canopy is at least 3 times the height of the vegetation below. |
| — | — | Removal of all fire prone species is shown |
| — | — | Proposed plants are from the Fuel Modification Zone Plant List (selected for fire resistance) |
| — | — | Minimum 10' separation between mature tree canopy and combustible structure is provided |
| — | — | Minimum 10' separation between mature tree canopies is provided per Attachment 6 |
| — | — | Mature tree canopies are not anticipated to extend beyond property lines |
| — | — | A minimum of a 3' wide walkable firefighter access route is provided around both sides of structure. |
| — | — | Either revise items above and resubmit, or see note at the end of this checklist. |

Zone B:

OK NO (action needed)

- | | | |
|---|---|---|
| — | — | Combustible structures are not proposed |
| — | — | 50' minimum width is proposed |
| — | — | Irrigation is shown, if proposed |
| — | — | To limit fuel laddering, plan proposes groundcover, shrubs, and trees that can be reasonably maintained so that bottom of tree canopy is at least 3 times the height of the vegetation below, per Attachment 6. |
| — | — | Removal of existing undesirable species is shown |
| — | — | Preservation of existing vegetation is identified, if any. Sensitive species are identified and tagged in field |
| — | — | Proposed plants are from the Fuel Modification Zone Plant List (selected for fire resistance) |
| — | — | Minimum 10' separation between mature tree canopies and between mature tree-form shrub foliage is provided per Attachment 6. |
| — | — | Either revise items above and resubmit, or see note at the end of this checklist. |

To: Architectural Review Board

January 11, 2006

From: Iraj Poormand

Re: Proposed Single Family Residence, 31514 Mar Vista, South Laguna

Ladies and Gentlemen

After numerous changes, modifications and presentations at the ARB, the plans that are presently submitted for your consideration were approved by ARB in 2004 and after completion of City plan check, a building permit was to be issued upon my contractor selection. Due to a number of circumstances, I failed to make a timely application for a building permit and I need to restart the effort.

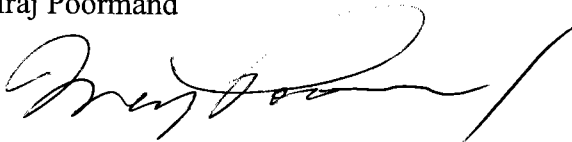
The proposed home is 3,135 square foot in area, has four bed rooms, three and one half baths and basement parking for four cars. The undergrounding of the garage allowed distancing the structure from the adjacent neighbor and gain his support for the residence.

At the time of approval in addition to neighborhood acceptance, all city ordinances were met. Based on my reapplication, after zoning review was completed I found out that there are new height limitations as a result of anti-mansionization ordinances which places a relatively small portion of the previously complying plan, out of compliance. More specifically. The roof of our planned living room, a 21'-0" by 16'-9" area is more than 30 feet from the finish floor of the basement garage. On the assumption that my future neighbors are still supporting my plan I request a waiver for this height infringement.

I appreciate your time and consideration

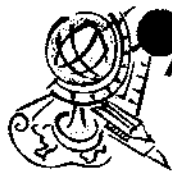
Respectfully Submitted

Iraj Poormand



RECEIVED

City of Laguna Beach
Zoning Division



Advanced Listing Services

Ownership Listings & Radius Maps
P.O. Box 2593 • Dana Point, CA • 92624
Office: (949) 361-3921 • Fax: (949) 361-3923
www.Advancedlisting.com

January 10, 2005

300' Ownership Listing Prepared for:

056-091-21

Iraj & Parvin Poormand
31514 Mar Vista Avenue
Laguna Beach, CA 92651

056-070-18
Layne Rackley
22212 Rico Rd
Laguna Beach Ca 92651

056-070-19
Russell Cogdill
22202 Rico Rd
Laguna Beach Ca 92651

056-070-26
South Coast Co Water Dist
31592 West St
Laguna Beach Ca 92651

056-087-01
Betty Hogan
31501 Eagle Rock Way
Laguna Beach Ca 92651

056-087-02
Reinhold Mankau
449 E Blaine St
Riverside Ca 92507

056-087-03
Anja Reich
31505 Eagle Rock Way
Laguna Beach Ca 92651

056-087-04
Michael Todd
31507 Eagle Rock Way
Laguna Beach Ca 92651

056-087-05
John C Gray
31509 Eagle Rock Way
Laguna Beach Ca 92651

056-087-06
Alexander Williamson
31511 Eagle Rock Way
Laguna Beach Ca 92651

056-087-07
L. Satrappe
31513 Eagle Rock Way
Laguna Beach Ca 92651

056-089-48
Thomas & Elizabeth Phillips
31531 Scenic Dr
Laguna Beach Ca 92651

056-091-02
Matthew W Laskowski
31542 Mar Vista Ave
Laguna Beach Ca 92651

056-091-03
Robert A De Vito
31562 Mar Vista Ave
Laguna Beach Ca 92651

056-091-04
Beth A Ary
18851 Via Messina
Irvine Ca 92603

056-091-15
Cyllene M Carr
31522 Mar Vista Ave
Laguna Beach Ca 92651

056-091-16
Joseph T Baker
31516 Mar Vista Ave
Laguna Beach Ca 92651

056-091-17
Michael R Gonzalez
31502 Mar Vista Ave
Laguna Beach Ca 92651

056-091-19, 20
Paul C Bissin
7621 Reynolds Cir
Huntington Beach Ca 92647

056-091-21
Iraj & Parvin Poormand
32511 Azores Rd
Monarch Beach Ca 92629

056-091-22
Lloyd Kisting
31508 Mar Vista Ave
Laguna Beach Ca 92651

056-093-01
Morales Family Trust
10 Walnut Crk
Irvine Ca 92602

056-093-02
Neil L & Wendi Steinman
31500 Eagle Rock Way
Laguna Beach Ca 92651

056-093-03
Ernest Lum
31561 Mar Vista Ave
Laguna Beach Ca 92651

056-093-04
James M Stone
15367 Jenkins Dr
Whittier Ca 90604

056-093-17
Barbara Love
7400 District Blvd D
Bakersfield Ca 93313

056-093-18
David A Loesch
31566 Scenic Dr
Laguna Beach Ca 92651

056-093-20
Kenwood Family Ltd Partnership
15235 San Fernando Mission Blvd
Mission Hills Ca 91345

056-093-21
Wanda J Cue
31501 Burnside Pl
Laguna Beach Ca 92651

056-093-22
Barry Fogel
8010 Fareholm Dr
Los Angeles Ca 90046

056-093-28
Walter Barley
31562 Scenic Dr
Laguna Beach Ca 92651

056-093-29
Sellco Commercial Equity
PO Box 9482
Laguna Beach Ca 92652

056-093-30
John English
31546 Burnside Pl
Laguna Beach Ca 92651

056-093-31
Mark D & Gabriele Carroll
31501 Shrewsbury Dr
Laguna Beach Ca 92651

056-093-32
Margaret G Budreau
31506 Eagle Rock Way
Laguna Beach Ca 92651

056-093-33
Cathy Taylor
31504 Eagle Rock Way
Laguna Beach Ca 92651

056-231-17
Bank Wells Fargo Grand
105 Crescent Bay Dr M
Laguna Beach Ca 92651

658-201-05
County Of Orange
400 W Civic Center Dr
Santa Ana Ca 92701

658-201-10
Donald Zamborelli
31877 Circle Dr
Laguna Beach Ca 92651

658-201-11
Mar Vista Development Corp
668 N Coast Hwy
Laguna Beach Ca 92651

FEE RECEIPT

CITY OF LAGUNA BEACH

CLERK OF LAGUNA BEACH:0003646

DEPARTMENT OF COMMUNITY DEVELOPMENT

RECEIVED OF

Iraj Boorman

CHARGE
Design Review

2/8 2980

ADDRESS

Total

300.00

300.00

CITY

SUBJECT ADDRESS

31514 Mar Vista

\$ _____ Park In-Lieu Fee
\$ _____ Drainage In-Lieu Fee
\$ _____ Bldg. Construction Fee
\$ _____ Sewer Construction Fee
\$ _____ Temporary Use Permit
\$ _____ Conditional Use Permit
\$ _____ Encroachment Permit
\$ _____ Landscape Review
\$ _____ Use & Occupancy
\$ _____ Zoning Plan Check
\$ _____ Structural Plan Check

\$ 300 ~~Design~~/Concept Review
\$ _____ Variance
\$ _____ CD/Site Development
\$ _____ General Plan Amendment
\$ _____ Environmental Report
\$ _____ Real Property Report
\$ _____ Lot Line Adjustment
\$ _____ Extension of _____
\$ _____ Re-inspection Fee
\$ _____ Parcel Map
\$ _____ Other _____

HEARING DATE 2/9/06 TIME 6:00, in City Council Chambers.

TOTAL

300—

BY

PK

Re 31514 Marvist

RECEIVED

JAN 11 2006

City of Laguna Beach
Building Division

To Members of ARB

I have allowed my permit to build a 4 bedroom house (3150 sq. Ft.), lapse and have to start the approval process again. The previously approved plans met with neighbors concerns and I am hoping to get the same plan approved.

As a result of changes in ordinance a portion of my planned home exceeds the "basement to roof" height limit. The aerial extent of this infringement is a 20' x 20' area. I am hoping that if I still have neighbors support I will be granted a waiver for this

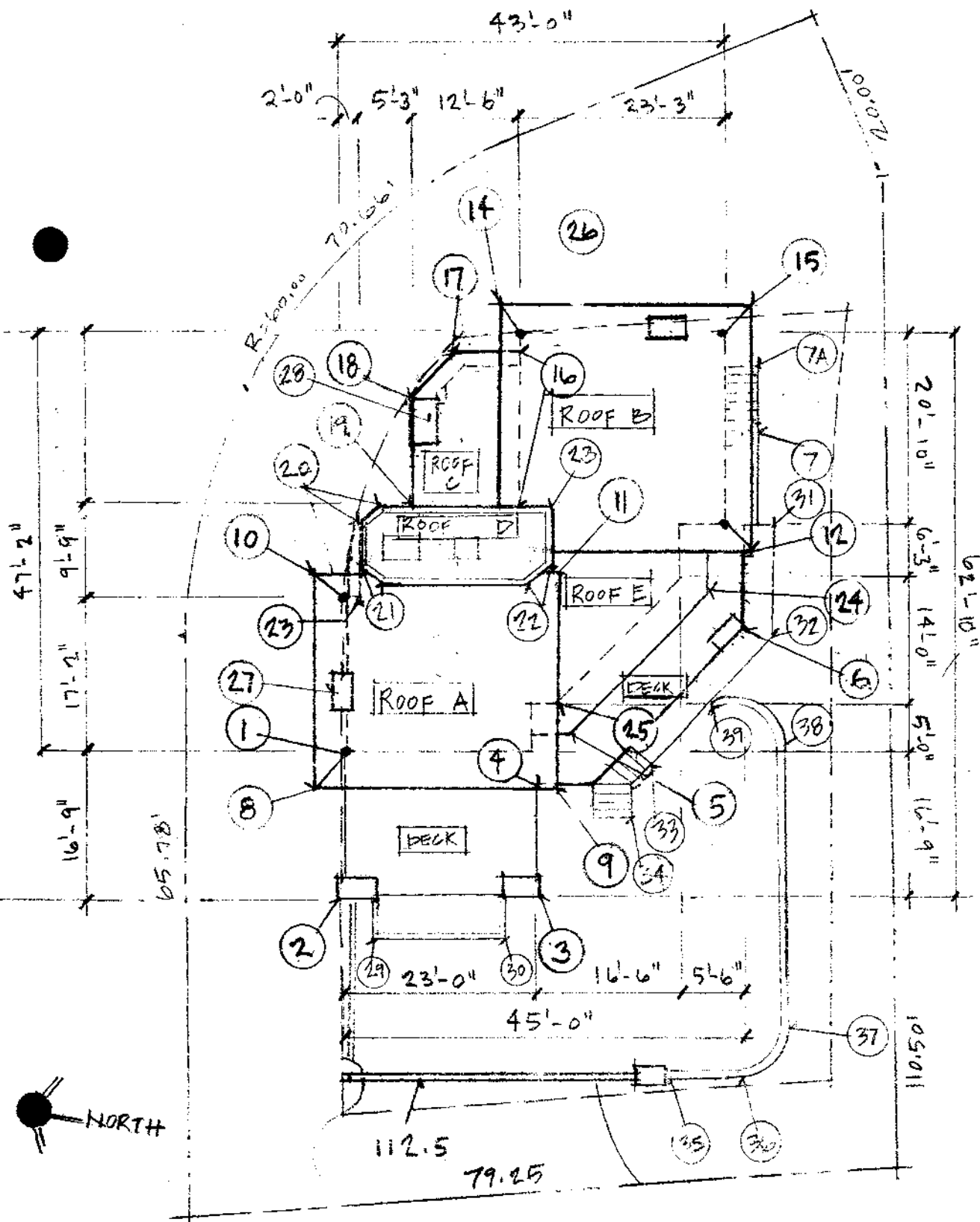
I appreciate the indulgence of
the board

Iraj Poormand

Iraj Poormand

1/11/06

RECEIVED



LEGEND

| | |
|-------------------|--------|
| DECK 1-7C | 125.00 |
| STAIR 7A | 119.25 |
| ROOF A 8+9 @ | 135.50 |
| 10+11 @ | 134.0 |
| ROOF B 12+13 @ | 134.0 |
| 14+15 @ | 135.50 |
| ROOF C 16 @ | 134.0 |
| 17 @ | 134.30 |
| 18+19 @ | 134.75 |
| ROOF D 20+23 @ | 135.5 |
| 21+22 @ | 135.5 |
| ROOF E 24+25 @ | 133.50 |
| CHIMNEY 26+27 @ | 138.5 |
| STONE 28 | 135.0 |
| TRELLIS 29+30 | 123.5 |
| WALKER 31, 32, 33 | 114.5 |
| STAIR 34 | 108.0 |
| WALKER 35-39 | 108.0 |

POOL & SPA RESIDENCE
31514 MBR VISTA AVE.
LAGUNA BEACH, CA 92651
8/4/04

MBR VISTA

STAKING PLAN

NOTE: CONNECT ALL
POLES W/ RIBBON
OR STRING

THORNTON AND ASSOC.
LAGUNA BEACH, CA
949-361-3939

CITY OF LAGUNA BEACH
ZONING DIVISION

File

PROJECT TITLE: NSFD

DATE: 1/4/06

PROJECT ADDRESS: 31514 Mar Vista Avenue

PLAN CHECK BY: Nancy Csira, Senior Planner

Your project application and plans have been reviewed for compliance with City Zoning standard. Please note in the left hand margin where requested corrections have been made and return this Plan Check List along with corrected plans and check set and any additional documentation.

AK Please provide the information X'd and/or circled on the attached blue Zoning Plan Check Correction List.

AK Please refer to the red lined notes on the plans.

AK Please provide a conceptual grading and drainage plan with proposed cut and fill areas clearly delineated. The grading plan must include a sufficient number of profiles to clearly illustrate the extent of the proposed grading. Contours must be shown for existing and proposed work.

AK One set of plans has been forwarded to the Fire Safety Division and Public Works Department for their review. Comment will be forwarded to the property file.

AK The maximum allowed height for the project site is 15'-0" above the rear property line and 30'-0" above grade at any point, measured from the finished roof surface to the lowest floor directly below. Please refer to the attached explanation of measuring height, based on the new "mansionization" ordinance.

AK Please note the location of any proposed pool/spa equipment or a/c condenser units. Such equipment may not be located within the required front or side setbacks.

AK The elevation of the property line at the driveway is required to be a minimum of 5 inches above the centerline of the existing street improvement.

AK All new variance requests must go to Concept Review prior to Design Review. You may apply for a Concept Review at any time.

As designed, the following variances are required:

- UAK* a) To exceed the maximum allowable 30' building height measured above the lowest finished floor.

9. The proposed project requires Design Review Board approval and a Coastal Development Permit for the new structure, elevated decks, skylights, chimney height, grading, retaining walls, pool, spa, excess covered parking, fuel modification plan, and landscaping.

8/6 The landscape review has not been completed. Comments will be forwarded under separate cover. Staff may have additional comments or corrections related to the proposed landscape plan once comments are received from the City's landscape plans checker.

11. FYI: All projects subject to design review are required to have story pole height certified ten days prior to the scheduled design review hearing.
12. FYI: Requests for design changes to design review approved plans are required to be returned to the DRB as a noticed public hearing item. This includes window and door changes, roofline changes, skylights, chimney relocation, pools/spas, air conditioning units and any other exterior modifications. To avoid additional public hearings, please incorporate all desired design elements in the original plans.

Additional corrections may be required after the drawings with the additional information requested have been resubmitted.

If you have questions regarding these corrections/comments please call:
Nancy Csira at (949) 497-0332

For additional information regarding the parking and zoning standards, the City has a website at the following address: www.lagunabeachcity.org Look under the Reference Library for "Municipal Code."

Note to Applicant:

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO ENSURE THAT DISCREPANCIES DO NOT EXIST BETWEEN THE PROJECT'S DESCRIPTION ON THE PERMIT, THE ARCHITECTURAL PLANS AND THE STRUCTURAL PLANS. IF DISCREPANCIES EXIST BETWEEN THE ARCHITECTURAL PLANS AND THE STRUCTURAL PLANS, THE ARCHITECTURAL PLANS SHALL TAKE PRECEDENCE.

ULTIMATELY, THE SCOPE OF WORK, AS DESCRIBED ON THE PERMIT THAT IS AUTHORIZING THE CONSTRUCTION, TAKES PRECEDENCE OVER THE PLANS. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE DESCRIPTION ON THE PERMIT, THE PERMIT GOVERNS.

IF THE REQUIRED CORRECTION/ITEMS ARE NOT RECEIVED BY THE DEPARTMENT WITHIN SIX MONTHS OF THE DATE OF THIS LETTER, THE DEVELOPMENT WILL AUTOMATICALLY BE DEEMED ABANDONED. SHOULD THIS OCCUR A NEW APPLICATION AND PAYMENT OF CURRENT FEES WILL BE REQUIRED.

Date:

1-4-06

Address:

31514 MAR VISTA WAY

Zoning Plan Check Correction List

Planning Application: Owner's signature is required on both lines on back of form.

Design Review Questionnaire: This form shall be completed for new development and 50% additions. ~~Copies available at the Community Development front counter, City Hall.~~

ATTACHED

Topographic Survey of Existing Site - Scale of 1/8" = 1' - 0": Include data required on Site Plans (see below). Surveys prepared by a licensed surveyor or civil engineer are required for all projects subject to Design Review. For other projects, the City does not require a property survey if monuments of record can be found and building setbacks easily established from these monuments.

Site Plan/Roof Plan - Scale of 1/8" = 1' - 0":

1. North arrow showing magnetic and assumed North.
2. Contours at 2-foot elevation intervals covering the full site and improved street.
3. Sheet Index and Project Summary. The summary should specify ~~existing and~~ proposed floor area (including garage, storage, decks), allowed and proposed lot coverage, ~~floor area ratio (if applicable) and~~ a calculation of permeable/impermeable surface areas.
4. Flagged elevations of the following:
 - a. Centerline of street pavement or top of curb, midway between projections of the side lot lines and centerline of street opposite the driveway.
 - b. Both front and rear property corners.
 - c. Fixed datum point from a survey showing a fixed, benchmark elevation that represents a permanent, identifiable marker in the field.
 - d. Tops of all structures including walls, landings, patios, decks, roofs, etc.
5. Dimension all lot boundaries.
6. Identify and dimension all public and private easements.
7. Label and locate, with dimensions, all proposed site improvements including patios, stairs, fences, walls, water features, lighting, HVAC/pool/spa equipment, etc.
8. Dimension distances of structures/improvements from property lines.
9. Dimension all interior garages and parking spaces.
10. Roof plan with elevations of ridges, eaves, skylights, chimneys, decks. Show roof slopes, skylights, chimneys, and dimension eaves.
11. Note average driveway gradient. Label elevation height of driveway at the property line.
12. Note lot coverage as a percentage. **35% MAX**
13. Dimension trash area. (Contact Public Works for sizes of available bins).
14. Note cut and fill grading quantities outside of the building footprint.
15. Show immediate outlines of adjacent property's structures when proposing development on vacant and oceanfront sites. Show significant existing features on site.
16. Note to underground all utility lines. Indicate the type and location of the utility connection (whether to existing pole or box). Indicate size of all utility boxes.

(See reverse side for additional corrections)

Floor Plans - Scale of 1/4" = 1' - 0":

1. Orient plans to match the Site Plan
2. Dimension plans.
3. Identify all rooms.
4. Note the elevation of each floor level.

Open Space Area Calculations - Scale of 1/4" = 1' - 0": Provide a separate plan showing the method used in determining the existing and proposed floor areas and open space (as provided for commercial and multiple family projects).

Floor Area Calculations - Scale of 1/4" = 1' - 0": Provide a separate dimensioned plan graphically showing the method used in determining the existing and proposed floor areas (Design Review Board requirement).

Elevation Views - Scale of 1/4" = 1' - 0":

1. Elevation heights of roofs, floors, plate lines and decks.
2. Lines showing existing (dashed) and proposed grades (solid).
3. Dashed lines showing maximum allowed building envelope.
4. Include elevation drawings of landscape site walls over 5-feet in height.
5. Clearly identify new construction (hatch and/or dimension).

Cross Sections - Scale of 1/4" = 1' - 0": For new structures and significant additions, a minimum of two perpendicular views through the total site showing the structure and lines of existing and proposed grade. Include site improvements such as walls, terraces, pools/spas, etc.

Landscape Plan - Scale of 1/8" = 1' - 0": Landscape plans (new and existing) are required on projects exceeding 50%, 2nd story additions, additions greater than 15 feet in height and may be required by the Design Review Board on other occasions. See landscape submittal check list for a list of the information required on the plans.

Staking Plan: 8-1/2" x 11" format. Identify all proposed buildings, additions to existing buildings and proposed site walls over 5-feet in height with sturdy poles. Poles should represent the most distant corners of the structures, the maximum roof or ridge heights and any other features, such as decks, chimneys, skylights, trellises, eaves, etc. that would be of significance to other property owners. The plan should note the appropriate elevation of the top of each pole relative to the referenced datum point used to establish the elevations. Staking plans shall show property lines, datum point, building footprint, street names, north arrow and location of story poles. Roof outlines shall be shown with string or ribbon connecting the stakes. See **Submittal Requirements for Design Review** regarding staking scheduling requirements. *Stake prop. corners on vacant lots*

Photographs of Project Site: Required for new development and 50% additions. Provide photographs of front, side and rear yards on developed sites, or photos of entire site on undeveloped sites.

Constraints



| Rec | APN | PIN | Site Address | Property Owners | GIS Lot Area (sq.ft) |
|----------------------------------|--|--------------------------------------|-----------------------|---------------------------------|----------------------------|
| 1 | 056-091-21 | 1259 | 31514 Mar Vista Av | Ira & Parvin F Poormand | 9131 |
| Specific Plan | GP Land Use Designation | Building Site Status | HR Designation Date | Environmentally Sensitive Areas | OnSite Turnaround Required |
| | VLD | Yes | | FM | No |
| Special Street Plan Requirements | Special Subdivision Map Height Standards | Recommended Landscaping and Setbacks | 2000 Census Tract No. | 2000 Census Block No. | Flood Zone |

| | | | | | |
|--------------------------|-------------------------------------|--------------------------------------|------------------------|-------------------------------|------------------------------------|
| None | None | None | 423.05 | 1005 | x |
| Flood_Map Panel | (Last_Name_First) Owners | Owner's Phone_No. | Owner's Address | Owner's City_State_Zip | Subdivision |
| 06059C0438G | Poormand Iraj & Parvin F | | 32511 Azores Rd | Monarch Beach Ca 92629-3608 | |
| Legal Lot | Legal Description | Total Rooms Bdrms Bathrms | No._of Stories | No._of Buildings | No._of Units |
| 10 | Tr 1020 Lot 10 Por Of Lot | | | | |
| Date_of Sale | Assessment Tax_Code No. | Building_Living Area_(sq.ft.) | Land_Value(\$) | Improvement Value_(\$) | Total_Taxable Valu (\$) |
| 08/14/2000 | 05035 | | 370938 | | 370938 |
| Property Tax (\$) | Year Built | Site's City_State_Zip | #SHAPE# | #ID# | |
| 4485.78 | | Laguna Beach, CA 92651 | [polygon] | 9210 | |

DEVELOPMENT REVIEW APPLICATION

RECEIVED

Please completely fill-in the top-half of side one.

DEC 10 2005

PROJECT LOCATION/ADDRESS 31514 Main St
 OWNER IRAJ POORMAND AGENT SELF City of Laguna Beach Building Division
 ADDRESS 32511 AZOES ADDRESS 32511 AZOES
 CITY Dana Point STATE CA ZIP 92629 CITY Dana Point STATE CA ZIP 92629
 TELEPHONE NO. (949) 218 2980 TELEPHONE NO. (949) 218 2980
 CELL PHONE NO. (949) 394-3072 CELL PHONE NO. 394-3072
 EMAIL ADDRESS ipoormand@cox.net EMAIL ADDRESS ipoormand@cox.net
 VALUATION OF WORK \$ 1-064-000 LOT SIZE 9035 sq ft
 ASSESSOR'S PARCEL NO. & LEGAL DESCRIPTION Portion of Lot 10 Tract 1020
 DESCRIBE IN DETAIL SCOPE OF WORK Construct Single Family Home with attached 4 car garage, pool and landscaping. 4 bedrooms 3 1/2 bath on vacant lot

GRADING CUT + FILL AMOUNTS (OUTSIDE OF BUILDING FOOTPRINT) = CUBIC YARDS

| | USE | FLOOR AREA | GARAGE AREA | DECK AREA | STORAGE AREA | REMODEL AREA | NO. OF STORIES |
|-------------------|------------------|--------------|-------------|------------|--------------|--------------|----------------|
| EXISTING BUILDING | | | | | | | |
| NEW CONSTRUCTION | <u>Residence</u> | <u>3,135</u> | <u>885</u> | <u>672</u> | <u>64</u> | | <u>3</u> |
| TOTALS | | | | | | | |

The remainder of side one is for staff use only. See other side for required certificates and signatures.

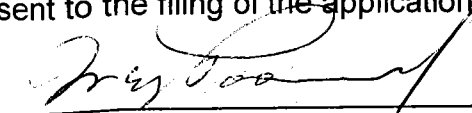
| TYPE OF APPLICATION | SUPPLEMENTAL MATERIALS REQUIRED | FEE | DATE RECEIVED | APPLICATION NUMBER | DATE APPROVED | | |
|----------------------------|---------------------------------|-------------|----------------|--------------------|---------------|----|----|
| | | | | | BA/DRB | PC | CC |
| COASTAL DEVELOPMENT PERMIT | | <u>625</u> | <u>3-15-06</u> | <u>06-17</u> | | | |
| DESIGN REVIEW | | <u>264</u> | <u>3-15-06</u> | <u>06-080</u> | | | |
| GENERAL PLAN AMENDMENT | | | | | | | |
| ROAD EXTENSION | | | | | | | |
| REZONE | | | | | | | |
| SUBDIVISION | | | | | | | |
| VARIANCE | | <u>3120</u> | <u>3/15/06</u> | <u>7346</u> | | | |

| YARDS | MAIN BUILDING | | ACCESSORY BUILDING | | HEIGHTS | | CLEARANCE | BY | DATE |
|----------------------------|-----------------|-------------|--------------------|-------|---------------------------|----------------|-------------------|----|------|
| | MINIMUM | SHOWN | MINIMUM | SHOWN | SHOWN | MAXIMUM | | | |
| FRONT | <u>10'</u> | | <u>5'</u> | | | <u>15'(RL)</u> | <u>ARTIFICIAL</u> | | |
| RIGHT SIDE | | | | | | | CEQA | | |
| LEFT SIDE | <u>VARIABLE</u> | <u>CORE</u> | | | | | PLAN CHECK | | |
| REAR | <u>20'</u> | | | | <u>28%</u> | <u>30'</u> | ZONING | | |
| DISTANCE BETWEEN BUILDINGS | | | | | PARCEL IDENTIFICATION NO. | | | | |

Development Category: ☒ Coastal Development Permit
☐ Local Coastal Development Permit is required, and it is ☐ , is not ☒ appealable to Coastal Commission.
☐ Coastal Commission Permit is required.
☐ Categorical Exclusion
☐ Exempt (List Code Section) _____

OWNER'S CERTIFICATE

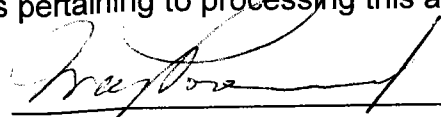
1. There are no assurances at any time, implicitly or otherwise, regarding final staff recommendations to the decision-making body about this application.
2. Major changes to the project may require a new application and payment of additional or new fees.
3. If this application is approved, the failure to abide by and faithfully comply with any and all conditions attached to the approval action shall constitute grounds for the revocation of said approving action by the approving authority.
4. I hereby certify that to the best of my knowledge the information I have presented in this form and the accompanying materials is true and correct. I also understand that additional data and information may be required prior to final action on this application. I have read and understand the content contained in this certificate.
5. I understand that it is the responsibility of the property owner to ensure that discrepancies do not exist between the project's description on the permit, the architectural plans and the structural plans. If discrepancies exist between the architectural plans and the structural plans, the architectural plans shall take precedence. Ultimately, the scope of work, as described on the permit that is authorizing the construction, takes precedence over the plans. If there is a discrepancy between the plans and the description on the permit, the permit governs.
6. I am the record owner of the property described in this application, and hereby consent to the filing of the application.


Signature of Owner

12/14/05
Date

AUTHORIZATION OF AGENT

I am the record owner of the property described in this application and hereby designate and authorize the agent as shown on the reverse of this form to act on my behalf in all matters pertaining to processing this application through the City of Laguna Beach.


Signature of Owner

12/14/05
Date

ITEMS SHOWN OR TO BE SHOWN ON PLANS IN CONJUNCTION WITH NEW CONSTRUCTION.

PROPERTY ADDRESS: _____ APN _____ B0 _____

| Check items that pertain | ITEMS | ZONE CHECK (Official use only) | DESIGN REVIEW APPROVED (Official use only) | STRUCTURAL PLAN CHECK (Official use only) | APPROVED FOR ISSUANCE | *FIRE DEPT. APPROVAL (Official use only) |
|--------------------------|--|-----------------------------------|---|--|-----------------------|---|
| | A/C compressor | | | | | |
| | BBQ | | | | | |
| | Detached patio structure or gazebo | | | | | |
| | **Electronic driveway gates | | | | | |
| ✓ | Exterior stairs | | | | | |
| ✓ | Fences | | | | | |
| ✓ | Fireplaces and/or fire-rings (exterior) | | | | | |
| ✓ | Grading | | | | | |
| | Outdoor sink | | | | | |
| | Pedestrian entry feature (arbor) | | | | | |
| ✓ | Planter walls | | | | | |
| ✓ | Pool/spa | | | | | |
| ✓ | Retaining walls | | | | | |
| ✓ | Site walls | | | | | |
| ✓ | Skylights | | | | | |
| | Street Improvements (Public right of way) | | | | | |
| | Water features including koi ponds & fountains | | | | | |

FEE RECEIPT
CITY OF LAGUNA BEACH
DEPARTMENT OF COMMUNITY DEVELOPMENT

CITY OF LAGUNA BEACH: 0002135

12/16/2005: 8:40:00 AM

RECEIVED OF _____

ADDRESS _____

CITY _____

SUBJECT ADDRESS _____

CHARGES-

Landscaping Developmt Fee
Plan Check Fees-Zoning

Total

210.00
320.00

530.00

\$ _____ Park In-Lieu Fee
\$ _____ Drainage In-Lieu Fee
\$ _____ Bldg. Construction Fee
\$ _____ Sewer Construction Fee
\$ _____ Temporary Use Permit
\$ _____ Conditional Use Permit
\$ _____ Encroachment Permit
\$ 210 Landscape Review
\$ _____ Use & Occupancy
\$ 320 Zoning Plan Check
\$ _____ Structural Plan Check

\$ _____ Design/Concept Review
\$ _____ Variance
\$ _____ CD/Site Development
\$ _____ General Plan Amendment
\$ _____ Environmental Report
\$ _____ Real Property Report
\$ _____ Lot Line Adjustment
\$ _____ Extension of _____
\$ _____ Re-inspection Fee
\$ _____ Parcel Map
\$ _____ Other _____

HEARING DATE _____ TIME _____, in City Council Chambers.

TOTAL _____

530.00

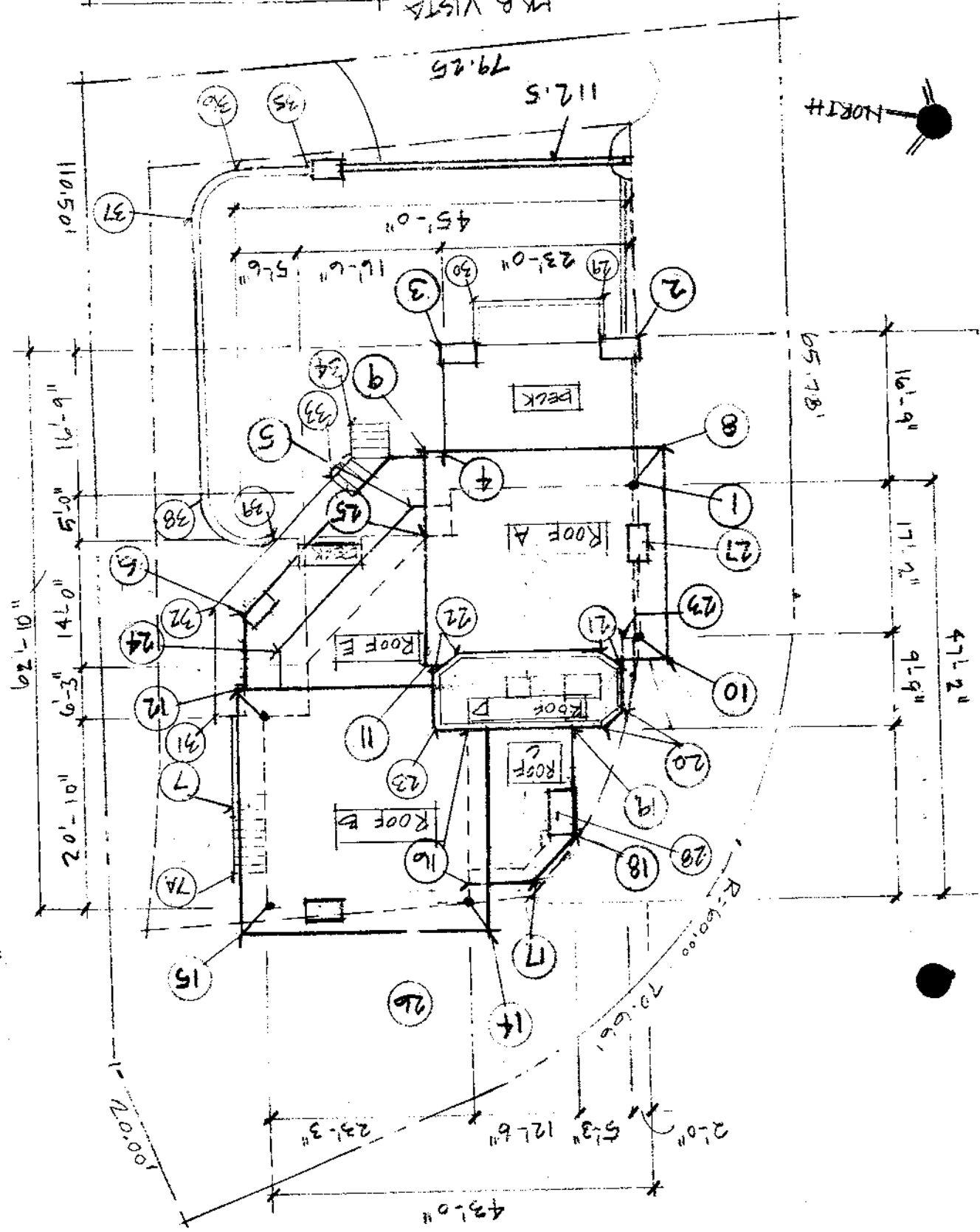
BY _____

KM

OR STRIKE

11-28-71 HND 85502
18-11-71 HND 85502
9-29-71 HND 85502

6464-194-646

[illegible]

LEAF 17

RECEIVED

City of Laguna Beach
Building Division



November 1, 2005

Iraj Poormand
32511 Azores Road
Monarch Beach, CA 92629-3608

Subject Property: 31514 Mar Vista Avenue

Dear Mr. Poormand:

My records indicate that you are the property owner of record, or that you otherwise have an interest in the above-referenced property. It has been brought to my attention that a condition exists upon the property that is incompatible with provisions of the Laguna Beach Municipal Code (LBMC).

The condition of violation pertains to general property maintenance, including, but not limited to, the unlawful maintenance of story poles, which have existed upon the properties for an extended period of time, as well as inadequate maintenance to required erosion control devices upon the property. Please conduct needed maintenance to the erosion control devices and see that the poles are taken down and removed from the view of public or private properties by **November 15, 2005**.

I am certain that you will choose to resolve this matter in an expedient manner, thereby eliminating the need for further enforcement action, which may include the assessment of civil fines resulting from issuance of an Administrative Citation. If you have any questions, or require further information regarding this matter, I may be reached directly at (949) 497-0301, or online at lkirk@lagunabeachcity.net. Thank you for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Lou Kirk", is written over a horizontal line.

Lou Kirk
Senior Code Enforcement Officer

C05-0716/056-091-21

City of Laguna Beach
Community Development Department
ZONING PLAN CHECK CHECKLIST

Project NSFD
 Address 31514 MAR VISTA AVE.
 Zone R-1

1. Plans comply with minimum submittal requirements:

- ☒ Planning application complete/signed
- ☒ Topographic Survey (DRB projects)
- ☒ Site Plan (datum)
- ☒ Floor Plans (area calcs)
- ☒ Elevation Views
- ☒ Cross-Sections
- ☒ Photos of site (New or 50%)
- ☒ Grading Plan (20 cu.yd. or bluff top)
- ☒ Geologic Concern (see Bldg. Official)
- ☒ Staking Plan (datum, note to connect)
- ☒ Landscape Plan (new/50%)
- ☒ Aerial (new/50%)
- ☒ DRB questionnaire/affidavit (new/50%)

2. Building site status:

- ☒ Parcel qualifies as building site (25.08.022)
- ☒ ABH Specific Plan applies (25.35.150)

3. Use:

- ☒ Permitted use
- ☐ Temporary Use Permit
- ☐ Conditional Use Permit
- ☐ Guest unit (25.10.004(C))
- ☐ Second unit (25.17)
- ☐ In-lieu housing fee

4. Staff report required, additional review or unique requirements:

- ☐ Arch Beach Heights SP
- ☐ Downtown SP
- ☐ Diamond/Crestview SP
- ☐ Thurston Park SP
- ☐ Laguna Canyon SP
- ☐ Historic Property
- ☐ Biological Assessment required (new devel, fuel modif plan)
- ☐ Geotechnical assessment
- ☐ Fire Safety Division review
- ☐ Public Works Department review
- ☐ Landscape Consultant review
- ☐ Hydrology Study (floodplain/watercourse, peer review req'd)
- ☐ Traffic Study

- ☐ Floodplain Dev. Permit (25.38)
- ☐ Water Quality Management Plan

Homeowner Association review required prior to discretionary review:

- ☐ Three Arch Bay
- ☐ Lagunita
- ☐ Smithcliffs

6. Setback requirements:

- ☐ Tract setbacks apply
- ☐ Street-specific setbacks apply
- ☐ Street Plan Line applies
- ☐ Topography (25.50.004(E))
- ☐ Shallow lot (25.50.008(E))
- ☐ Oceanfront (25.50.004(B))
- ☐ Watercourse (25.50.030)
- ☐ Pool/spa setbacks comply (25.50.016)
- ☐ AC/pool equipment (25.50.004(F))
- ☐ Space between buildings (25.50.014)
- ☐ Windows off-set (ABH)
- ☐ Lot abuts different zone

Front = 5/10'

Combined sideyards = VARIABLES (GORE)

Rear = 20'

7. Projections into required yards (25.50.008):

- ☐ Eaves, decks more than 3' above grade
- ☐ Chimneys
- ☐ Patios, walks & stairs less than 3' above grade
- ☐ Bay windows

8. Accessory buildings (25.08.002)

- 9. Lot coverage 35 % or sq. ft.**
☐ Oceanfront (25.50.020)

10. Access or public street improvements required (25.53): (new/50%)

- ☐ Street base and pavement
- ☐ Street improvement plan required (to be prepared by Civil Engineer)
- ☐ Onsite turnaround
- ☐ ROW dedication (Coast Hwy, LCR)
- ☐ Alley

11. Underground utilities required (25.53.010)
 Show type and location of utility connection
 Public Works Permit required

12. Floor area ratio:
 Diamond Crestview
 Three Arch Bay
 Village Community
 Sarah Thurston Park

13. Open space:
 SFD exempt

14. Parking (25.52):
 Total required 3
 Number of covered spaces required 3
 In-lieu certificates provided
 Correct parking space size
 25 ft. back-up (25.50.008(i)(2))
 Buffer to residential zone (25.52.008(j)(4))
 Special requirements (ABH, TAB)
 Striping plan required (25.52.006)
 double striping shown

15. Driveway:
 Gradient (25.52.008(i)(3)(a))
 Length/width
 Material
 Elevation at P.L. (25.52.008(i)(3)(b))
 Sight triangle required (25.50.006)

16. Appropriate trash area provided (25.53.012)

17. Height:

Special standards apply
 Percent of slope = 2.98
 Maximum height = 15' above 30' (147.5)
 Height above grade or finished floor 30' (147.5)
 Additional building setbacks (25.50.004(D))
 Front
 Rear

18. Fences and walls (25.50.012):

Height
 Material
 Pool security
 Revocable encroachment permit

19. Project subject to art-in-public places (1.09):

New non-residential development
 New residential development of 4 units/lots
 Remodel, repair, addition of above categories
 in excess of \$2.25K

20. Project subject to concept review:

Diamond Crestview
 New variance 30' above LFP

21. Project subject to design review

(25.05.040(B)(1):
 New structure
 Modification to DRB approval
 Additions in excess of 50%
 Additions exceeding 15' ht
 Rooftop equipment or skylights
 Elevated decks
 Metal fencing (wrought iron excluded)
 Retaining walls exceeding 5' in height
 Appearance height
 Exceeds lot area coverage
 Const. in an environmentally sensitive area
 Grading in excess of 20 cu. yds.
 Pool/spa/water feature
 Landscape
 Landmark parking/covered space parking
 Fuel Modification Plan

22. Project eligible for administrative review
 (25.05.040(B)(2) and 25.05.025(j):
 Elevated decks
 Additions within existing roofline
 Variance for non-conformities only
 Minor modifications to DRB approval

23. Coastal Development Permit required:

Project exempt (25.07.008)
 Excluded area (map)
 Non-certified area (Applicant applies directly to Coastal Commission in Three Arch Bay, Blue Lagoon & Irvine Cove)
 Watercourse property (Bio and Hydro Study req'd)

24. Non-conformities existing on-site:

Floor area less than 1,500 sq. ft.
 Floor area greater than 1,500 sq. ft.
 Use
 Yards (variance only if 50%)
 Parking
 Height
 Other