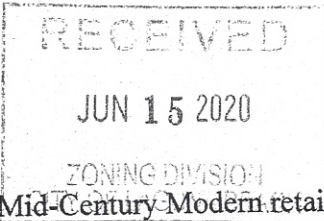
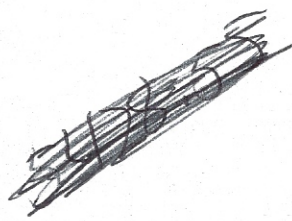




City of Laguna Beach  
 Planning Commission  
 505 Forest Avenue  
 Laguna Beach, California 92651

June 2.2020 (originally sent July 3, 2019)

Project: The Coast Market  
 1391 Coast Highway  
 Laguna Beach, California 92651



Dear Chairman and Commissioners,

Coast Market (formerly liquor store) will be rehabilitated to the original Chris Abel Mid-Century Modern retail commercial building with a downstairs convenience store and bottle shop, and an upstairs coffee shop and a TBD store with 28 on-site outside seating adjacent to the sidewalk and maintain the existing parking lot behind the store.

The 1932 Olympic Cottage shall be rehabilitated using historical photos to reflect the design of the original cottage shipped to Laguna Beach from Los Angeles. On December 16, 2015 the Laguna Beach Heritage Committee, in a unanimous vote, recommended Coast Liquor an "E" rating for the proposed project.

The parking requirement includes:			
<b>PARKING ANALYSIS</b>	SQUARE FOOTAGE	REQUIRED RATIO	TOTAL SPACES
RETAIL MARKET, 1391 SCH	2529.63	1:250	10.12
FOOD SERVICE, 1391 SCH	2705.2	1:100	27.05
28-SEAT OUTDOOR DINING AREA, 1391 SCH	193.72	1:3 SEATS	9.33
	<b>TOTAL SPACE REQUIRED</b>		<b>47</b>
GRANDFATHERED PARKING	5531.66 SF/500 MINUS (8) SPACES PROVIDED		-3 SPACES
HISTORIC PARKING REDUCTION	61.71% (of 47)		-29 SPACES
	COAST LIQUOR REQUIRED PARKING		15 SPACES
	SQUARE FOOTAGE	REQUIRED RATIO	
OLYMPIC COTTAGE, 168 MOUNTAIN	346.03	1:250	2 SPACES
	NET REQUIRED PARKING (1391 SCH & 168 MTN RD )		17 SPACES
	PARKING PROVIDED		-14 SPACES
	SIDEWALK CAFÉ CREDIT		-3 SPACES
	<b>TOTAL REQUIRED</b>		<b>0 SPACES</b>

5.18.2020



The proposed project has received a Laguna Beach Historical rating of 'E' allowing for up to a 75% parking reduction. Coast Market requests 61.71% historical parking reduction.

1. Coast Market store. (market store 1725.43 S.F. store with 16.90 required parking spaces for day to day operation.) Market hours will be 8 a.m. to 1 a.m. daily. There will be no special events at the market store.

Coast Market exterior will be rehabilitated and repaired to the 1955 Mid-Century Modern building. The market will sell liquor, wine, coffee, groceries, snacks, and small sundries. At the north end of the store will be a unisex bathroom for employees.

The existing 4125 S.F. parking lot behind Coast Market shall be maintained as a parking lot with trash dumpster area. Presently the parking lot has space for 11 cars. Once the parking lot is relined and bike racks are installed at the front of the store, there will be 16 spaces.

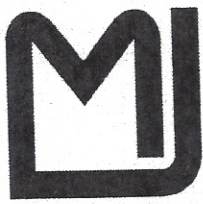
2. Coast Coffee Shop with 14 outdoor seats. (1479.90 S.F. with 19.47 required parking spaces for day to day operation.) 14 Outdoor seats 4.66 required parking spaces with a credit of [3] parking spaces for outdoor seating reducing the required spaces to 16.47 parking spaces for day to day operation. Coast Coffee Shop hours will be 8 a.m. to 1 a.m. daily. There will be no special events at the coffee shop.

There will be available for on site or take-out purchase coffees, teas and other hot and cold drinks prepared in the coffee shop. Made to order and pre-made sandwiches, salads, desserts, and snacks prepared at the coffee shop. In front of the store directly adjacent to the building will be tables with 14 chairs for the customers to dine on food purchased from the Coast Liquor Store. Deli hours will be 8 a.m. to 1 a.m. daily.

3. Food shop with 14 outdoor seats. (1220.10 S.F., 12.20 required parking spaces for day to day operation. 14 Outdoor seats 4.66 required parking spaces the required spaces to 16.86 parking spaces for day to day operation. The hours will be 9 a.m. to 12 a.m. daily. There will be no special events at the store.

There will be available for on site or take-out purchase food items in front of the store directly adjacent to the building will be tables with 14 chairs for the customers to dine on food purchased from the food shop. Store hours will be 9 a.m. to 12 a.m. daily.

4. Olympic Cottage (cottage 346.03 S.F. with 2 required parking spaces.) The Olympic Cottage will be open from 8 a.m. until 9 p.m. Monday through Sunday. The Olympic Cottage is a retail store. There will be no special events at the Olympic Cottage.



**MARSHALL  
ININNS  
DESIGN  
GROUP**

PROFESSIONAL ARCHITECTURAL CORPORATION

The old Olympic Cottage was brought down from the 1932 Olympic Games to its present location. The cottage has been heavily remodeled and looks nothing like the original cottage. The Olympic Cottage will be rehabilitated and remodeled to match historical photos. The Olympic cottage will be used as a retail beach rental, beach toy and sundry store. Hours of operation will be 8 a.m. until 9 p.m. Monday through Sunday.

If you have any questions, please call at your earliest convenience. Thank you.

Respectfully,

Marshall Ininns  
Architect

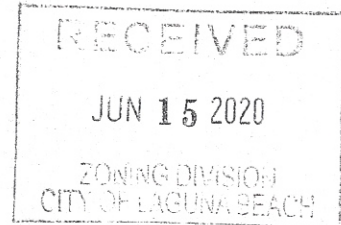




City of Laguna Beach  
Planning Commission  
505 Forest Avenue  
Laguna Beach, California 92651

June 4, 2020 (Originally sent July 3, 2019)

Project: The Coast Liquor Building and Olympic Cottage  
1391 Coast Highway  
Laguna Beach, California 92561



Dear Planning Commission Members,

The owners are applying for approvals for the rehabilitation of the existing 62-year-old Coast Liquor Building. Coast Liquor is a prime example of Mid-Century Modern architecture designed by Laguna's own Chris Abel, architect back in the early 1950's. The proposal is to make the building downstairs the local general store with basic items and a bottle shop, a small retail business that stocks a range of everyday items such as groceries, snack foods, confectionery, soft drinks, wine and beer, bottle shop, over-the-counter drugs, toiletries, newspapers, and magazines. Changing the sales counter of the original liquor store from upstairs to the lower floor requires a Conditional Use Permit.

The upstairs will be divided into two spaces, the first will be A specialty coffee shop with dripped, roasted, handcrafted and on-tap ice coffee and customized coffee drinks. There will also be available for purchase snacks, sandwiches, specialty bowls and smoothies' drinks.

The second upstairs space will likely be a gourmet ice cream shop serving ice creams, frozen bananas, gelatos and ice cream bars or similar type use. Make your own slab of vanilla ice cream customized with dipped chocolate and an added mixture of ingredients.

The historical mid-century building will be rehabilitated and on-site outdoor seating will be available on the front sidewalk. The parking lot will be relined with new bicycle racks to allow for 16 on-site parking spaces. The Olympic Cottage will be rehabilitated to a small retail space which will look similar to the original 1932 Los Angeles Olympic cottage.

If you have any questions, please call at your earliest convenience. Thank you.

Respectfully,

Marshall Ininns  
Architect



## Coast Liquor Building Conditional Use Permit questions JUSTIFICATION

1. *Is this site appropriate for the proposed use in terms of size, parking, storage, and trash, etc.?*

The parking requirement includes: <b>PARKING ANALYSIS</b>	SQUARE FOOTAGE	REQUIRED RATIO	TOTAL SPACES
RETAIL MARKET, 1391 SCH	2529.63	1:250	10.12
FOOD SERVICE, 1391 SCH	2705.2	1:100	27.05
28-SEAT OUTDOOR DINING AREA, 1391 SCH	193.72	1:3 SEATS	9.33
<b>TOTAL SPACE REQUIRED</b>			<b>47</b>
GRANDFATHERED PARKING	5531.66 SF/500 MINUS (8) SPACES PROVIDED		-3 SPACES
HISTORIC PARKING REDUCTION	61.71% (of 47)		-29 SPACES
COAST LIQUOR REQUIRED PARKING			15 SPACES
	SQUARE FOOTAGE	REQUIRED RATIO	
OLYMPIC COTTAGE, 168 MOUNTAIN	346.03	1:250	2 SPACES
NET REQUIRED PARKING (1391 SCH & 168 MTN RD )			17 SPACES
PARKING PROVIDED			-14 SPACES
SIDEWALK CAFÉ CREDIT			-3 SPACES
5.18.2020	<b>TOTAL REQUIRED</b>		<b>0 SPACES</b>

The parking requirement has been met through grandfathered parking spaces, on-site parking spaces, 3 parking credits for outdoor dining and a 61.71% historical parking space reduction. The proposed project has received a Laguna Beach Historical rating of 'E' allowing for up to a 75% parking reduction. Storage is provided on site limited to within the building's interior. Trash receptacles are placed behind Coast Liquor and will be moved to Mountain Road for easy pick of trash containers by Waste Management.

2. *Does the site have adequate street access and on-site parking to handle the traffic generated by the proposed use?*

The proposed use is adjacent to city sidewalks and four lanes at Coast Highway and two lanes at Mountain Road and Gaviota Street. Metered public parking spaces exist within the neighborhood within walking distance of the existing building.

*Is the proposed use compatible with surrounding land uses?*

The Coast Liquor has existed and operated at this location for over 63 years. The proposed use is compatible with surrounding land uses and is consistent with the intent and purpose established



for the C-1 Local Business District in that the use contributes to the range of resident and visitor serving businesses in the Laguna Beach. The use will contribute to the unique character of Laguna Beach and the qualities that provide the community a sense of identity in that the remodeled historic Coast Liquor Store contributes to the ambiance of Laguna Beach.

**3. *Is the proposed use consistent with goals and policies of the City's General Plan?***

The proposed use does not conflict with the City's goals to establish and maintain a balanced mix of uses that serve the needs of both local and non-local populations in that the use offers services to both residents and visitors. The proposed use is consistent with the objectives and policies of the City's General Plan in that the use maintains the present diversity of land use within the C-1 Local Business District.

If you have any questions, please call at your earliest convenience. Thank you.

Respectfully,

Marshall Ininns  
Architect