



COMMUNITY DEVELOPMENT DEPARTMENT PLANNING COMMISSION STAFF REPORT

Meeting Date: July 15, 2020

Agenda Item No: 4.5

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Project Location: 1391 South Coast Highway and 168 Mountain Road | APN: 644-216-04 Rev. 7-13-20

Case: Conditional Use Permit 20-6387, Planning Commission Design Review 20-6384, Planning Commission Sign Permit 20-6006, Coastal Development Permit 20-6388, and Variance 20-6389

Applicant: Marshall Innins, Architect for DIG Coast Liquor, LLC

Executive Summary: The applicant requests approval of Conditional Use Permit 20-6387, Planning Commission Design Review 20-6384, Planning Commission Sign Permit 20-6006, Coastal Development Permit 20-6388, and Variance 20-6389 to rehabilitate two commercial buildings located at 1391 South Coast Highway and 168 Mountain Road (previously *Coast Liquor* and *Big Macs Surf Shack*, respectively) and establish two retail stores, one food service establishment, and an approximately 2,500-square-foot office area. To facilitate the intensification of use, the applicant is requesting incentives to reduce the parking required to be provided on-site through both the Historic Preservation and Parking Code provisions of the Laguna Beach Municipal Code. Staff finds the application consistent with the intent and purpose of the C-1, Local Business District, as well as the goals and policies of the City's General Plan. The following staff report provides an analysis of the request with a recommendation for City Council approval. The staff report also identifies several design elements for which staff is specifically requesting Planning Commission recommendations to forward to the City Council (see pages 30-31 of this report).



Coast Liquor (South Coast Highway elevation)



Olympic cottage (Mountain Road elevation)

BACKGROUND: The proposed project site is located within the C-1, Local Business District. The site is developed with two vacant commercial structures on the ocean side of South Coast Highway at the highway/Mountain Road intersection. Surrounding land uses include the 24-room *Coast Inn* with vacant ground floor restaurant to the southeast, an R-2 residential neighborhood to the southwest across Gaviota Drive,¹ and a surface parking lot for use by *Capri Laguna* hotel guests to the northwest. Additional surrounding commercial uses include but not limited to beach rentals, psychic, *Subway* take-out restaurant, and general retail uses located across the highway and to the northeast of the project site. An annotated vicinity map is provided below for reference.

Figure 1



The presence of two beach access stairs, three hotels, and a variety of retail stores, food establishments, and personal services stimulate high levels of pedestrian activity in the vicinity on a year-round basis and most notably during the summer visitor season (Memorial to Labor Day).

¹ This R-2, Residential Medium Density Zone is generally developed with single- and multi-family dwellings along the oceanfront.

Site Characteristics: The 8,500-square-foot corner lot abuts the public right-of-way on three sides. As shown in the photo below, a significant change in elevation occurs in the east-west direction, resulting in a highway-level storefront accessed from South Coast Highway, where, although two stories, the *Coast Liquor* building reads as single-story. The *Coast Liquor* lower level is visually experienced and entered primarily through the parking lot, with the Olympic cottage accessed at the Mountain Road sidewalk. An approximately 12-foot drop in elevation occurs from the highway sidewalk to the centerline of Gaviota Drive. Parking at the site is legal, nonconforming with eight parking spaces provided.

Figure 2



The lot exhibits an approximately 12-percent slope in the east-west direction.

Architectural History: Constructed in advance of the 1932 Summer Olympics held in Los Angeles, the cottage was one of several used to house athletes and was later brought to Laguna Beach after the conclusion of the Games. The structure was inventoried as a “K” or key building during the City’s 1980-1981 historic survey. The Historic Resources Inventory description, provided as Exhibit D, notes that it was one of several relocated to Laguna Beach, and at the time of the survey was one of the most unaltered cottages to remain. An original porch was enclosed in 1984 and later remodeled. According to the Secretary of the Interior’s (SOI) Standards and California Environmental Quality Act compliance review prepared by *Ostashay & Associates* and provided as Exhibit E, the “K” rating and placement on the City’s Historic Register is warranted if significant, character-defining features are restored and rehabilitated on the exterior of the building in a manner consistent with the SOI Standards. This structure was recommended for placement on the City’s Historic Register as a key building by the Heritage Committee first on December 16, 2015, and again on February 11, 2020. City staff was supportive in both instances.

The *Coast Liquor* building was constructed in 1957 in a Mid-Century Modern style. The post and beam structure was designed by noted local designer Chris Abel, who later received licenses in engineering and architecture. According to Ostashay, Abel designed over 200 buildings and structures, many in Laguna Beach. The building was initially called the *Coast Inn Liquor Store* and was built and operated by the owner of the *Coast Inn*. Notable architectural features include a flat roof with wide overhanging irregular eaves, exposed post and beam elements, a long ribbon of large, fixed-pane storefront

windows with wood frames and transoms, vertical board and batten siding, and a recessed, canted corner entry. Ostashay notes that the rear (west) elevation is utilitarian in design and devoid of any stylistic ornamentation. As indicated in the historic assessment, much of the mid-century post and beam style and character remain visually evident. As an early work of noted designer and architect Chris Abel, a recognized master within the community, and a very good example of the post and beam Mid-Century Modern style, Ostashay concludes that the building is potentially eligible for listing on the City's Historic Register as an E-rated, "exceptional" structure. On December 16, 2015, the Heritage Committee recommended that the *Coast Liquor* building be placed on the Historic Register as E-rated and with the condition that the proposed work to the building maintain compatibility with the prevailing architectural style of the structure.

Following their review of the current project, the Heritage Committee on February 11, 2020 unanimously recommended approval of the project and placement of the *Coast Liquor* and Olympic cottage buildings on the Historic Register as E- and K-rated buildings, respectively, contingent upon the completion of the presented rehabilitation project and subject to the following additional conditions: (1) restoration of the three central angled storefront windows; (2) optimization of the rooftop mechanical equipment to minimize the equipment screen footprint; (3) if found feasible by an architectural historian, restoration of the redwood stain siding finish; and (4) compliance with all of the conditions of approval recommended in the historic assessment. Minutes from the February 11, 2020 meeting have been provided as Exhibit F.

PROJECT REVIEW HISTORY:

Planning Commission Review: The project previously encompassed both the *Coast Liquor* and *Coast Inn* properties. At that time, the *Coast Liquor* site was envisioned with a raised pool deck serving hotel guests,² retail area, and deli with 20 outdoor seats. *Coast Inn*, a 24-room hotel with ground-floor restaurant, was proposed to be remodeled to include dining at the ground floor in the location of the former *Boom Boom Room*, new food and beverage service areas at an oceanfront restaurant and dining deck, food and beverage service at the rooftop, and a new rooftop pool. This project history spanned several years under its prior association with the *Coast Inn* remodel project and was first heard by the Planning Commission on December 14, 2016. Many of the concerns expressed by the Commission over the course of three hearings were driven in significant part by the *Coast Inn* component of the project, including but not limited to the scale of the project, neighborhood compatibility concerns, authenticity of the historic rehabilitation and appropriateness of the assigned historical rating, and parking, trash, loading, and delivery impacts associated with the intensification of use.³ At the Planning Commission's third and final hearing on October 4, 2017, the Commission unanimously voted to recommend that the City Council deny the project.

City Council Review: The City Council reviewed the integrated *Coast Inn/Coast Liquor* project on January 23, 2018. The Council noted that they could support historic rehabilitation of the properties, but certain outstanding issues would first need to be adequately addressed. Specifically, the size of the

² This amenity was eliminated prior to the Planning Commission's October 4, 2017 hearing on the project.

³ At the last public hearing held on this iteration of the project, which occurred before the City Council on January 23, 2018, the requested parking credits totaled 86 spaces.

Coast Inn rooftop deck with heaters and umbrellas and neighborhood issues related to parking, noise, and trash delivery. This iteration of the project was then reviewed by a subcommittee of the City Council on February 12, 2018. A modified project limited to the *Coast Inn* property will be presented to the City Council on July 28, 2020. While the *Coast Inn* project is no longer considered an intensification of use and no parking requirement reductions are requested through the historic preservation incentives, this request continues to include a historic rehabilitation of the building to reflect the original Spanish Colonial Revival style. The revised *Coast Inn* project also includes a rooftop pool and dining area for registered, overnight hotel guests and their personal guests and new rooftop signage.

STAFF ANALYSIS: The applicant requests approval of a Conditional Use Permit, Planning Commission Design Review, Planning Commission Sign Permit, Coastal Development Permit, and Variance to rehabilitate and preserve two historical commercial buildings and establish two retail stores, one food service establishment, and offices.

Figures 3 and 4

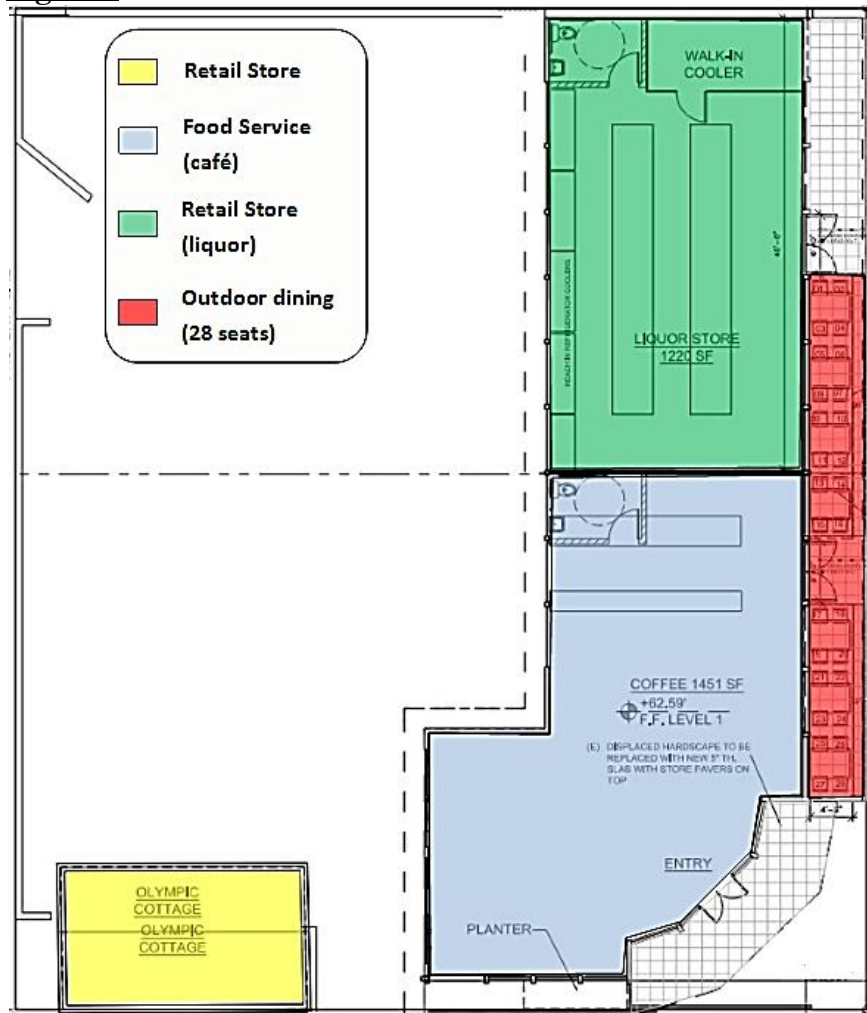


Primary building elevations. Existing conditions with roof alterations shown staked.

Proposed Land Use Summary: The applicant is proposing to rehabilitate the existing historic fabric of the *Coast Liquor* building and Olympic cottage based on visual inspection, historical photographs, and building permit records. The liquor store would be converted from a single- to multi-tenant building. A 1,485-square-foot coffee shop would occupy the highway corner. Consistent with the historical use of the property, a 1,220-square-foot liquor and convenience store would occupy the remaining highway-level tenant space. Abutting the South Coast Highway sidewalk, the applicant is proposing to create a 28-seat outdoor dining area. A tenant has not yet been secured for the 346-square-foot

Olympic cottage, which would remain retail and is envisioned to provide beach rentals, beach toys, and sundry goods. The 2,530-square-foot lower level of the *Coast Liquor* building is proposed to be occupied by one or more office tenants.

Figure 5



Highway-level land use plan. Not shown: offices at the *Coast Liquor* lower level.

Conditional Use Permit 20-6387: A Conditional Use Permit (CUP) is required to allow offices on the ground floor, grant three parking credits as incentive for establishing a 28-seat sidewalk café, and to receive a reduction in parking requirements not to exceed 75-percent based on the degree to which the historic character of the buildings are preserved and/or enhanced. Upon recommendation by the Planning Commission, City Council approval is required to grant the parking reduction and parking credits.

Offices at the Lower Level:

The purpose of the C-1, Local Business District is to provide for the local retail business and commercial needs of the City, including certain highway-related uses and limited residential uses. Cafés not serving alcoholic beverages are permitted by-right in the C-1 Zone and are therefore not subject to a CUP. Retail uses are similarly exempt from the CUP process. Business and professional offices are conditionally permitted in this zone provided that they do not exceed 50-percent of the gross floor area of the entire structure and *are located above the ground floor level*. Because the proposed office space is not located above the ground floor, the Planning Commission must find that the proposed use is similar to and no more obnoxious or detrimental to the welfare of the neighborhood in which it is located than any use expressly permitted in the C-1 Zone, and provided further that the proposed use is not one which is specifically relegated to or prohibited in the City's Light Industrial Zones.

When the City prepared its Local Coastal Program (LCP) in the early 1990's, the City Council had contemplated permitting uses such as professional offices on the ground floor in the C-1 Zone. During the LCP certification process, the California Coastal Commission revised the City-proposed C-1 regulations to place additional restrictions on offices and other land uses. In the Coastal Commission's opinion, such uses could out-compete businesses that could be expected to better serve the visitor population, such as retail stores and food establishments. In order to encourage a balanced mix of uses in this zone, business and professional offices, medical offices, repair stores, residential, educational uses, and other businesses that are likely to primarily cater to residents are permissible with a CUP provided that they do not exceed 50-percent of the gross floor area and are located above the ground floor. It should be noted that these types of businesses are generally permitted by-right in the Commercial-Neighborhood Zone, which is intended to feature a stricter resident-serving orientation.

Staff believes that the proposed multi-tenant land use mix is well-aligned with the intent and purpose of the C-1 Zone. The Olympic Cottage would maintain its retail designation along Mountain Road, which due to its proximity to a beach access point can and should take advantage of the visibility it would receive from beach-going visitors. The *Coast Liquor* building would provide retail and food service uses at the primary ground level/street level consistent with the C-1 Zone. Although the lower level offices are not located above the ground floor, they: (1) are oriented to the residences across Gaviota Drive, rather than visitor vehicular and pedestrian traffic; (2) are obscured from view along South Coast Highway, with little visibility along Mountain Road; and (3) are not at the primary street level. These facts coupled with what is known about shopper behavior limits the productivity of this lower level for retail or similar uses. Furthermore, use of this area as office would not preclude the property from providing visitors with both food and retail options along each primary street frontage. Lastly, local offices provide Laguna Beach residents with local employment opportunities, potentially reducing the vehicle miles traveled and improving quality of life by promoting jobs-housing balance.

Figures 6 and 7



Left: View toward Mountain Road. A residence at the corner of Mountain and Gaviota is visible at the right. Note the positioning of the cottage and its effects on public views into this area, which compounds the issues described on the previous page. Right: Roll-up bay doors currently punctuate the lower level entry. Viewed from the rear, the building takes on a two-story appearance, with the “upper level” better-suited to providing retail and food opportunities, rather than office uses, due to its direct access from the highway sidewalk.

Staff recommends that the Planning Commission find the proposed lower level offices to be similar to and no more obnoxious or detrimental to the welfare of the neighborhood than the list of permitted and conditionally permitted uses in the C-1 Zone (Exhibit G). Specifically, the lower level office area may be considered similar to business and professional offices above the ground floor, for the reason that the offices would not be located at the building’s primary street level. Additionally, the office would occupy approximately 48-percent of the *Coast Liquor* building’s gross floor area, below the 50-percent maximum.

Parking:

The site is currently improved with an eight-stall surface parking lot. In order to accomplish the proposed intensification and change of use, the applicant is requesting a reduction in parking requirements pursuant to Laguna Beach Municipal Code (LBMC) Section 25.45.006(A)(3) based on the degree to which the historic character of the building will be preserved, and an additional request for three parking credits pursuant to LBMC Section 25.52.006(G)(3) for providing a sidewalk café. The parking lot would also be reconfigured to increase the parking supply to 13 passenger vehicle-equivalent stalls.⁴ A 14th stall could be provided without relocation of the existing trash storage area, which would limit the requested parking reduction incentive to 51.4-percent. This alternative is discussed on page 12 (see: Trash and Deliveries). As demonstrated by the following tabulation, a 54.1-

⁴ As shown on Sheet A101 of the architectural drawings, the property would provide five standard vehicle spaces, four compact parking spaces, one van-accessible space, four motorcycle spaces, and bicycle racks accommodating up to eight bicycles.

percent reduction in parking requirements plus three parking credits would satisfy the additional parking demand and facilitate the change of use. Pursuant to LBMC Section 25.45.006(A)(3), E-rated structures in commercial zones may be granted a conditional use permit to allow a reduction in parking requirements up to a maximum of 75-percent based on the degree to which the historic character of the building is preserved and/or enhanced.

Table 1

Parking Analysis	Square Footage	Required Ratio	Total Spaces
Lower Level Office, 1391 SCH	2529.63 SF	1:250 SF	10.12 spaces
Liquor/Convenience Store, 1391 SCH	1220.42 SF	1:500 SF ¹	2.44 spaces
Food Service, 1391 SCH	1485.2	1:100	14.85 spaces
28-seat outdoor dining area, 1391 SCH	193.72 SF	1:3 seats	9.33 spaces
Total Spaces Required			37 Spaces
Grandfathered Parking	5,531.66SF / 500 (minus eight existing spaces provided)		-3 Spaces
Historic Parking Reduction (Coast Liquor Bldg.)	54.1% (of 37 spaces required)		-20 Spaces
Coast Liquor Parking Requirement			14 Spaces
	Square Footage	Required Ratio	
Olympic Cottage, 168 Mountain Rd.	346.03 SF	1:250 SF	2 spaces ²
Net Required Parking (1391 SCH plus 168 Mountain Rd.)			16 Spaces
Parking Provided			-13 Spaces
Sidewalk Café Parking Credits			-3 Spaces
Total Required			0 Spaces

¹ The 1958 parking standard is applied based on the continuation of the historical use (retail liquor/convenience).

² 2 parking spaces per commercial space minimum.

The incentives available to structures placed on the City’s Historic Register are a key element to the City’s historic preservation and rehabilitation strategy. LBMC Chapter 25.45 notes that the Historic Preservation Ordinance safeguards the heritage of the City, and that these structures can enhance the visual character of the City, foster public appreciation of and civic pride in the beauty of the City and the accomplishments of its past, strengthen the economy by improving the City’s attractiveness to residents and visitors, and stabilize and improve property values. Commercial property owners have frequently taken advantage of the parking reduction incentive to pursue adaptive reuse projects involving the rehabilitation of older, notable structures. These projects provide the public benefits described above and grant property owners greater flexibility to reposition historic properties that may otherwise have difficulty keeping pace with market trends. As noted in the table below, several General Plan policies encourage the City’s historic preservation program.

Table 2

General Plan Policies		Analysis and Comment
Land Use Element, Action 1.1.13 and 5.1.3	<i>Encourage preservation of historic structures and adaptive reuse of buildings.</i>	The proposed project would retain, repair, and rehabilitate the important character-defining features of the <i>Coast Liquor</i> building’s primary east and south elevations. Modest compatible changes will also occur at the rear (west) elevation. The work proposed for this structure follows the intent of the SOI Standards in that the building would be used as it was historically (commercial) and would retain its form, massing, spatial relationships, notable materials, and distinctive features that identify with its architectural style, period of construction, and designer. The work proposed for the Olympic cottage would also restore many of the lost features of the resource that associate it with its period of significance and historical significance. The Olympic cottage work scope would similarly comply with the SOI Standards.
Land Use Element Policy 3.3	<i>Encourage the preservation of historically significant buildings and protect the character-defining components of Laguna Beach’s commercial neighborhoods.</i>	
Historic Resources Element Policy 1.3	<i>Protect historic buildings through the implementation and expansion of incentive programs specifically designed to encourage rehabilitation and preservation. Incentive programs could include flexible development standards, fee waivers and property tax reductions.</i>	

The combined land use intensities at the *Coast Inn* and *Coast Liquor* sites were contemplated to be significantly higher during the Planning Commission and City Council’s 2016-2018 proceedings. At the January 23, 2018 City Council meeting, the project included a request to reduce the combined parking requirement by 86 spaces through the historic preservation and sidewalk café incentives.⁵ By contrast, the *Coast Liquor* project currently requests a reduction of 23 parking spaces, and no reductions are now necessary for the *Coast Inn* project. This equates to an approximately 73-percent decrease in the number of required parking spaces requested to be waived. It should also be noted that the significantly more intense project described in the background of this report was evaluated by a qualified traffic engineer, who concluded that the project would not have caused a significant traffic impact at the study intersections based on the City’s thresholds of significance, and therefore no traffic mitigation measures would have been required for the project.

The exterior building improvements, which are thoroughly described in the Planning Commission Design Review section of this report, are in staff’s opinion proportionate to the requested parking requirement reduction request. Additionally, if the project is approved, a written agreement between

⁵ Due to the scale of the prior project and the flexibility provided by a credit of 98 grandfathered parking spaces based on the 1958 parking standards, the requested parking reduction incentive would have constituted only a 37-percent parking reduction through the historic preservation incentives. However, as shown on the parking table on page nine of this report, the *Coast Liquor* project is far less reliant on grandfathered parking credits, with only three such credits allotted.

the City and the property owner would be executed, memorializing the owner's obligations and responsibilities to ensure the preservation of the historic character of the structure in perpetuity. It is important to note that properties utilizing this incentive generally tie the reduction in with a commitment to either preserve (in the case of an unaltered façade) or restore (altered or remodeled façade) the primary elevation(s). However, the parking reduction provisions also grant the City the ability to use any "visible interior elements" integral to the historic building design as part of the justification for conferring the incentive. As indicated in the SOI Standards compliance review memo, the wood plank and beam ceiling at 1391 South Coast Highway contributes to the overall historical integrity of the Mid-Century Modern post and beam style and character. Condition No. 37 would require preservation of this architectural feature.

The following recent historic rehabilitation example is provided for comparative purposes. Consistent with the staff recommendations forwarded to the Planning Commission and City Council in conjunction with the *Slice* rehabilitation project, staff also finds the current application's parking reduction request of 20 spaces through the historic preservation program (54.1-percent) commensurate with the project's commitment to preserve and restore historic materials and features and maintain the buildings' historical significance in perpetuity. Finally, it is important to note that the historic preservation incentive is requested only for the *Coast Liquor* building, although both historic structures at the site would be rehabilitated in compliance with the SOI Standards.

Figures 8 and 9



A 2017 rehabilitation project at 477 Forest Avenue (*Slice*) satisfied the additional parking demand generated by the proposed change of use from retail to food service by rehabilitating the existing historic fabric in return for a 62.8-percent historic parking reduction, or a reduction of 27 spaces. Because the building exterior was mostly in an unaltered historic condition, most of the exterior work involved repairs to address issues of deferred maintenance. However, a mansard roof and soffit added in 1969 to coordinate with the new office building constructed at the site concealed a character-defining element: the irregular parapet wall. The restoration therefore included removal of a roof form and material out of character with the Mediterranean/Mission Revival style and in opposition to the building's lack of ornamentation. It is important to note that this project did not involve significant reconstruction, as the original parapet was concealed within the mansard roof. Finally, the parking reduction was later increased to 65.2-percent, or 30 spaces, to accommodate an outdoor dining area.

Pursuant to LBMC Section 25.52.006(G)(3), the parking standards may be reduced by a maximum of three spaces when the proposed use is a sidewalk café having outdoor seating available to the general public as well as restaurant customers, which contributes positively to the local pedestrian environment. The applicant is requesting three credits for a 28-seat, approximately 190-square-foot outdoor dining area adjacent to the South Coast Highway sidewalk. Staff believes that local residents and visitors would benefit from the public seating availability, which would allow the general public

to enjoy an al fresco dining environment at the historic *Coast Liquor*. Outdoor dining would also contribute to the vibrancy of this key pedestrian thoroughfare by introducing activity and a people-watching opportunity. Applications for the parking credit must also include methods to encourage use of alternative forms of transportation. The applicant is proposing to install bicycle racks for up to eight bicycles at the rear parking lot and therefore satisfies the criteria. The site's multi-modal orientation is further reinforced by its proximity to an OCTA bus stop (approximately 130 feet southeast), walking distance to several hotels, and convergence of multiple commercial and recreational destinations, including Cress Street Beach and Mountain Road Beach.

Figure 10



Proposed outdoor dining area.

Trash and Deliveries:

In response to waste-related concerns, the applicant is proposing to construct a new trash enclosure adjacent to the Olympic cottage. This design is consistent with a prior iteration of the *Coast Liquor* project but was only recently added to the current scope. The Planning Commission may also consider the existing configuration as an alternative; however, staff believes that the applicant's proposed relocation appreciably improves neighborhood compatibility over the existing conditions.⁶ The proposed trash enclosure would be located at the southwest corner of the parking lot, near the Mountain Road/Gaviota Drive intersection. The enclosure would feature seven-foot tall masonry walls with gate access to fully conceal the area from public view. This design places the enclosure near a high-activity intersection, where impacts to the Gaviota Drive residences (i.e., wheeling of dumpsters and closing of lids) would be minimized and compatible with existing noise sources and levels. The applicant's proposed landscaping, which includes a hedge delineating the alley and two new tree wells within the parking lot, would provide additional concealment for "back of house" operations.

⁶ Retention of the existing trash storage area would allow for one additional parking space. In staff's opinion, the benefits achieved by relocation outweigh the gain of one off-street parking space.

The trash enclosure has been sized to accommodate three commercial dumpsters with a three-cubic-yard capacity per dumpster, with space for additional, smaller bins if needed. Trash will be collected daily, and a letter documenting the trash pick-up procedure has been provided by Waste Management. Once per day, the dumpsters will be loaded onto a “stinger” truck. This vehicle will maneuver the dumpsters individually to a full-size trash truck positioned on Mountain Road. Historically, staff understands that the dumping operation occurred on Gaviota Drive. The current proposal is less disruptive and would reduce the length of time that the full-size trash truck would spend on Gaviota Drive (adjacent to residential properties, where circulation impacts are most pronounced due to the one-way, single-lane condition).

Figures 11 and 12



Top: Gaviota Drive, as viewed from Mountain Road. Bottom: Gaviota Drive at the Cress Street intersection. The existing pattern of development limits the ability of many properties along Gaviota from concealing dumpsters and smaller residential bins.

Trash generated at the *Coast Inn* will continue to be deposited at the *Coast Liquor* site. The City has in the past expressed support for trash receptacle consolidation when, as here, narrow street conditions

and the pattern of development limit the ability of businesses to effectively screen trash bins from public view.⁷ Provided that this use is regulated with appropriate conditions of approval, staff believes that the proposed trash plan would preserve the residential character and livability of the nearby residential properties. As indicated in Condition Nos. 18-20, restrictions would include limitations on trash pickup and the transfer of waste between properties to ensure that these activities occur during reasonable hours. It is also important to note that while every property faces practical constraints which limit trash storage capacity, commercial businesses may request an increase in their service levels. At this time, staff does not believe that the proposed project or the anticipated uses at the *Coast Inn* property will collectively create a waste capacity issue given the proposed daily pickup and the use of three, three-cubic-yard dumpsters. However, as uses change or business operations modify over time, these businesses may request a second daily pickup to ensure adequate capacity is maintained. These additional pickups will continue to be required to comply with the pickup times set forth in the attached draft Resolution, if adopted. Finally, the proposed project will comply with State legislative mandates related to recyclables and organics.

The applicant is proposing to utilize the existing yellow-curb delivery zone located on Mountain Road. To minimize delivery and traffic impacts, the applicant proposes to maintain the signs that state: “20-Minute Loading Zone: 7:00 a.m. to 6:00 p.m., Monday to Saturday for Commercial Delivery Vehicles Only and Metered Parking from 6:00 p.m. to 7:00 p.m. Monday to Saturday, 8:00 a.m. to 7:00 p.m. on Sunday and Holidays. Smaller vans may also unload at the *Coast Liquor* property.

Planning Commission Design Review 20-6384

As indicated in the architectural drawings, provided as Exhibit B, the proposed project would rehabilitate the *Coast Liquor* and Olympic cottage buildings to facilitate changes of use, with many of their historical architectural features and design elements preserved, repaired, and restored. On February 11, 2020, the Heritage Committee reviewed the project and recommended approval of the scope of work and placement of the *Coast Liquor* and Olympic cottage buildings on the Historic Register as E- and K-rated buildings, respectively, contingent upon the completion of the presented rehabilitation project and subject to the following additional conditions: (1) restoration of the three central angled storefront windows; (2) optimization of the rooftop mechanical equipment to minimize the equipment screen footprint; (3) if found feasible by an architectural historian, restoration of the redwood stain siding finish; and (4) compliance with all of the conditions of approval recommended in the historic assessment. Various Committee members also made specific recommendations for the content of the historic plaques to be placed on each building, which have been incorporated into the draft Resolution for approval as Condition No. 38.

Coast Liquor:

The mixed-use proposal calls for improvement of the historic *Coast Liquor* building to accommodate retail, food service, and office uses. Exterior improvements would include: (1) new rooftop mechanical equipment and associated board and batten wood screen; (2) repair or replacement of the deteriorated fascia boards; (3) replacement storefront glazing in two bays along the east elevation to provide new

⁷ As part of the Downtown Action Plan project, the City is actively exploring a Trash Enclosure and Consolidation Plan for the businesses along the Forest Lane alley to enhance the alley’s function and visual appeal, since trash bins in that area are generally unconcealed and compete for limited available space.

door openings onto the South Coast Highway sidewalk; (4) new roof signage echoing the original 1950's-era building signage; (5) restoration of the original fixed-pane fenestration, trim, and board and batten siding at the south elevation facing the *Coast Inn*; (6) pipe guardrail to be brought up to code and inlaid with a honeycomb grid; (7) replacement decorative hardscaping at the primary elevations; (8) application of a grey-tone color scheme;⁸ and (9) rear elevation modifications including a ribbon of new window openings beneath the roof eave, enlarged windows at the southern end of the rear wall, replacement roll-up doors with new tongue and groove wood trellis canopies, demolition of the masonry incinerator, and a new door opening with trellis canopy flanked by new sidelites. An internal floor area addition of approximately 49 square feet would occur with the removal of an interior staircase. The applicant has identified a diamond concrete paver with four color options. The applicant requests that the Planning Commission recommend two of these for the installation. The project architectural historian does not recommend the use of the onyx black.

Figures 13, 14, and 15



Proposed South Coast Highway Elevation



Proposed Mountain Road Elevation

⁸ Color swatches may be viewed at the project site prior to the July 15, 2020 Planning Commission meeting. The proposed Olympic cottage color schemes will also be made available for review at the site and are discussed on page 17 of this report.



Proposed Gaviota Drive/Parking Lot Elevation

The project architectural historian notes that while a grey color scheme is appropriate for Mid-Century Modern buildings, restoration of the original red color scheme is highly encouraged to supplement the existing character-defining features of the building that render it historically significant and qualify it for listing on the City's Historic Register. It is important to note that the historian does not consider the applicant's preferred color program to be inconsistent with the SOI Standards, and staff's review of the standards confirmed the same.⁹ Staff is supportive of the grey-tone finish for this building.

Figures 16 and 17



Top: 1950's postcard illustrating the building's original red paint-stain. Bottom: 1960's appearance. Note the recessed, angled fenestration at the central bays. This notched detail was redesigned to create a flush, uniform appearance at the street following a vehicle collision. While unoriginal to this building, staff believes this change maintains compatibility with the Mid-Century Modern post and beam style. Post and beam construction freed designers to eliminate bulky support walls and introduce continuous planes of glass. Mid-Century buildings of

⁹ Grimmer, Anne E. "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings." *Technical Preservation Services*. U.S. Dept. of the Interior, 2017. <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>, p. 90. Accessed 5 Jul. 2020.

this style characteristically feature long expanses of repeating glass and wood forms combined with clerestory windows. Staff believes this change is acceptable, and it was not raised as an issue in the historic assessment. Refer to Exhibit H for additional clarifying imagery.

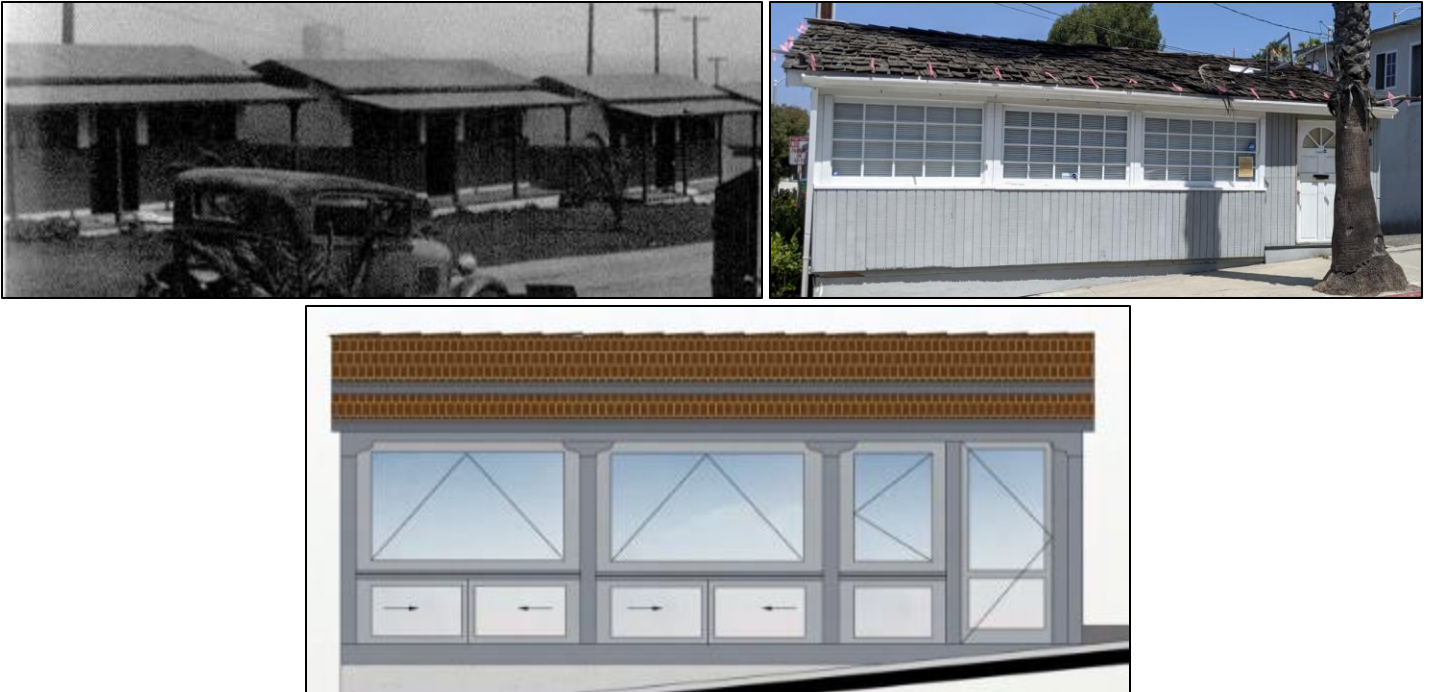
A new board and batten wood mechanical screen is proposed at the west roof area. This location is currently furnished with rooftop mechanical equipment, and more will be added once the café operator has prepared the tenant improvement plans. In anticipation, the project architect has designated a centralized mechanical area concealed behind a four-foot tall screen. The Heritage Committee requested that the footprint of the mechanical equipment be minimized to reduce the screen's visual prominence at the highway. At the time, the land use mix included two food services. One of these food service occupancies has since been omitted from the project and replaced with a retail use. Because food services have greater mechanical needs compared to general retail uses, this change is likely to result in a smaller mechanical footprint than initially projected by the architect. Mechanical screens can effectively minimize clutter when a large number of unscreened appurtenances would distract from the building architecture. Mechanical screens however also add to building mass, and their use has been generally limited to multi-tenant buildings with large quantities of rooftop equipment in a centralized area. Pending more information during the tenant improvement plan review phase, staff believes that there may be benefits to an unscreened approach, where all new rooftop mechanical equipment would instead be painted a blue-grey to recede into the sky.¹⁰ Staff is recommending that the Planning Commission and City Council delegate this decision to staff for review during building plan check when more information becomes available. All equipment would continue to be required to fit within the staked equipment envelope (see: Condition No. 41).

Olympic Cottage:

The highly altered Olympic Cottage would be rehabilitated to more closely resemble its original historic appearance and materials dating from 1932. The scope of work includes: (1) removal of the non-original siding, (2) restoration of historically compatible fenestration along the rear (parking lot) elevation; (3) restoration of the two-step gable roof; (4) restoration of the gable louvered vent openings on the side walls; (5) application of a two-tone stucco plaster exterior; (6) restoration of the decorative wood posts at the front elevation; and (7) reconfiguration of the primary façade oriented toward Mountain Road with a three-bay window opening and replacement door. The color and material board include includes four possible color programs for the cottage. The applicant requests that the Planning Commission recommend one color program for the City Council's approval. The project architectural historian finds the use of green on this structure to be inappropriate and recommends schemes 1 or 2. Staff finds schemes 1 and 2 to be equally appropriate and flattering with a two-tone stucco application.

¹⁰ In other instances, the Planning Commission has conditioned new rooftop equipment to be repainted from its factory finish to approximate the color of the background against which the unit(s) would be most frequently viewed. A blue-grey that is differentiated from the *Coast Liquor* color scheme could minimize contrast against the sky and reduce its visual association with the building, thereby breaking up the massing of the structure.

Figures 18, 19, and 20



Clockwise from top left: 1932 Olympic cottages under construction, existing condition at the primary (Mountain Road) elevation, and proposed primary elevation. Note the enclosure of the front porch. The Heritage Committee discussed the possible restoration of the porch, but ultimately concluded that the removal of floor area would likely render the structure commercially unviable given the small size of the existing building (346 square feet). The Committee also noted that the cottage's "key" rating appeared to be merited primarily on its associations with the 1932 Los Angeles Olympic Games, rather than its architectural significance.

Parking Lot and Landscaping:

As previously indicated, the applicant would resurface the eight-stall parking lot to provide 13 vehicle-equivalent parking spaces and relocate the trash storage area toward the high activity Mountain Road/Gaviota Drive corner. An existing landscape strip delineating the parking lot and alley would be replanted with a Tecoma 'solar flare' hedge with showy trumpet-shaped flowers. The hedge would be maintained at a six-foot height to provide visual relief of the parking lot. Although landscaping opportunities are limited at this site, the applicant's landscape plan maximizes opportunities to soften the parking lot with two new tree wells and a refreshed drought-tolerant plant palette within all existing planters. At the South Coast Highway frontage, moveable planters would define the sidewalk edge, and three new street trees are proposed behind the curb subject to a Caltrans Encroachment Permit. The tree wells would be planted with Brisbane boxes as recommended by the Landscape and Scenic Highways Resource Document.

Building Lighting:

The lighting plan would introduce fluted light fixtures mounted to the exterior walls and beneath the eaves to complement the historic rehabilitation work. The parking lot area is also proposed to receive additional security lighting. Due to the parking lot's proximity to and visibility from several nearby residences, the applicant was asked to revise the lighting plan to better respond to the property's

commercial-residential interface. Staff noted that the motion-activated spotlights may be particularly disruptive to the nearby residences along Gaviota Drive. Although these residences maintain a southwest orientation toward the ocean, these structures do provide limited fenestration overlooking the project parking lot, and the light fixture quantity appears excessive and inconsistent with LBMC Chapter 7.70 (Good Neighbor Outdoor Lighting), which aims to enhance neighborhood character and night sky beauty while reducing light pollution, glare, and light trespass. 10 light fixtures are proposed within the parking lot, five of which are motion-activated security floodlights. Staff recommends that the Planning Commission consider reducing the quantity of security lights at the parking lot after receiving public testimony on the matter. If a revised lighting plan proves unsatisfactory to the applicant following construction, the applicant could submit a design review application to modify the plan. At this time no photometric study has been provided to justify the lighting plan, which staff considers excessive based on other commercial lighting plans processed through the Planning Commission. An alternative approach would be to incorporate landscape lighting at the new tree wells, which could provide low-level illumination over areas not currently set to receive lighting, thereby improving security in a light-sensitive manner.

Design Review Criteria:

Building and site improvements subject to design review are required to be designed in a manner which best satisfies the design review criteria specified within Laguna Beach Municipal Code Section 25.05.040(H). As evaluated below, staff finds the proposal consistent with all applicable Design Review Criteria.

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.*

Staff Comment: The applicant is proposing to relocate the trash storage area to a new enclosure located at the southwest corner of the parking lot, where impacts to nearby sensitive land uses would be minimized. The proposed trash plan would preserve the residential character and livability of the nearby residential properties, with the use of a stinger truck allowing the full-size trash truck to remain on Mountain Road and limiting traffic impacts to Gaviota Drive. Parking for the site is currently legal, nonconforming. The proposed parking lot reconfiguration, sidewalk café parking credits, and incentives for the proposed historic rehabilitation work and alternative modes of transportation would bring the property into conformance with current parking requirements. The project reinforces the multi-modal orientation of the project area with the provision of bicycle racks and proposed mixture of resident- and visitor-serving uses that would create synergy with other land uses within walking distance, including but not limited to several hotels and the convergence of multiple commercial and recreational destinations, including Cress Street Beach and Mountain Road Beach. Finally, the site would provide a van-accessible parking space in accordance with federal accessibility requirements.

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.*

Staff Comment: Consistent with the SOI Standards, the form, massing, and spatial relationships of both structures would maintain their historic integrity. The proposed improvements are consistent with these standards, and do not adversely affect the perceived massing of these structures. The rooftop mechanical equipment will be located in an area which is presently furnished with various appurtenances, and the final placement of new rooftop mechanical equipment will be optimized during the tenant improvement plan review phase.

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; and*

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 be given to any structures over forty-five years old.*

Staff Comment: The project would rehabilitate the existing historic fabric of the *Coast Liquor* building and Olympic cottage based on visual inspection, historical photographs, and building permit records. As indicated in the historic assessment, the overall work proposed for both buildings will comply with the SOI Standards. The modest exterior building changes may be categorized as either repair, rehabilitation, or where necessary restoration of important character-defining features at both buildings, or where changes are proposed, alterations that constitute compatible new design concepts.

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; and*

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.*

Staff Comment: Existing planting areas will be replanted with a refreshed, drought-tolerant landscape palette. The proposed parking lot improvements will reduce the impermeable surface area at the site and provide new tree wells. Although site constraints limit new landscape opportunities, the applicant will provide three new street trees along South Coast Highway subject to Caltrans approval.

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.*

Staff Comment: The rehabilitation and adaptive reuse project is in compliance with the General Plan. As previously discussed, the proposal is well-aligned with the historic preservation policies of the General Plan. Staff has also identified below a series of Land Use Element policies with relevance to the project and with which the project would comply:

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

Land Use Element Policy 3.6 Encourage creation of public spaces and sidewalk areas as part of new development and major remodels; and

Land Use Element Policy 3.8 Encourage pedestrian access and orientation in all commercial areas; and

Land Use Element Policy 4.3 Maintain and enhance access to coastal resource areas, particularly the designated public beaches, by ensuring that access points are safe, attractive, and pedestrian-friendly.

Staff Comment: Beach access stairs to Mountain Road Beach are located approximately 100 feet southwest of the project site. The proposed rehabilitation and preservation of two historic structures would visually enhance the area immediately surrounding this public beach access point and introduce a pedestrian-friendly café and other uses that may be enjoyed by residents and visitors when visiting the beach.

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

Staff Comment: The project site abuts the 1300-block of Gaviota Drive. Due to the narrow street condition, pattern of commercial development directly north of the residences, and the established land use intensities, these residential properties directly interface with their commercial neighbors. Staff believes that the trash storage and collection plan has been well-considered to improve previous conditions and harmonize the proposed businesses with their residential neighbors, and deliveries would continue to occur on-site or

at the adjacent yellow-curb loading zone. After receiving public testimony, the Planning Commission may consider modifications to the lighting plan to ensure land use compatibility and compliance with night sky policies. It should also be noted that the neighborhood's proximity to the ocean and a highway result in a relatively high ambient noise level, and significant pedestrian activity further influences the character of this mixed-use area.

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

Staff Comment: The mixed-use project would include a café, liquor/convenience store, and offices, which may serve residents for their retail and commercial needs.

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.*

Staff Comment: As discussed in this staff report, the Planning Commission may consider recommending a reduction in the quantity of security lights at the parking lot after receiving public testimony on the matter. The lighting plan could incorporate landscape lighting at the new tree wells, which could provide low-level illumination over areas not currently set to receive lighting, thereby improving security in a light-sensitive manner.

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.*

Staff Comment: The proposed project integrates compatible new design concepts while preserving and restoring many of the architectural characteristics and historical qualities of the *Coast Liquor* building and Olympic cottage.

Pedestrian Orientation. *Commercial development design shall enhance and encourage pedestrian uses. Incorporation of articulated building masses, compact open spaces and courtyards, mixed use developments, use of landscaping as part of design, and orientation to pedestrian access should be maximized.*

Staff Comment: The mixed-use site would accommodate a 28-seat outdoor dining area adjacent to the South Coast Highway sidewalk which adds to the vibrancy of a key pedestrian thoroughfare. Although the Landscape and Scenic Highways Resource

Document notes that this stretch of highway features few street trees, the applicant is proposing to establish three new tree wells along the highway frontage.

Sign Quality. *Signs shall be incorporated into the architecture of the structure and shall be made of high quality materials, be simple in design and be visually compatible with the surrounding physical environment in terms of color, scale and size. Use of natural materials in the construction of signs is encouraged.*

Staff Comment: The proposed aluminum building signage has been designed to reference the original, 1950's-era signage, including the lettering presentation, size, materials, and placement. The sign would convey a high-quality appearance and is well-aligned with the goals of the historic rehabilitation project (see staff's sign analysis below).

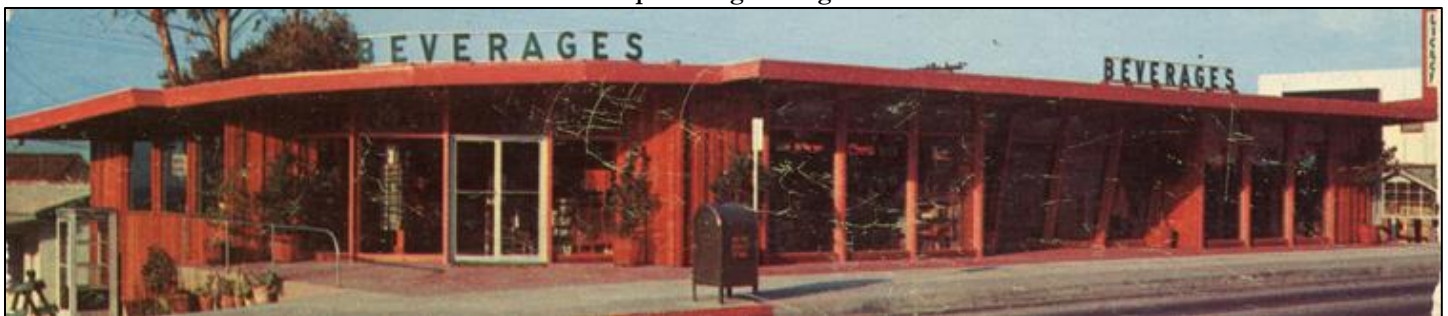
Planning Commission Sign Permit 20-6006 and Variance 20-6389

The applicant is requesting approval to install one uplit roof sign at the South Coast Highway elevation. The sign plans have been provided as Exhibit I. A Planning Commission Sign Permit is required for letter heights in excess of eight inches. A Variance is required to deviate from the provisions of LBMC Chapter 25.54 and allow a prohibited sign type (roof sign) with non-compliant lighting.

Figures 21 and 22



Proposed Sign Design



Historic Sign Photo

The roof sign would be centered above the primary building elevation parallel to highway traffic. One line of 20-inch black aluminum copy is proposed to read "COAST MARKETPLACE." The five-inch deep letters would be mounted onto an eight-inch tall black aluminum base housing the electrical

components. The sign has been designed to echo the form and style of the 1950's-era roof sign¹¹ and serves as a building identification sign for the multi-tenant structure. The most discernable differences between the historic and proposed signs are their relative quantities and the use of a silver rail spanning the top of the 1950's-era signs. The *Coast Marketplace* sign would also appear to utilize significantly larger letter returns, with a five-inch depth proposed. Unless an applicant intends to pin-mount flat-cut letters, the Planning Commission has generally permitted letter returns in the range of one to three inches, with three-inch returns typically reserved for such locations where their placement is set back from the pedestrian or motorist to mitigate for the additional bulk.¹² Consistent with this precedent and the historical imagery above, staff is recommending that the letter returns be reduced to three inches. No tenant signage is proposed at this time.

Pursuant to Section 25.54.008(d) of the Municipal Code, a site's combined allowable sign area of all permanent signs shall not exceed one square foot per linear foot of building or suite frontage. The *Coast Liquor* building maintains frontages of approximately 97 and 39 feet along South Coast Highway and Mountain Road, respectively. The applicant is proposing a sign area of 49 square feet along South Coast Highway only. Pursuant to Municipal Code Section 25.54.018(D)(4), "the height of sign letters must be proportional to the allowed sign size and its location. Font size should primarily be related to location. Signs outside the downtown area should allow larger font sizes to be legible to faster moving traffic." Because the scale of the proposed sign appears to be proportional to the 1950's reference signage, staff is supportive of 20-inch tall letters in this instance. Although the letters may be slightly larger than necessary based on the type and speed of traffic along South Coast Highway, the roof sign is compatible with the building scale and architecture, consistent with the proportions of the 1950's-era signs, and complementary to the goals of the historic rehabilitation project.

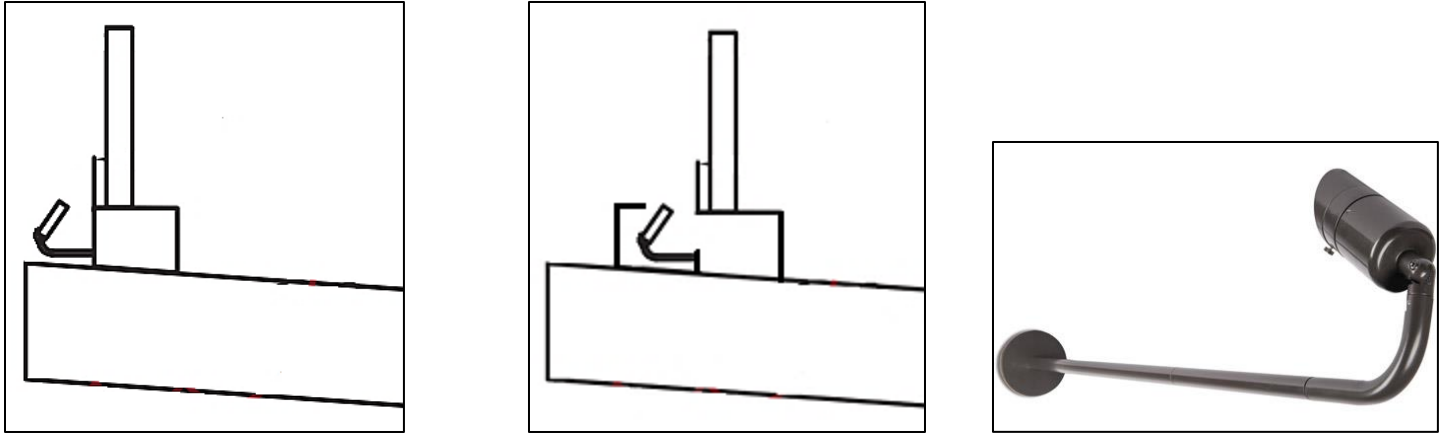
Each of the 16 letters would be illuminated by a 15-watt gooseneck fixture mounted below the sign face. Based on the historical photographs available to staff, it is unclear whether the *Beverages* roof signage provided uplighting comparable to the applicant's proposed sign lighting scheme. Because the applicant has selected an unpermitted sign type (roof sign) to coordinate with the historic rehabilitation of the building, staff believes that the selected sign lighting method should be consistent and/or sympathetic to the original sign character. Absent additional information, the original building signage was likely left unilluminated, although the use of uplights is also a possibility. The Sign Code currently permits shielded, downcast gooseneck lamps mounted above the sign face or halo illumination only. Either option would require significant design changes which are inconsistent with the 1950's-era design. Therefore, while the use of uplights requires a variance, staff is supportive of the general concept in this instance. With that said, staff had asked the applicant to consider an alternative design which integrates the lights into the metal sign base to conceal and shield the lights from public view along the highway frontage. The applicant did not provide a response to this suggestion when it was forwarded during the plan check process. The staff-suggested alternative provides a tidier appearance that should be considered given the large quantity of fixtures, but does require that the sign be set back from the roof edge if the base visibility is to be minimized.

¹¹ The most discernable differences are their relative quantities and the use of a silver rail spanning the top of the 1950's-era signs.

¹² The Planning Commission's 2016 *Gelson's* wall signage approval is one such instance where three-inch returns were found to be contextually appropriate.

Figures 23, 24, 25, and 26

COAST MARKETPLACE



Counterclockwise from top: (1) Elevation view demonstrating the light fixture arrangement; (2) applicant-proposed lighting design; (3) staff-suggested alternative for consideration; and (4) light fixture detail demonstrating appropriate shielding to minimize light pollution. The applicant has selected a short, six-inch extension rod to minimize the visibility of the 16 light fixtures.

Pursuant to LBMC Section 25.54.016(H), roof signs are prohibited. LBMC Section 25.54.010(C) further states that lighting fixtures used to illuminate signs from the front shall be mounted from the top of the sign structure. A variance is therefore required to deviate from these provisions and allow an uplit roof sign. According to LBMC Section 25.05.025, “variances may be granted when there are special circumstances applicable to the property involved, including size, shape, topography, location and surroundings, that would cause the strict application of the zoning ordinance to deprive the property of the privileges enjoyed by other property in the vicinity and zone.” Specifically, the approval authority must make the following four findings to grant a variance.

1. *There are 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.*
2. *Such 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.*
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.*
4. *The granting of such a variance will not be contrary to the objectives of the zoning ordinance or the general plan.*

As indicated below and in the attached Resolution, the required variance findings can be made to allow a roof sign and deviate from the sign lighting restrictions to allow uplighting. As previously discussed, post and beam construction allows for large expanses of glass with the elimination of bulky support walls. Post and beam is a hallmark of Mid-Century Modern architecture and was utilized by local designer Chris Abel at the *Coast Liquor* building's primary elevation. Of the various sign types permissible by the Sign Code, wall signs are generally the most appropriate for motorist visibility along a four-lane highway. However, the character-defining glass storefront greatly limits wall sign attachment opportunities. While two ribbons of board and batten siding segment the glazing, the width of these wall surfaces are restrictive and would be better suited for subordinate tenant signage with a pedestrian orientation. Staff also considered the use of blade signage which would project from the building and thereby avoid obscuring architectural features of the building. However, in order to achieve adequate visibility across the width of the highway, these signs would need to be scaled such that their appearance would have an outsized presence along a key historical elevation. Moreover, such a blade sign is inappropriate to the scale of the building along the highway, which maintains a low, single-story profile. Smaller, pedestrian-oriented blade signage may be also be more appropriately planned for future tenants of the building. Commercial buildings in the immediate project vicinity either provide adequate wall area to support a highway-oriented wall sign or read as multi-story structures with appropriately-sized blade signage. These signs include but are not limited to the wall signage at the multi-tenant property *The Colonnade* (1400 South Coast Highway), the *Capri Laguna* blade sign (1441 South Coast Highway), walls signs at *Capri Galleria* (1417-1427 South Coast Highway), two wall signs at *Chakra Spa* (1390 South Coast Highway), the *Subway* blade sign (1350 South Coast Highway), and *Friendship Shelter* wall sign (1335 South Coast Highway). A variance to allow a roof sign is therefore necessary to bring this property up to par with the privileges afforded to commercial buildings in the immediate vicinity and under like zoning, which are otherwise able to achieve adequate highway visibility through the use of wall or blade signage due to the vertical scale of these buildings, presence of suitable wall areas on which to place signage, and most importantly, lack of competing historic preservation goals.

Figure 27



Coast Liquor building as viewed from the sidewalk adjacent to the northbound travel lanes, approximately 70-80 feet from the façade.

California Environmental Quality Act (CEQA) Determination

Pursuant to CEQA Guidelines Sections 15301(a) (Existing Facilities – Interior or Exterior Alterations), 15303(c) (Conversion of Small Structures – Commercial Uses not Exceeding 10,000 Square Feet), and 15331 (Historical Resource Restoration/Rehabilitation), staff recommends that the Planning Commission and City Council determine that the proposed project is exempt from CEQA under the Class 1, 3, and 31 categorical exemptions because the proposed action consists of an adaptive reuse and historic rehabilitation and preservation of two existing structures. The highly altered Olympic cottage would be rehabilitated to more closely resemble its original historic appearance and materials dating from 1932 and no intensification of use for this structure is proposed, thereby qualifying for the class 1(a) and 31 exemptions. The historic Mid-Century Modern *Coast Liquor* building would be converted from a single- to multi-tenant building with a coffee shop, retail liquor/convenience store, and office space, with a new 28-seat outdoor dining area adjacent to the highway storefront. The proposed improvements to this structure would retain, repair, and rehabilitate the important character-defining features at the primary elevations in accordance with the SOI Standards. Because the adaptive reuse and historic rehabilitation project at the *Coast Liquor* building does not exceed 10,000 square feet in an urbanized area, the proposed improvements qualify for the class 3(c) and 31 exemptions.

CEQA Guidelines Section 15300.2 identifies several exceptions to the categorical exemptions. A project must clear these conditions to maintain eligibility for a categorical exemption. As indicated in the table below, staff finds there is no reasonable possibility of a significant effect on the environment due to unusual circumstances, and therefore the project is categorically exempt from CEQA.

Table 3

Exceptions to the Categorical Exemptions	Analysis and Comment
15300.2(a) <i>Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily significant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.</i>	The project is located in an urbanized area and no environmentally sensitive resources would be impacted by the proposed project. The proposed project consists of the rehabilitation and restoration of two existing, locally significant structures and site all improvements would occur within previously disturbed areas.
15300.2(b) <i>Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.</i>	A known project at 1401 South Coast Highway (<i>Coast Inn</i>) has been substantially reduced in scope and no longer includes an intensification of use. The <i>Coast Inn</i> project will rehabilitate a historic structure consistent with its original Spanish Colonial Revival style. The <i>Coast Inn</i> project also includes a new rooftop pool and dining area limited to registered overnight hotel guests and a limited number of their guests. The ground-floor restaurant at the <i>Coast Inn</i> property is proposed to be

	<p>remodeled with no use intensification, and occupancies are anticipated to decrease at the restaurant to achieve Building and Fire Code compliance. Based on these facts, the <i>Coast Inn</i> property is reasonably expected to result in at most a nominal increase in trash generation, which will continue to be deposited at a consolidated trash storage area on the <i>Coast Liquor</i> property. A trash plan has been prepared which, in conjunction with the conditions of approval, would preserve the residential character and livability of the nearby residential properties. Restrictions would include limitations on trash pickup and the transfer of waste between properties to ensure that these activities occur during reasonable hours. The relocated trash storage area toward the high activity Gaviota Drive/Mountain Road intersection will improve upon the existing conditions with regard to the residential/commercial interface. Finally, deliveries will continue to occur at the existing yellow-curb delivery zone located on Mountain Road, and smaller vehicles servicing the <i>Coast Liquor</i> property may continue to unload at the <i>Coast Liquor</i> site.</p>
<p>15300.2(c) <i>Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.</i></p>	<p>The project site abuts the residential 1300-block of Gaviota Drive. Due to the narrow street condition, pattern of commercial development directly north of the residences along the highway frontage, and the established land use intensities, these residential properties directly interface with their commercial neighbors. The proposed project is consistent with the land use pattern in the immediate vicinity, which includes highway-fronting commercial (food service, hotel, retail, etc.) and residential dwellings along Gaviota Drive. Therefore, the proposed project does not involve any unusual factors which might give rise to a reasonable possibility that the project will have a significant effect on the environment, and the applicant proposes land uses that are already found in the immediate project area and intended to be accommodated in the C-1 Zoning District. Therefore, the proposed project comports to the existing land use pattern in the project vicinity.</p> <p>It should also be noted that the combined land use intensities at the <i>Coast Inn</i> and <i>Coast Liquor</i> sites were contemplated to be significantly higher during the Planning Commission and City Council's 2016-2018 proceedings. The revised projects for both sites involve a 58-percent decrease in the number of required parking spaces requested to be credited and waived through the City's incentives for sidewalk cafés and historic</p>

	<p>preservation program. The comparably land use-intensive 2016-2018 project was evaluated by a qualified traffic engineer, who concluded that the project would not have caused a significant traffic impact at the study intersections, and therefore no traffic mitigation measures would have been required for the prior project.</p>
<p>15300.2(d) <i>Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.</i></p>	<p>South Coast Highway has qualified as a candidate scenic highway and is included in the State Master Plan of Scenic Highways, yet has not received an official State designation. The project would not damage any scenic resources, but instead improves upon the existing conditions through the rehabilitation and preservation of two locally significant historic structures. The project would also provide new landscaping at the highway and within the existing parking lot.</p>
<p>15300.2(e) <i>Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.</i></p>	<p>The project is not located on a hazardous waste site.</p>
<p>15300.2(f) <i>Historical Resources. A categorical exemption shall not be used for a project which may cause substantial adverse change in the significance of a historical resource.</i></p>	<p>The proposed project would retain, repair, and rehabilitate the important character-defining features of the <i>Coast Liquor</i> building's primary east and south elevations. Modest compatible changes will also occur at the rear (west) elevation. The work proposed for this structure follows the intent of the Secretary of the Interior's Standards in that the building would be used as it was historically (commercial) and would retain its form, massing, spatial relationships, notable materials, and distinctive features that identify with its architectural style, period of construction, and designer. The work proposed for the Olympic cottage would also restore many of the lost features of the resource that associate it with its period of significance and historical significance. The Olympic cottage work scope would similarly comply with the SOI Standards. A qualified architectural historian will be retained to review the construction drawings and ensure compliance with the SOI Standards prior to permit issuance and conduct periodic on-site construction monitoring. For these reasons, the project will not cause substantial adverse change in the significance of a historical resource.</p>

Coastal Development Permit (CDP) Determination

The proposed intensification of use constitutes development for which a Coastal Development Permit is required and is appealable to the California Coastal Commission due to the project's location within

300 feet of a beach. To ensure compliance with the City's certified Local Coastal Program, the project has been reviewed for conformity with the criteria set forth in Municipal Code Section 25.07.012(F)(1-9). In addition, the project complies with all applicable provisions of the General Plan and Local Coastal Program.

Finding No. 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.*

Staff Comment: As previously discussed, the proposed project is compliant with the General Plan and is also consistent with the Zoning Code and all other components which comprise the City's Local Coastal Program. The findings to grant a variance and allow an uplit roof sign can be made.

Finding No. 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.*

Staff Comment: The proposed project is compliant with the General Plan, the Zoning Code, and all other components which comprise the City's Local Coastal Program. The findings to grant a variance and allow an uplit roof sign can be made. Finally, the proposed project is consistent with the public access and recreation policies of the Coastal Act. Beach access stairs to Mountain Road Beach are located approximately 100 feet southwest of the project site. The proposed rehabilitation and preservation of two historic structures would visually enhance the area immediately surrounding this public beach access point and introduce a pedestrian-friendly café and other uses that may be enjoyed by residents and visitors when visiting the beach.

Finding No. 3 *The proposed development will not have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act*

Staff Comment: The proposed project is exempt from CEQA under the Class 1(a), 3(c), and 31 categorical exemptions as described elsewhere in this staff report.

RECOMMENDATION: Staff recommends that the Planning Commission recommend approval of Conditional Use Permit 20-6387, Planning Commission Design Review 20-6384, Planning Commission Sign Permit 20-6006, Coastal Development Permit 20-6388, and Variance 20-6389 with a 54.1-percent parking reduction based on the degree to which the historic character of the buildings will be restored and preserved and three parking credits for providing a sidewalk café.

The staff report also identifies several design elements for which staff is specifically requesting Planning Commission recommendations to forward to the City Council. These are:

1. Select two colors for the replacement decorative hardscape at the South Coast Highway frontage. The applicant has provided a range of four options which they find acceptable. The onyx black paver is discouraged by the project architectural historian

2. Select a color program for the Olympic cottage. The applicant has provided four options for consideration. The project architectural historian recommends schemes 1 or 2.
3. After receiving public testimony on the site lighting plan, consider reducing the quantity of security lights at the parking lot. The security light fixture count may be maintained as proposed, reduced, or reduced and replaced with landscape lighting at the new tree wells.
4. Consider an alternative sign lighting design which integrates the lights into the metal sign base to conceal and shield the lights from public view along the highway frontage, or maintain the sign lighting as proposed.

ATTACHMENTS: Exhibit A: Application
Exhibit B: Architectural Drawings
Exhibit C: Color and Material Board
Exhibit D: Historic Inventory Listing
Exhibit E: Secretary of the Interior's Standards/CEQA Compliance Report
Exhibit F: 2/11/20 Heritage Committee Meeting Minutes
Exhibit G: C-1 Zone – Permitted and Conditionally Permitted Uses
Exhibit H: Reference Photograph – Angled Storefront Bays
Exhibit I: Sign Plans
Resolution

Copy

DEVELOPMENT REVIEW APPLICATION

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

PROJECT LOCATION ADDRESS 1391 COAST HIGHWAY COAST LIQUOR BLDG & OLYMPIC COTTAGE
 VALUATION OF WORK \$ \$250,000 LOT SIZE 8498 SF
 ASSESSOR'S PARCEL NO. 644-216-04
 DESCRIBE IN DETAIL SCOPE OF WORK SEE ATTACHED LETTER

RECEIVED

JUL 03 2019

PLANNING DIVISION
CITY OF LAGUNA BEACH

	FLOOR AREA	GARAGE AREA	DECK AREA	STORAGE AREA	TOTAL REMODEL AREA	NO. OF STORIES
EXISTING BUILDING	5180.43					2
NEW CONSTRUCTION	49.20 INT STAIR REMOVAL					
TOTALS	5229.63 SF					2

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	\$690	7/3/19	19-4207				
DESIGN REVIEW			20-6384				
COASTAL DEVELOPMENT PERMIT			20-6388				
VARIANCE			20-6389				
SUBDIVISION							
CEQA CUP			20-6387				
OTHER: PC Sign			20-6006				

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

Development Category: Local Coastal Development Permit is required, and it is appealable to Coastal Commission.
 Coastal Commission Permit is required.
 Categorical Exclusion
 Exempt (List Code Section) _____

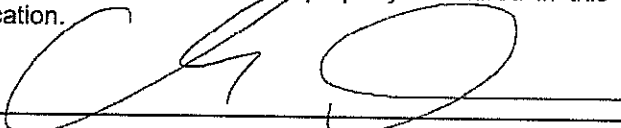
EXHIBIT A

Property Owner <u>DIG LLC CHRIS DORNIN MANAGER</u>	
Phone # _____	Cell Phone # _____
Mailing Address <u>1110 GLENNEYRE STREET</u>	City/St/Zip <u>LAGUNA BEACH CA 92651</u>
Email Address <u>Chris@dorningroup.com</u>	Receive Project Updates by Email <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Architect/Agent <u>MARSHALL ININNS ARCHITECT</u>	
Phone # <u>949-376-1794</u>	Cell Phone # _____
Mailing Address <u>410 BROADWAY STREET #210</u>	City/St/Zip <u>LAGUNA BEACH, CA 92651</u>
Email Address <u>MARSHALL@MIDGARCHITECTS.COM</u>	
Fax # _____	State License # <u>23707</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

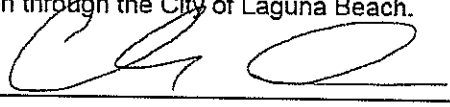
1. I understand there are no assurances at any time, implicitly or otherwise, regarding final staff recommendations to the decision-making body about this application.
2. I understand any changes to the project may require a new application and payment of additional or new fees.
3. If this application 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.



 Signature of Owner 7-3-19
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 7-3-19
Date

PROPERTY ADDRESS: 1391 COAST HIGHWAY

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)
N	Site Walls				RECEIVED JUL 03 2019 PLANNING DIVISION CITY OF LAGUNA BEACH	
N	Retaining Walls					
N	Planter Walls					
Y	Fences					
N	Electronic Driveway Gates					
N	Water features, Koi ponds, Fountains					
N	BBQ					
N	Pool/Spa					
N	Exterior Fireplaces/Fire-pits					
N	Detached Patio Structure or Gazebo					
N	Detached Pedestrian entry feature (arbor/trellis)					
N	Outdoor Sinks					
N	Detached Exterior stairs					
N	A/C Compressor					
N	Grading					
N	Skylights					
N	Street Improvements (Public Right of Way)					
N	Structures in the Public Right of Way					

RECEIVED

JUN 25 2020

CITY OF LAGUNA BEACH

CONDITIONAL USE PERMIT APPLICATION

See reverse side for filing instructions

CUP Number 20-6387

ZONING DIVISION
CITY OF LAGUNA BEACH

I. PROPERTY OWNER/APPLICANT INFORMATION:

DATE:

Legal Owner DIG COAST LIQUOR, LLC CHRIS DORNIN, MGR. Telephone

Address 1135 GLENNERYE STREET

Applicant MARSHALL ININNS DESIGN GROUP Telephone 949-376-1794

Address 410 BROADWAY STREET, L.B., CA

II. PROPERTY INFORMATION:

Location 1391 COAST HIGHWAY, 168 MOUNTAIN ROAD Suite

Assessor Parcel Number 644-216-04

Current/Previous Use LIQUOR STORE OLYMPIC COTTAGE SMALL RETAIL

Building/Suite Square Footage LIQ. 5185.63 SF OLY. COT. 346 SF Parking Spaces Provided REFER TO PLANS

III. PROPOSED USE:

Briefly describe the specific use(s) proposed. Include information about proposed merchandise and services, menu items, proposed business hours etc.

SEE ATTACHED LETTER

Similar Businesses Owned or Operated by the Applicant:

IV. JUSTIFICATION:

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

SEE ATTACHED LETTER

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

SEE ATTACHED LETTER

3. Is the proposed use compatible with the surrounding land uses? Explain.

SEE ATTACHED LETTER

4. Is the proposed use consistent with the goals and policies of the Downtown Specific Plan and the City's General Plan? Explain

SEE ATTACHED LETTER

V. AFFIDAVIT:

I hereby certify that all of the above information contained in this application is, to the best of my knowledge and belief, true and correctly represented and that I have read and understand Chapter 25.05.030 of the Laguna Beach Municipal Code.

Handwritten signature of applicant

APPLICANT'S SIGNATURE

Handwritten signature of property owner

PROPERTY OWNER'S SIGNATURE

RECEIVED

JUL 09 2020

ZONING DIVISION
CITY OF LAGUNA BEACH

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

July 8, 2020

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

Dear Chairman and Commissioners,

Coast Market will be rehabilitated to the original Chris Abel Mid-Century Modern retail commercial building. It will have downstairs offices, an upstairs Better Buzz coffee shop with 28 outside seats adjacent to the sidewalk and a liquor/convenience store carrying on as the “Coast Liquor” store. The lower level parking lot will be maintained behind the store.

Parking Analysis	Square Footage	Required Ratio	Total Spaces
Lower Level Office, 1391 SCH	2529.63 SF	1:250 SF	10.12 spaces
Liquor/Convenience Store, 1391 SCH	1220.42 SF	1:500 SF ¹	2.44 spaces
Food Service, 1391 SCH	1485.2	1:100	14.85 spaces
28-seat outdoor dining area, 1391 SCH	193.72 SF	1:3 seats	9.33 spaces
Total Spaces Required			37 Spaces
Grandfathered Parking	5,531.66SF / 500 (minus eight existing spaces provided)		-3 Spaces
Historic Parking Reduction (Coast Liquor Bldg.)	54.1% (of 37 spaces required)		-20 Spaces
Coast Liquor Parking Requirement			14 Spaces
	Square Footage	Required Ratio	
Olympic Cottage, 168 Mountain Rd.	346.03 SF	1:250 SF	2 spaces ²
Net Required Parking (1391 SCH plus 168 Mountain Rd.)			16 Spaces
Parking Provided			-13 Spaces
Sidewalk Café Parking Credits			-3 Spaces
Total Required			0 Spaces
The 1958 parking standard is applied based on the continuation of the historical use(retail liquor/convenience).			
² 2 parking spaces per commercial space minimum.			



**MARSHALL
ININNS
DESIGN
GROUP**

PROFESSIONAL ARCHITECTURAL CORPORATION

The 1932 Olympic Cottage will 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 Market and Olympic Cottage an "E" rating for the proposed project.

The Coast Market exterior will be rehabilitated and repaired to the 1955 Mid-Century Modern building. The proposed project has received a Laguna Beach Historical rating of 'E' allowing for up to a 75% parking reduction. Coast Market requests 54.1% historical parking reduction.

The existing 4125 S.F. parking lot behind Coast Market will be maintained as a parking lot with a shared trash dumpster area. Presently the parking lot has space for 11 cars. Once the parking lot is relined and bike racks are installed, there will be 13 spaces.

1. Coast office. (basement office space 2529.63 S.F. office with 10.12 required parking spaces for day to day operation.)
2. Better Buzz Coffee shop with 28 outdoor seats. (1485.2 S.F. with 14.85 required parking spaces for day to day operation.) 28 Outdoor seats require 9.33 parking spaces with a credit of [-3] parking spaces for outdoor seating reducing the required spaces to 21.18 parking spaces for day to day operation. Better Buzz Coffee shop hours will be 8 a.m. to 1 a.m. daily. There will be no special events at the Better Buzz Coffee shop.

Coffees, teas, hot and cold drinks prepared in the coffee shop will be available for on-site consumption or take-out purchase. Made to order and pre-made sandwiches, salads, desserts, and snacks prepared at the coffee shop will also be sold. In front of the store directly adjacent to the building will be tables with 28 chairs for the customers to consume food and beverages purchased from the Better Buzz coffee shop.

3. Coast Liquor/convenience store. (1220.10 S.F., 2.44 required 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 liquor/convenience store. Coast Liquor will sell liquor, wine, food, snacks, and small sundries like what has been sold in Coast Liquor since 1955. At the north end of the store there will be a unisex bathroom for employees.
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 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 or other retail uses. 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

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 the projects grandfathered 3 parking spaces, 13 on-site parking spaces, 3 parking credits for outdoor dining and a 54.1% historical parking reduction for 20 parking spaces. 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?

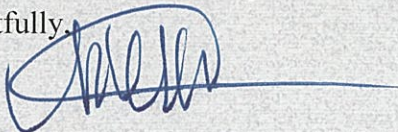
The Coast Liquor has existed and operated at this location for over 63 years. The proposed use is compatible with surrounding land uses and is consistent with the intent and purpose established for the C-1 Local Business District in that the use contributes to the range of resident and visitor serving 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

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

January 14, 2020

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

Dear Chairman and Commissioners,

Deliveries: When the Boom, hotel and liquor store were in operation there were multiple deliveries to each business daily. The Boom could have 600 occupants, the liquor store was busy, and the hotel is always at full occupancy. Each business proposed in the Coast Liquor building is much smaller than the past popular liquor store operation. Since the occupancy of the Boom will be reduced in the operation of the new Bear Flag Fish Restaurant deliveries will be reduced overall. The new restaurant operation will be much smaller than the past Boom.

Signage: Existing on the northeast corner of Mountain Road and Coast Highway is a yellow curb for deliveries to Coast Liquor and Coast Inn. The proposal is to keep the yellow curb for deliveries. It is assumed the supplier's vehicle would turn off Coast Highway and park at the yellow curb on Mountain Road to unload. Smaller vans can make deliveries in the rear parking lot. Once the delivery is completed, they would continue west on Mountain, turn right onto Gaviota and right onto Cress Street using the stop light to continue onto Coast Highway.

A sign will be posted on the yellow zone curb "20 MINUTE LOADING ZONE, 7 A.M. – 6 P.M. MON – SAT, COMMERCIAL DELIVERY VEHICLES ONLY, METERED PARKING, 6 P.M.– 7 P.M. MON – SAT, 8 A.M.– 7 P.M. SUN & HOLIDAYS, 3 HOUR PARKING LIMIT, SUNDAYS & HOLIDAYS". Storage is provided on site limited to within the building's interior.

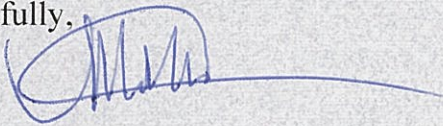
Trash pick-up: A trash enclosure will be built at the rear of the Coast Liquor in the parking lot which is raised 24 inches above Gaviota. There will be a 4-foot-high fence that will enclose

the dumpster and screen the view from Gaviota Street. The enclosure will contain up to 3 commercial dumpsters and flush in the ground is a 750 gallons grease interceptor. The individual dumpsters will roll out onto the parking lot and will be picked up with a Waste Management stinger truck to move the dumpsters out onto Mountain Road. On Mountain Road the dumpsters will be dumped into a full-size Waste Management trash truck. With three dumpsters, it is estimated that the trash pick-up will occur once a day, 7 days a week. Refer to attached Will Serve Letter from Waste Management. (At one time there was a plan to accommodate dumpsters in the Coast Inn building accessible from the Coast Highway. The dumpsters were to be picked up by Waste Management using the area of the Orange County Transit Authority's bus stop. OCTA will not allow the pick-up of the dumpsters in their bus stop on Coast Highway. Refer to attached letter from OCTA).

Roof Mechanical: Presently, proposed there are four air conditioners inside the proposed rooftop screened enclosure. The proposed liquor store and coffee shop do not require a hood, so none is shown on the roof. If in the future a grease interceptor exhaust fan is required for a restaurant hood it could be exhausted out the rear wall of the building. The hood would have to have a 10-foot minimum clearance from the property line, 10 feet above the ground walkways and 10 feet away from an operable window. This would be for any future food use requiring an exhaust hood.

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

Respectfully,



Marshall Ininns
Architect

Attachments:

Will serve letter from Waste Management
OCTA letter
HVAC Mechanical Specification



November 11, 2019

Marshal Innins
Marshall Innins Design Group
410 Broadway Street, Suite 210
Laguna Beach, CA 92651

RE: Coast Liquor Renovation – 1391 South Coast Highway, Laguna Beach CA 92651

Dear Mr. Innins:

This letter is to advise that Waste Management of Orange County is willing and able to provide service to the proposed Coast Liquor Renovation project located at 1391 South Coast Highway, Laguna Beach CA 92651. The provision of these services is contingent upon acknowledgment of all comments expressed herein.

As Waste Management understands your service requirements, the Coast Liquor Renovation project will create an accessible enclosure to house Waste Management bins (two municipal solid waste, two recycle with room for at least two 64-gallon organic carts or a two yard organics bin) behind the Olympic Cottage in service of the anticipated hotel and restaurant to be built across Mountain Road.

All bins will be serviced using a “stinger” vehicle to maneuver the bins individually on Mountain Road for service via a Waste Management truck. Furthermore, it has been noted that a loading zone will be created in front of the newly renovated Olympic Cottage, also on the corner of Mountain Road and Goviota Drive. Due to this, and the heavy pedestrian traffic experienced during the summer months and from the increased capacity of the new hotel, Waste Management is informing all parties involved that service disruptions and hindrances is highly anticipated.

Waste Management will not be liable for any delay to service due to these conditions or possible noise pollution generated by this special service and is maintaining the right to alter service based on the aforementioned external factors involved with the location. Lastly, due to the increased labor required to provide this unique service, Waste Management will be required to price accordingly. Rates will be determined upon completion of the renovation.

Waste Management anticipates the terms and conditions of the provision of service to the Coast Liquor Renovation project to be further clarified in detail definitive to any additional agreements or amendments made. Moreover, this letter does not intend to express any opinion regarding the project's viability and is solely intended to demonstrate the variety of factors involved in providing service to the location.

This letter will automatically expire if not exercised within one year from today's date. Please feel welcomed to call if you have any questions, comments or concerns.

Sincerely,



Hashem Shokair
Public Sector Regional Manager
Direct: 714-480-2359
Email: hshokair@wm.com



April 20, 2017

Marshall Innins, Architect
MIDG Architects
410 Broadway Street Suite 210
Laguna Beach CA 92651

Subject: Coast Inn Renovation Plan Review

Stops and Zones staff has reviewed the plans sent to OCTA regarding the Coast Inn Renovation, located at southbound Coast Highway and Mountain Road, Laguna Beach. The bus stop also serves the city's local shuttle (trolley). The bus stop is located approximately 50 feet south of the intersection.

The new renovation calls for trash collection to occur on Coast Highway with trash trucks operating in the area of the OCTA/city trolley bus stop.

It was reported to OCTA that the daily operation (once or twice a day) of trash pick-up would take at least 15-20 minutes. The trash truck is planned to stop just south, and adjacent to the bus stop, in the street. During that time, it would block the bus egress due to lack of space to maneuver around the parked trash truck. Because the bus stop is already located in close proximity to the intersection, there is not enough room to accommodate both buses and an on the street trash collection.

Due to the aforementioned operational issues that would occur daily, OCTA recommends that the design of the trash collection be moved away from the bus stop zone; it is not feasible with bus operations.

Respectfully,

Kyle Poff
OCTA
Stops and Zones Analyst

BOARD OF DIRECTORS

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Ex-Officio Member

CHIEF EXECUTIVE OFFICE

Darrell Johnson
Chief Executive Officer

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

March 4, 2020

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

Dear Planning Commission Members,

In December 2015 Coast Liquor Store was given a unanimous vote for an E-Rating for the existing Chris Abel designed Mid-Century Modern grey tone building built in 1955. Since that time the project has continually been in the Laguna Beach plan check/approval process, the project has been reduced in size and scope.

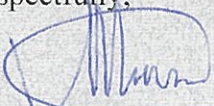
The historian has always focused their attention, in their memos, on the Coast Highway and Mountain Road elevations of Coast Liquor. On the top floor there will be ~~one~~ retail ^{and one} food service space and on the bottom floor ~~office space.~~ No additional area is proposed for the building. Since 2015 the only revisions to the elevations were two double sets of glass doors and a mechanical screen on the roof, to screen out existing and new mechanical equipment. These were minor revisions to the project and had no affect on the historicity of the building.

Planning staff felt that these two simple revisions to the plans would have to go back to Heritage, the committee has asked that the building be painted red and the angled glass windows, ruined by a car crashing through, have to be restored. The owners and a tenant do not want a red building, nor the angled windows to be restored. In 1972 the building was white and grey, not red. The angled windows are costly to replace, and it is a loss of rentable floor area.

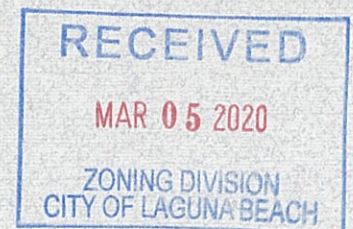
Please approved the building as proposed with the original 2015 color board and the vertical glass windows as they are today at Coast Liquor.

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

Respectfully,



Marshall Ininns
Architect



RECEIVED

FEB 03 2020

CITY OF LAGUNA BEACH

APPLICATION FOR PLACEMENT ON HISTORIC REGISTER

PLANNING DIVISION
CITY OF LAGUNA BEACH

Dear City Clerk:

Please place my historic building/home on the City's Historic Register so that I am eligible for historic preservation incentives such as parking reductions, setback flexibility, building permit fee refunds and others. I have read the Historic Preservation Ordinance and understand its provisions and requirements for structures placed on the Historic Register. I also agree to record the City's Historic Preservation Agreement on the title of the property prior to obtaining benefits.

SIGNATURE UPON RECEIPT OF ALL HISTORICAL BENEFITS

1.31.2020

SIGNATURE OF PROPERTY OWNER

DATE

1391 COAST HIGHWAY/168 MOUNTAIN ROAD

STREET ADDRESS OF HISTORIC STRUCTURE

DIG COAST LIQUOR LLC

NAME OF APPLICANT (Please Print)

1110 GLENNEYRE STREET, LAGUNA BEACH, CALIFORNIA 92651

APPLICANT MAILING ADDRESS

CITY/STATE/ZIP CODE

949-376-1794

(AREA CODE) TELEPHONE NUMBER

The following information will help with our records for the Historic Register. Please provide all information and documentation. Attach another sheet if necessary.

- 1. Is the structure listed on the 1981 Historic Inventory Survey? [] Yes [X] No [] Don't Know
2. Year Built: 1955
3. Approximate property size: 8500 SF

PROJECT DATA

Table with 5 columns: DESCRIPTION, LIQ/COTTAGE, ORIGINAL, CURRENT, PROPOSED ADDITIONS, TOTAL. Rows include LIVING AREA (First, Second, Third Floor), TOTAL, GARAGE, STORAGE/MECH., DECK AREA.

- 5. Has the structure been moved? NO
If yes: Date Original Site:

6. Architectural Style: [] Craftsman [] Settlement [] Board and Batten [] Art Deco
 [] Mediterranean [] Provincial [] Modern [] Eclectic [] Beach Cottage
 [X] Other MID-CENTURY MODERN
7. Architect: CHRIS ABEL Builder: _____
8. Type of Structure: [] Residence [X] Commercial [] Other _____
9. Intended Use of Structure: [] Residence [X] Commercial [] Other _____
10. Overall Condition of Structure: [] Excellent [] Good [X] Fair [] Deteriorating
11. Condition of Windows: [] Excellent [] Good [X] Fair [] Deteriorating
 Have new windows been added to the original structure? How many? REFER TO WINDOW SCHEDULE IN PLANS
 Any metal windows? How many? DOOR AT MAIN ENTRY TO UPSTAIRS RETAIL
 Any skylights? How many? Location; house, garage, front, back? 0
-
12. Condition of Exterior Door(s): [] Excellent [] Good [X] Fair [] Deteriorating
13. Condition of Siding: [] Excellent [] Good [X] Fair [] Deteriorating
14. Condition of Roof: [] Excellent [] Good [X] Fair [] Deteriorating
15. Landscaping: Are there major trees and shrubs that will remain? If so, please provide a diagram of trees/shrubs that will remain. N/A
16. Distinctive Features (On structure or properties): _____

17. History: Any significant events and/or people associated with the property? Has the structure been in the same family? How long? Previous owners? REFER TO HISTORICAL ASSESSMENT

18. Bibliographic references: (Newspaper articles, deeds, letters, etc. (attach copies if possible))
REFER TO HISTORICAL ASSESSMENT

19. Do you intend a remodel/addition in the next 24 months? YES If yes, please provide eleven sets of 11x17 plans of the proposed project and briefly describe the project and the historic register incentives/benefits needed: _____

HERITAGE COMMITTEE RECOMMENDATION:

The Laguna Beach Heritage Committee recommends that this property be placed on the Laguna Beach Historic Register as a _____ rated _____ on this _____ day of _____ 20____.

 SIGNATURE: (Chairperson, Laguna Beach Heritage Committee)

 APPROVED: Community Development Director or Representative

12/10/09

CITY OF LAGUNA BEACH, CALIFORNIA
APPLICATION FOR VARIANCE

To: Board of Adjustment, Planning Commission and/or City Council

Variance No. 20-6389

The proposed Historical Coast Marketplace illuminated roof sign requires the following variances: a) To install a prohibited sign type-roof sign (LBMC 25.54.016(H)).

Date: _____

b) To provide sign illumination via up-lighting of the sign face (LBMC 25.54.010(C) (3)).

Hearing Date: _____

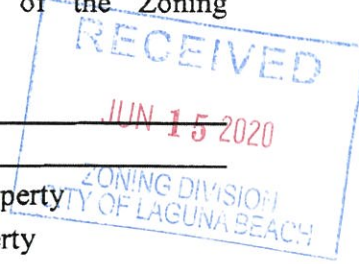
c) To exceed the four-foot height limit within the front yard setback (LBMC 25.50.012(B)(I)). The current roof sign placement does not qualify for the permitted projections allowances (LBMC 25.50.008).

I hereby request a Variance from the _____ provisions of the Zoning Ordinance, and submit the following information:

Applicant CHRIS DORNIN MGR/MARSHALL ININNS Telephone: 949-376-1794

Mailing Address: 410 BROADWAY STREET, LAGUNA BEACH, CALIFORNIA 92651

I am: XX the recorded owner of the subject property _____ purchasing the property
_____ agent authorized by the owner _____ lessee of the property



Request Permission to: TO INSTALL 1955's HISTORIC SIGN WITH LIGHTING ON TOP OF THE ROOF COAST MARKETPLACE HISTORIC BUILDING. THIS SIGN HAS BEEN APPROVED BY HERITAGE COMMITTEE.

on land situated at 1391 SOUTH COAST HIGHWAY
(address)

located on the north south east XX west side of said street between MOUNTAIN ROAD
(cross street)
and CRESS STREET in the C1 zone.
(cross street)

Assessor's Parcel No: AP 644-216-04 The description of this subject property is:
(Lot and Tract) Laguna Heights # 3 Lot 9 Blk 51(And Lots 10 To 12Inc Blk 51 Tr 415)

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:

THE LB HERITAGE COMMITTEE UNANIMOUSLY APPROVED THE MID-CENTURY ARCHITECTURE COAST LIQUOR BUILDING TO BE AN E-RATED STRUCTURE INCLUDING THE ROOF SIGN WITH THE UP-LIGHTS. COAST LIQUOR IS ONE OF THE FEW REMAINING MID-CENTURY MODERN BUILDING WITHIN THE CITY OF LAGUNA BEACH DESIGNED BY LOCAL ARCHITECT CHRIS ABEL.

- (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:

THE OWNER HAS AGREED TO MAINTAIN AN EXISTING E-RATED BUILDING WHICH IS HISTORICALLY SIGNIFICANT TO THE CITY OF LAGUNA BEACH. IT IS IN BETWEEN LA CASA DEL CAMINO AND COAST INN HOTELS WHICH IS OVER THE HEIGHT LIMIT AND HISTORICALLY DEFINES THE SURROUNDING NEIGHBORHOOD.

(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:

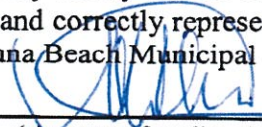
THE PROJECT FILE CONTAINS MANY PHOTOS OF THE HISTORIC SIGN AT THE SAME LOCATION AND IT HAS NO IMPACT ON THE APPEARANCE OF HEIGHT ON THE EXISTING ONE-STORY BUILDING HEIGHT AT COAST HIGHWAY. THE SIGN HAS NO EFFECT ON THE ADJACENT BUILDINGS AND WILL ENHANCE THE HISTORIC PRESENCE OF THE E-RATED BUILDING

(4) Why will the granting of the variance not be contrary to the objectives of the zoning ordinance and the General Plan:

THE PRESERVATION OF THE CHRIS ABEL DESIGNED MID-CENTURY MODERN COAST LIQUOR, INCLUDING THE SIGN AND LIGHTS, PRESERVES THE HERITAGE OF OLD LAGUNA BEACH REMINDING CITIZENS OF WHAT MADE LAGUNA BEACH SPECIAL IN 1955 AND UP UNTIL TODAY. THE GENERAL PLAN AND MUNICIPAL CODE ENCOURAGES THE PRESERVATION OF HISTORICALLY SIGNIFICANT BUILDINGS, INCLUDING THE SIGNS, TO HELP ESTABLISH A CONNECTION TO THE PAST HISTORY OF
 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 Adjustments shall become effective until after an elapsed period of fourteen (14) calendar 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: DIG COAST LIQUOR, LLC
CHRIS DORNIN MANAGER

Signature: 

Address: 1110 GLENNEYRE STREET
LAGUNA BEACH, CALIFORNIA 92651

DO NOT WRITE BELOW THIS LINE

Final Action By: Board of Adjustments Planning Commission City Council

DENY

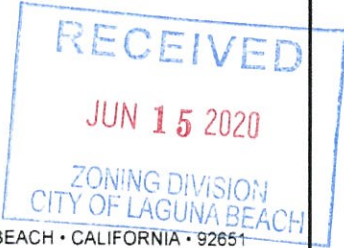
APPROVED SUBJECT TO _____ CONDITIONS

APPROVED AS SUBMITTED



SIGN PERMIT APPLICATION PLANNING / ZONING

CITY OF LAGUNA BEACH • DEPARTMENT OF COMMUNITY DEVELOPMENT • 505 FOREST AVENUE • LAGUNA BEACH • CALIFORNIA • 92651
(949) 497-0713



This sign permit application includes detailed information about the proposed sign on the required attachment(s).

Proposed Sign Location/Address:
1391 COAST HIGHWAY, COAST (LIQUOR) MARKETPLACE

Agent: ^{South} MARSHALL ININNS

Property Owner: DIG COAST LIQUOR, LLC

Mailing Address:
410 BROADWAY STREET
LAGUNA BEACH, CA 92651

Property Owner Address:
1110 GLENNEYRE STREET
LAGUNA BEACH, CA 92651

Telephone No.: 949-376-1794

Property Owner Telephone No.: 949-313-0828

Agent's Certification:

I have carefully read and examined the application and attachments and find that the same to be true and correct. All provisions of the laws and ordinances of the City of Laguna Beach and the State of California will be complied with whether specified herein or not.

Signature _____ Date 3.4.2020

Property Owner's Certification:

I have carefully read and examined the application and attachments and find that the same to be true and correct. All provisions of the laws and ordinances of the City of Laguna Beach and the State of California will be complied with whether specified herein or not. I am the record owner of the property described in this application and hereby consent to the filing of the application; or I am the record owner of the property described in this application and hereby designate and authorize the above agent to act on my behalf in all matters pertaining to the processing of this application with the City of Laguna Beach.

Signature _____ Date 3.4.2020

A Building Permit, including electrical (if applicable), is required to construct any approved lighted sign; blade, projecting or suspended sign; monument (ground) sign; and/or awning sign and may be issued after Planning / Zoning approval. Contact the Building Division (949) 497-0715 for permit issuance requirements and fees.

Required Information (If any of the following information is not provided, the application will not be accepted):

- 1) Prepare a scaled drawing of all proposed and existing signs. Indicate the dimensions, area computation of each sign, location, height above ground, sign copy (including any graphics), letter size, font style, sign materials, colors and lighting elements, if any, for all signs, including window signs. All drawings, plans and elevations must be submitted on 8-1/2" x 11" sized paper.
- 2) Prepare a scaled site plan and elevation drawing showing the lot, structure or suite. Indicate the length of the lot or suite frontage.
- 3) Provide colored photographs of the elevations and all existing signs.
- 4) Attach an 8-1/2" x 11" sized paper/poster board with material samples, color chips and/or color brochure samples of all sign materials, including fabric.
- 5) Prepare a drawing of any proposed lighting specifications (electrical components) and/or attach brochures of the fixtures and bulbs. (Signs must be lighted from the top.)
- 6) If the sign permit application is required to be reviewed by the Planning Commission, seven (7) copies of the above required information must be submitted.

Required Additional Information for a Master Sign Program:

- 1) Prepare seven (7) complete sets of coordinated, common sign standards, including the proposed allowed letter or font size, sign size(s), style, colors, types, placement, lighting elements, number and sign materials.
- 2) Submit seven (7) copies of a scaled plot or site plan that accurately shows the locations and sizes of all existing and proposed signs in relation to existing and/or proposed buildings, parking lots, driveways, streets and landscaped areas.

FOR OFFICE USE ONLY

Fees: Administrative or Temporary Sign – \$89; Planning Commission – \$466; Master Sign Program – \$995
Sign Permit No.: 20-6006

Total Fee Due: \$ _____ Building Permit Required Yes / No

Zone: C1 APN 644-216-04

Planning Commission Approval Required Yes / No Date of Approval: _____

Administrative Approval Allowed Yes / No Date of Approval: _____ By _____

Remarks: Coast Marketplace illuminated roof sign.

Infinity[®] 17

Air Conditioner

1391 S. Coast Hwy.



turn to the experts™



JAN 15 2020
ZONING DIVISION
CITY OF LAGUNA BEACH



INFINITY[®] SERIES

Two-Stage Extra-Efficient Air Conditioner
Designed for Harsh Coastal Climates
with up to 17.0 SEER



Innovation and the Environment

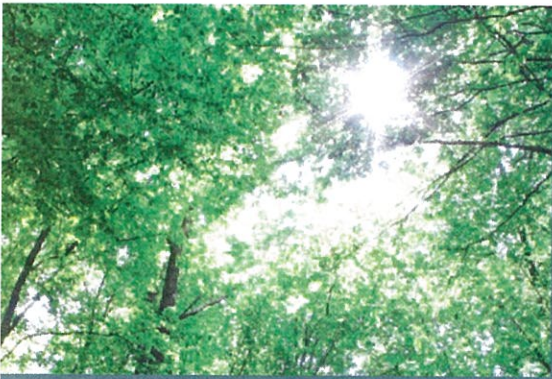
Over 100 years ago, a humble but determined engineer solved one of mankind's most elusive challenges by controlling the indoor environment. A



leading engineer of his day, Dr. Willis Carrier would file more than 80 patents over the course of his career. His genius would enable incredible advancements in health care, manufacturing processes, food preservation, art and historical conservation, indoor comfort and much more.

Carrier's foresight changed the world forever and paved the way for over a century of once-impossible innovations. Yet in addition to being an accomplished inventor, he was also an avid outdoorsman. Carrier recognized the power and beauty of the natural environment. This appreciation of our world and its resources continues to guide Carrier Corporation today. We will never rest on our accomplishments, but instead consistently look for ways to improve our products, our environment and our world.

The Infinity® 17 air conditioner substantiates our commitment to your comfort, delivering environmentally sound, energy-efficient cooling in coastal areas.



Leaders in Technology

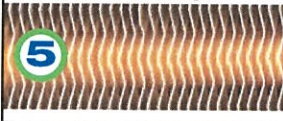


Product Life

Standard Air Conditioner Coil



Infinity® 17 Air Conditioner Coil with ArmorPlate™ Coating



Testing by Carrier® engineers has shown the Infinity 17 air conditioner's coil to last longer than a standard coil in harsh coastal conditions.



As an ENERGY STAR® partner, Carrier Corporation has determined that the Infinity® 17 air conditioner meets ENERGY STAR guidelines for energy efficiency.

Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and heat pumps must be matched with appropriate coil components to meet ENERGY STAR criteria. Ask your dealer for details or visit www.energystar.gov.

1 Extra-Consistent Comfort

Standard systems can mindlessly blast cooled air at one speed before shutting off, which can lead to widely fluctuating temperatures. The Infinity® 17 air conditioner with two-stage scroll compressor, when properly matched with a Carrier® compatible indoor unit, runs on low-stage up to 80% of the time to maintain consistent comfort. Two-stage operation also contributes to reduced energy usage, helping achieve up to 17.0 SEER cooling efficiency.

2 Environmentally Sound Refrigerant

Carrier led the industry by incorporating non-ozone-depleting Puron® refrigerant into air conditioners back in 1996. Millions of Puron refrigerant units in operation today are a testament to the reliability, durability and enduring quality of these products.

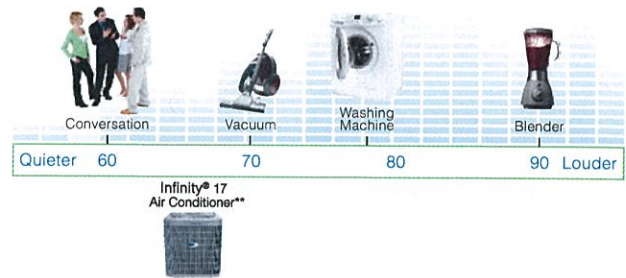
3 Enhanced Comfort and Peace of Mind

By combining the intuitive Infinity® control with the Infinity control board in the air conditioner itself, Carrier puts enhanced comfort at your fingertips. When installed as part of a complete Infinity system, you control temperature schedules, heating, cooling, humidification, dehumidification, fan speeds and more, all from one easy-to-use control on the wall in your home. This system monitors air conditioner functions, makes adjustments to maximize performance and provides maintenance reminders on the Infinity control.

4 Quiet Operation

The Infinity® 17 air conditioner quietly cools your home with sound levels as low as **66 dBA**. Our exclusive Silencer System II™ technology features a silencer top, integrated fan motor, forward-swept fan blades, compressor vibration isolator plate, sound hood and split-post compressor grommets to help deliver quiet operation by maximizing airflow and minimizing vibration.

Comparison Sound Ratings
(decibels)



5 Uncompromising Quality

ArmorPlate™ coil coating protects the outdoor coil fin from harsh salt air. A specially formulated epoxy is permanently bonded to the coil surfaces preventing the destructive galvanic corrosion that is common in coastal areas.

** Per standard testing as described by ARI 270-95 in cooling mode. Other sound levels, mentioned for comparison, as published at http://www.noisyplanet.nidcd.nih.gov/SiteCollectionDocuments/Bookmark_2up.pdf.



It's About Your Comfort

The Carrier® Infinity® 17 air conditioner represents years of design, development and testing with one goal in mind – making you more comfortable. We have taken the lead in creating new technologies that deliver the comfort and efficiency you deserve while staying ahead of industry trends and global initiatives.

All year long, humidity affects the temperature at which you feel most comfortable. That's why Carrier® Ideal Humidity System® technology plays such an important role in your comfort. When you add the Infinity® control, Carrier humidifier and Infinity furnace or fan coil to the Infinity 17 air



Ideal Humidity

conditioner, Ideal Humidity System technology gives you enhanced control over humidity levels for greater comfort even when your system isn't calling for heating or cooling.† You'll feel cooler at higher temperatures in the summer and warmer at lower temperatures in the winter.

Carrier gives you ultimate command of comfort, performance and energy savings when you include an Infinity® control and Infinity variable-speed furnace or fan coil to create an Infinity system. A complete Infinity system provides unprecedented control of not only

INFINITY SYSTEM

temperature, but also humidity, dehumidification, fan speed, weekly comfort schedules and more. This smart system can even monitor operation and maintenance items and provide service reminders such as when it's time to change the filter.

Puron® refrigerant is environmentally sound and won't deplete the ozone layer. Carrier® systems with Puron refrigerant set the standard for environmentally sound air conditioner and heat pump



performance well ahead of industry competitors. Today, Carrier air conditioners and heat pumps using Puron refrigerant show exceptional reliability and are a testament to our industry leadership.

Uncompromising Quality

You don't lead an industry for more than 100 years by accident. Carrier has maintained its position and reputation through diligent, uncompromising quality control at every stage of a product's life – from concept to completion. Proven to last longer than standard air conditioner coils, Infinity® 17 air conditioner coils with ArmorPlate™ coating are the perfect choice for homeowners living in coastal areas. Once our product is installed at your home, you can be confident that durable construction and built-in reliability features ensure your comfort for years to come.

- **Dual paint coverage:** Coverage on all exposed sheet metal delivers additional protection against harsh coastal conditions. The Carrier® dual paint system applies a special protective coating on both the front and back of the metal cabinet to shield it from rust, both inside and out.
- **Built-in reliability:** Forward-swept fan blades enhance performance and maximize sound reduction. Smart electronics that monitor system operation and a compressor-protecting filter drier help keep critical components operating at their best.
- **Durability:** WeatherArmor Ultra™ protection shields the outdoor unit from hail, errant soccer balls, lawn equipment and other hazards. Our combination of a galvanized steel cabinet, louvered coil guard and baked-on powder paint provides superior rust protection.

WeatherShield™

† Ideal Humidity System technology continually monitors indoor humidity, indoor temperature and outdoor temperature, and has the ability to turn on your comfort system just for dehumidification in the cooling season or humidification in the heating season.

Limited Warranty

To the original owner, the Carrier® Infinity® 17 air conditioner is covered by a 10-year parts limited warranty upon timely registration. The limited warranty period is five years if not registered within 90 days of installation. Carrier is so confident in the reliability of this unit that we are also offering a five year parts limited warranty on seacoast corrosion. Jurisdictions where warranty benefits cannot be conditioned on registration will receive the registered limited warranty period. See warranty certificate at carrier.com for complete details and restrictions. Be sure to ask your Carrier dealer about optional labor warranties.



What Efficiency Means to You

Air conditioners are powered by electricity. You can compare efficiencies of different air conditioner models by checking the SEER (Seasonal Energy Efficiency Ratio) ratings, available through your Carrier dealer or manufacturer web sites. The published ratings provide a standardized method for comparing how much cooling performance you get for the electricity you use.

Using these ratings is a lot like miles per gallon for your car – the higher the number, the more efficient the product and the greater potential for savings. Actual air conditioner performance will vary based on the age and condition of your home, personal comfort preferences, weather patterns in your area and much more.

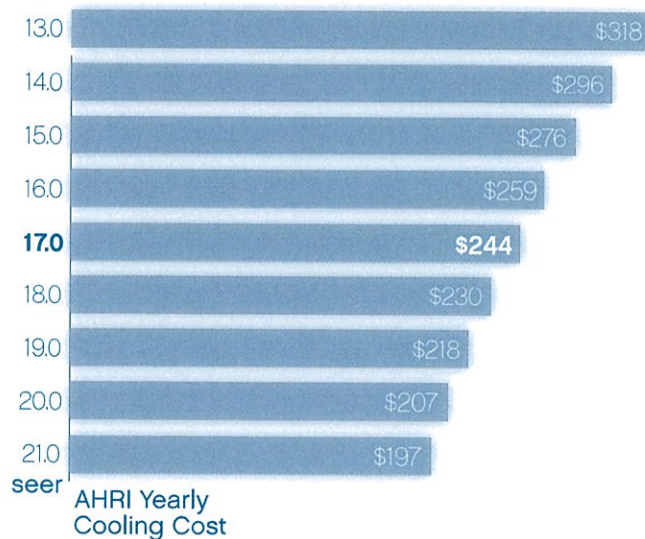
So when you are comparing air conditioners, be sure to look at the SEER ratings before you make your decision.



Energy-Efficient Air Conditioner Designed with Your Comfort in Mind



Greater Operational Efficiency



The Infinity® 17 air conditioner offers plenty of potential for annual savings while providing extra-comfortable cooling. When compared to a standard efficiency air conditioner (13.0 SEER), you can save up to \$74 a year in cooling costs.†† And, if you are replacing an older, less efficient model, the savings can be even more significant.

††Values based on AHRI method for estimated operating cost using U.S. average cooling hours in 2011.



The Infinity® 17 air conditioner offers energy efficiency of up to 17.0 SEER to provide reduced energy usage and environmental impact.

Carrier® Systems for Unmatched Performance in Every Season

Willis Carrier's meticulous attention to quality and detail led to a major culture shift in the way we live indoors. More than a century later, Carrier Corporation operates with a unique willingness to develop new technology, the confidence to revise proven designs and the ability to deliver results with every new installation.

Part of that equation is our nationwide network of experts you can turn to for all of your indoor comfort needs. Your local Carrier dealer is well equipped to evaluate your home – everything from size, window placement, ductwork, venting and other structural specifics – and create a customized system designed around your lifestyle. So when it's time to make a choice for your family's comfort, make the best decision you'll ever make – Carrier – and let the experts do the rest.



- A. Air Conditioner
- B. Gas Furnace
- C. Evaporator Coil
- D. Air Purifier
- E. Ventilator
- F. Humidifier
- G. Zoning
- H. UV Lamp
- I. Infinity Control

The Total Indoor Comfort System

Infinity® Air Conditioner provides reliable, high-efficiency cooling for long-lasting comfort and energy savings.

Infinity Gas Furnace provides reliable, high-efficiency heating for long-lasting comfort and energy savings.

Evaporator Coil is matched with the proper outdoor unit to provide top cooling efficiency and years of reliable service.

Infinity Air Purifier improves air quality by capturing and killing airborne bacteria and viruses and other irritating airborne pollutants in your home.

Ventilator combines fresh outdoor air with conditioned indoor air for improved air quality and maximum efficiency – great for today's tightly constructed home.

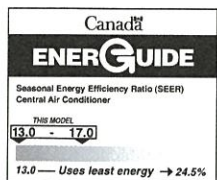
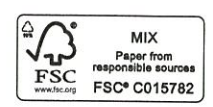
Humidifier replenishes moisture to dry air.

Zoning sets different temperatures for up to eight different areas of your home for truly customized comfort and enhanced utility savings.

UV Lamp inhibits the growth of contaminants on the indoor coil, leaving your home with cleaner, fresher indoor air.

Infinity Control is more than just a thermostat. It's your interface to the Infinity System that allows you to control temperature, humidity, air quality, fan speed and ventilation.

Model 24ANB7**C
© Carrier Corporation 3/2012 01-824-061-25



Always look for these symbols, the air conditioner industry seats of certified performance, efficiency and capacity.

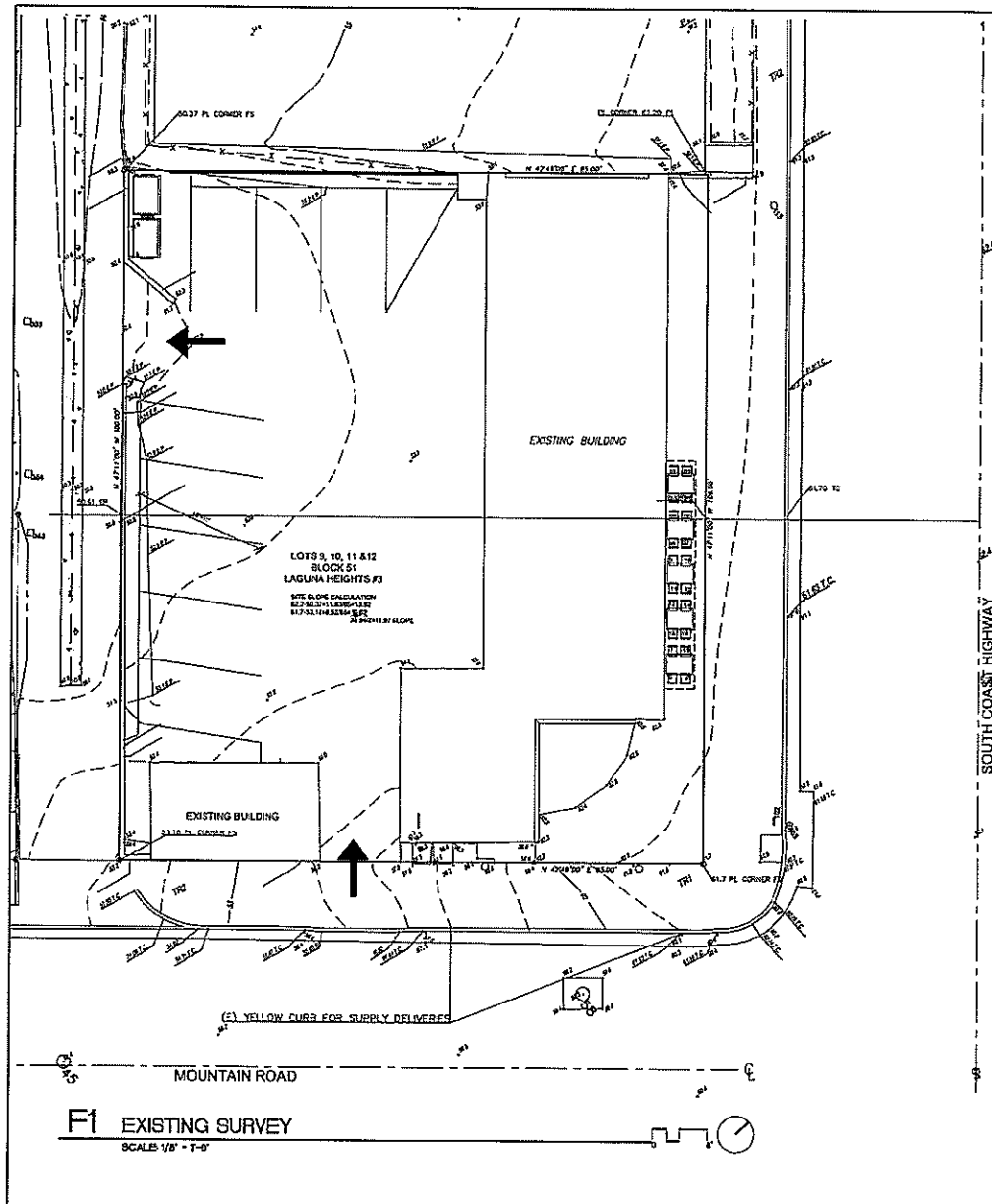
Always Ask For **FACTORY AUTHORIZED PARTS**

www.carrier.com 1-800-CARRIER

A member of the United Technologies Corporation family. Stock Symbol UTX.
Manufacturer reserves the right to discontinue, or change at any time, specifications or designs without notice or without incurring obligations.



turn to the experts™



Fi EXISTING SURVEY
SCALE 1/8" = 1'-0"



MARSHALL INNINS DESIGN GROUP
REGISTERED PROFESSIONAL ENGINEERS
PHONE (949) 376-1794
410 BROADWAY STREET
SUITE 210 LAGUNA BEACH
CALIFORNIA 92651
marshallinninsdesign.com

These drawings are the property of Marshall Innins Design Group. All design and other information on the drawings is for the use of the licensed project and shall not be used without written permission of Marshall Innins Design Group. No part of these drawings shall form precedence over scaled drawings. Consultant shall only be responsible for all dimensioning and annotations on the job. The office shall be notified of any variations from the dimensions and conditions shown by these drawings. Shop drawings shall be submitted to this office for approval before proceeding with installation.

Project Name: **Coast Liquor Renovation**
1391 South Coast Highway
Laguna Beach, California 92651
Owner: **DIG COAST LIQUOR, LLC**



Zoning-Planning Documents

Job No. _____
Drawn By _____
Checked By _____
Date 7.2.2020
Revisions _____

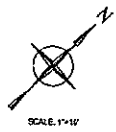
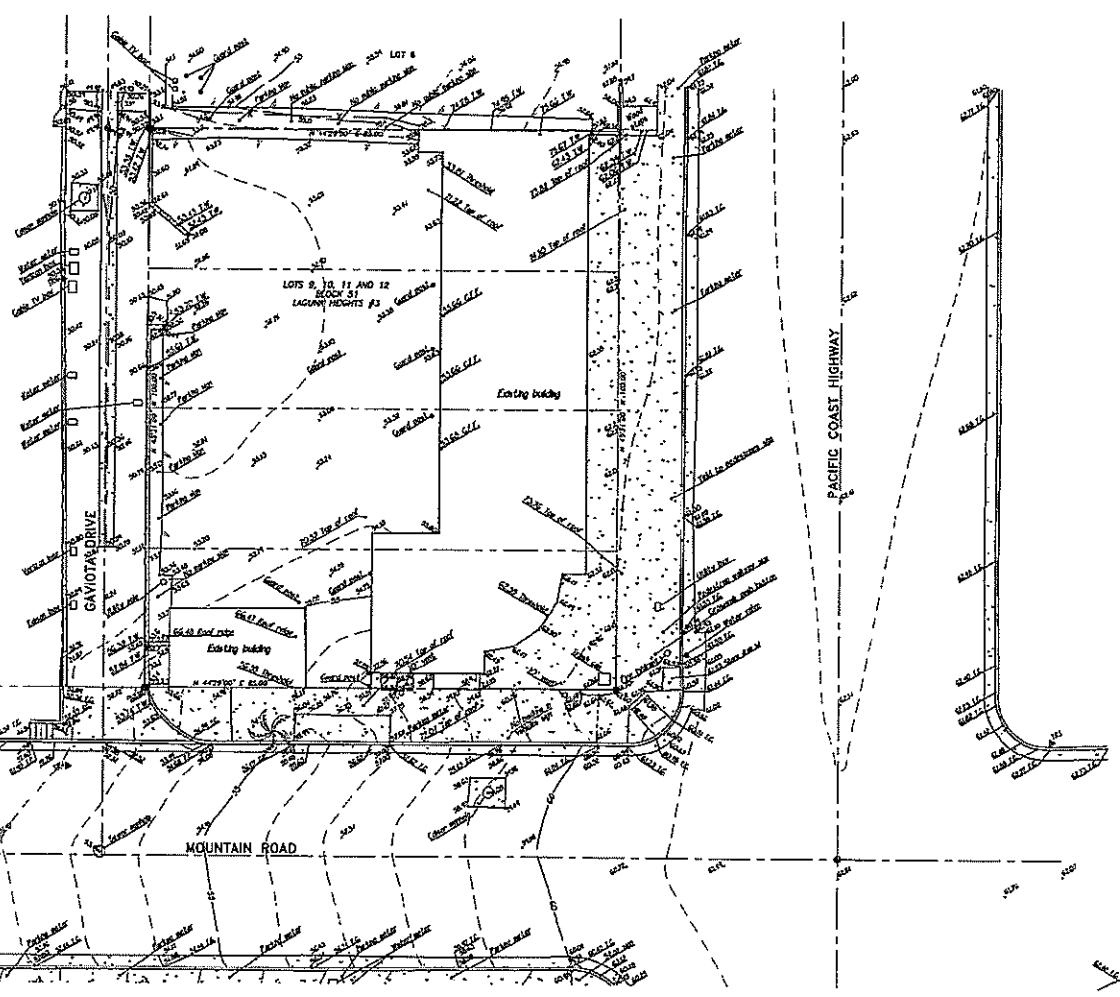
Existing Topographic Survey

Sheet No
C101
OF

59

LEGEND

- GRADE BREAK LINE
- INDEX CONTOUR LINE
- INTERMEDIATE CONTOUR LINE
- PROPERTY LINE
- FENCE
- [Pattern] MISC WALL
- [Pattern] CONCRETE SURFACE
- [Pattern] MASONRY WALL
- [Pattern] WOOD WALL
- [Pattern] BRICK WALL
- F.F. FINISHED FLOOR
- F.S. FINISHED SURFACE
- T.G. TOP OF GRAVE
- INV INVERT OF PIPE
- T.C. TOP OF CURB
- E.P. EDGE OF PAVEMENT
- T.M. TOP OF WALL
- FOUND MOVEMENT
- SURVEY CONTROL POINT



DRAWN BY:



CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY

123 AVENUE BARRISTER
SAN FRANCISCO, CA 94102
415.774.8888
www.toalengineering.com



Victor P. Heam
VICTOR P. HEAM
P.E., REG.
DATE: 2-27-2020

PREPARED FOR:
BIG COAST LIQUOR, LLC.

NO.	DATE	BY	CHKD.

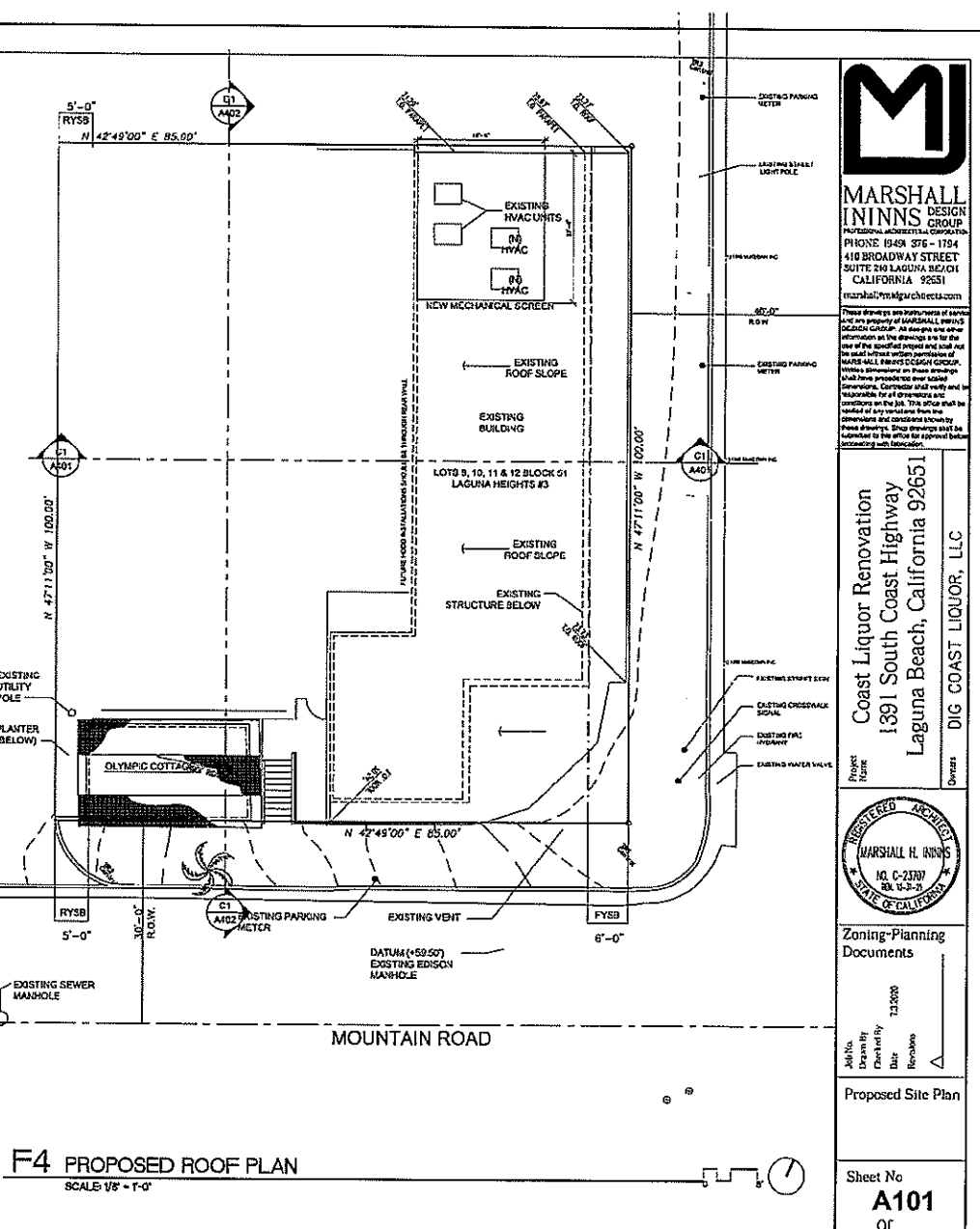
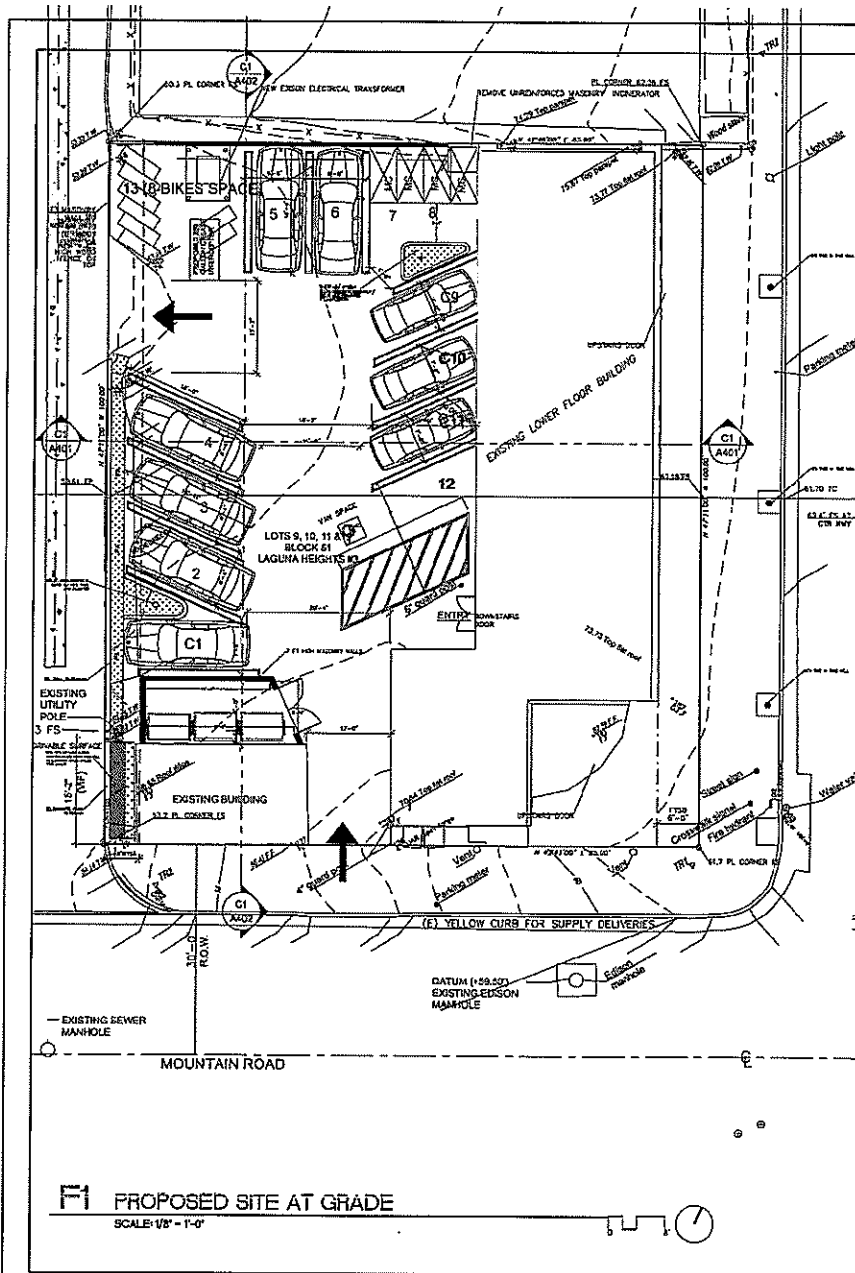
TOPOGRAPHIC SURVEY

LOTS 9, 10, 11 AND 12
BLOCK 51
LAGUNA HEIGHTS #3
3931 SOUTH COAST HIGHWAY, LAGUNA BEACH, CALIFORNIA

DATE	2-4-20	BY	TYW
SURVEY DATE	1-21-20	BY	BOC
APP.	MSZ	CHKD.	NO
CD			
APP. VM			
JOB NO	2010	SHEET	1
		OF	1

BLIND MARK NOTE:
OC289 (K788761)
C10349 002
NGVD23 DATUM, 1988 ADJ.

EASIMENT NOTE:
THE PLAN FOR THIS SURVEY WAS PREPARED WITHOUT A TITLE REPORT!
UNEXPLOITED EASEMENTS MAY EXIST ON THE SUBJECT PROPERTY.



MARSHALL INNIS DESIGN GROUP
PROFESSIONAL ARCHITECTURAL CORPORATION
PHONE 949 376-1794
410 BROADWAY STREET
SUITE 300 LAGUNA BEACH, CA
CALIFORNIA 92651
marshall@mhinnis.com

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Coast Liquor Renovation
1391 South Coast Highway
Laguna Beach, California 92651

Project Name
Owner: DIG COAST LIQUOR, LLC



Zoning-Planning Documents

12/2020

Drawn by
Checked by
Date
Revisions

Proposed Site Plan

Sheet No
A101
Of

NOTES

1. STAKING POLES REPRESENT THE MOST DISTANT CORNERS OF THE PROPOSED ALL STRUCTURE LOCATED OVER TOP OF ROOF.
2. CONNECT ROOF STAKING POLES WITH STRING LINE TO OUTLINE ENVELOPE.
3. STRING LINES TO BE CONNECTED AT TOP OF STAKE UNLESS NOTED OTHERWISE.
4. VERIFY STRING LINE HEIGHT WITH GRAPHIC NOTE PARALLEL ALONG STRING LINE.

LEGEND

- 00.00' — STRINGLINE AND HEIGHT
- ⊕ 00.00' TO ROOF ⊕ NEW STAKING POLE LOCATION
- ↑ CANTILEVER ROOF OR DECK

POLE NUMBER	OFFSET HUB ELEVATION*	HEIGHT OF STORY POLE FROM HUB ELEVATION	PROPOSED MAXIMUM ELEVATION
1	(E) LEAVE		+44.94 TA. PLATE
2	(E) LEAVE		+45.94 TA. PLATE
3			+43.77 TA. PLATE
4			+43.77 TA. PLATE
5	(E) RIDGE		+44.52 TA. ROSE
6	(F) RIDGE		+44.52 TA. ROSE
7			+44.72 TA. ROSE
8			+44.72 TA. ROSE
9			+77.72 TOP OF SCREEN
10			+77.72 TOP OF SCREEN
11			+77.72 TOP OF SCREEN
12			+77.72 TOP OF SCREEN
13	TOP OF LETTERS		+76.5 TOP OF LETTERS
14	TOP OF LETTERS		+76.5 TOP OF LETTERS
15			+76.5 TOP OF LETTERS
16			

* STAKING POLES MAY BE NOT FEASIBLE BECAUSE OF THE EXISTENCE OF ROOF PAVING OR EXISTING STRUCTURAL IMPROVEMENTS. THEN THE SURVEYOR OR ENGINEER MAY USE AN ALTERNATIVE METHOD OF ESTABLISHING HORIZONTAL AND VERTICAL CONTROL FOR STAKING POLES THAT CAN BE OBSERVED IN THE FIELD. THE SURVEYOR OR ENGINEER SHALL SECURE THE CONTROL LEASH-USED DIRECTLY ON THE FULL-SCALE ROOF PLAN. SUCH ALTERNATIVE METHODS MAY INCLUDE TRAFFIC MARKINGS OR NAILS WITH A SIGNIFICATION TAGS ATTACHED.

REQUIRED CERTIFICATION STATEMENT:

I HEREBY CERTIFY THAT THE STAKING POLES LOCATED ON THE HEREINBID SITE WERE CONSTRUCTED UNDER MY SUPERVISION AND SURVEY, AND THE STORY POLES ARE CONFORMING WITH THE DESIGN, HEIGHT AND LOCATION AS SHOWN ON THE APPROVED STAKING PLAN, IF ANY, COUNTY THAT, IS THE STORY POLE CERTIFICATION MEANS TO BE STAKING POLES LOCATED AND GRADE (ELEVATION), IS STORY POLE NUMBER AND IS THE PROPOSED MAXIMUM HEIGHT. I CERTIFY THAT THE DESIGN, HEIGHT AND LOCATION OF THE STAKING POLES IS FOR THE PURPOSE OF INFORMING THE OWNER, ARCHITECT, ENGINEER, CITY STAFF, DESIGN REVIEW AUTHORITY AND THE PUBLIC AS TO THE GENERAL LOCATION AND ELEVATION OF THE PROPOSED STRUCTURE GRADATION.

SITE ADDRESS

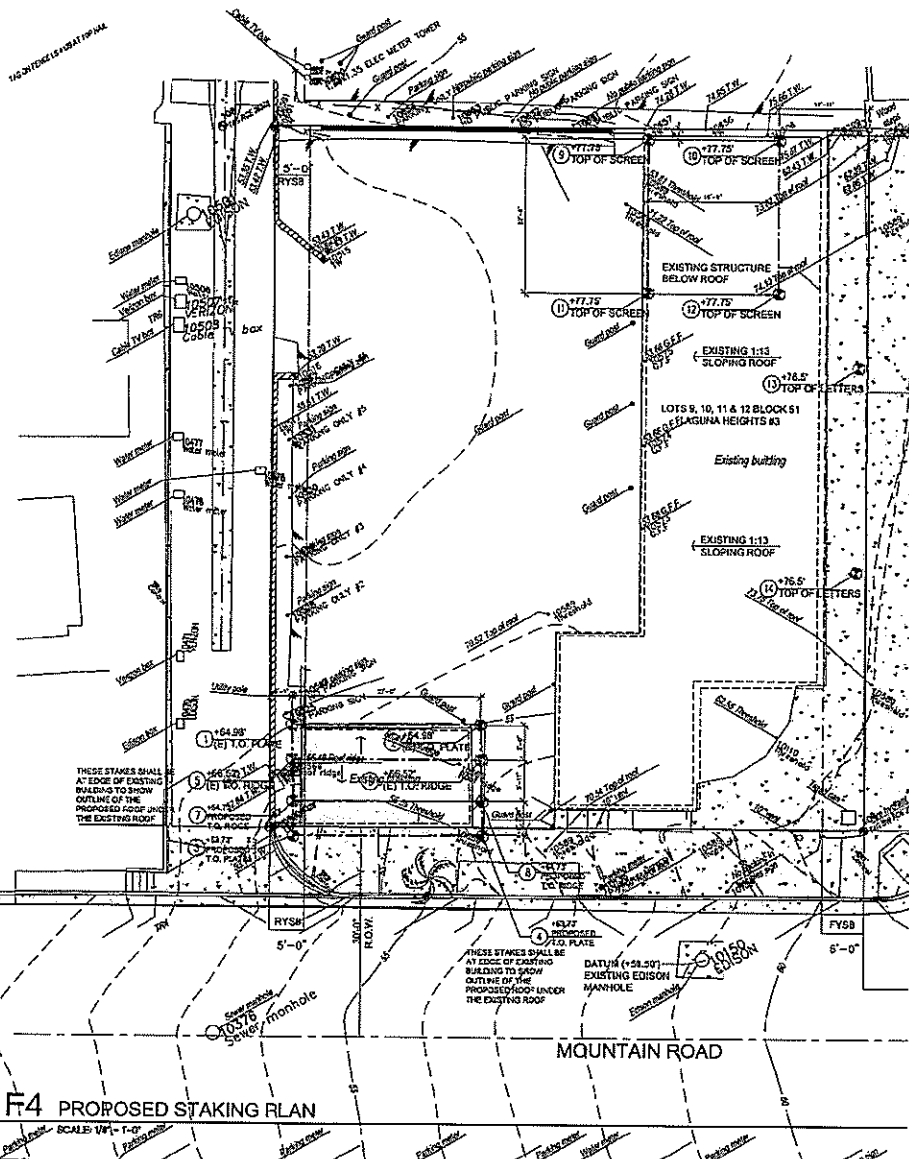
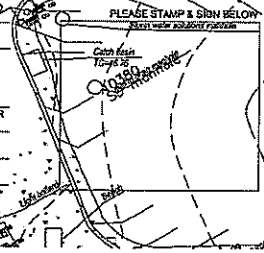
DATUM POINT

SIGNATURE OF REGISTERED LAND SURVEYOR OR CIVIL ENGINEER

NAME (PRINTED OR TYPED)

LICENSE No./EXPIRATION DATE

DATE



F4 PROPOSED STAKING PLAN



MARSHALL ININNS DESIGN GROUP
 ARCHITECTURAL AND ENGINEERING
 PHONE (949) 376-1134
 410 BROADWAY STREET
 SUITE 210 LAGUNA BEACH
 CALIFORNIA 92651

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Project Name: **Coast Liquor Renovation**
 1391 South Coast Highway
 Laguna Beach, California 92651
 Owners: **DIG COAST LIQUOR, LLC**



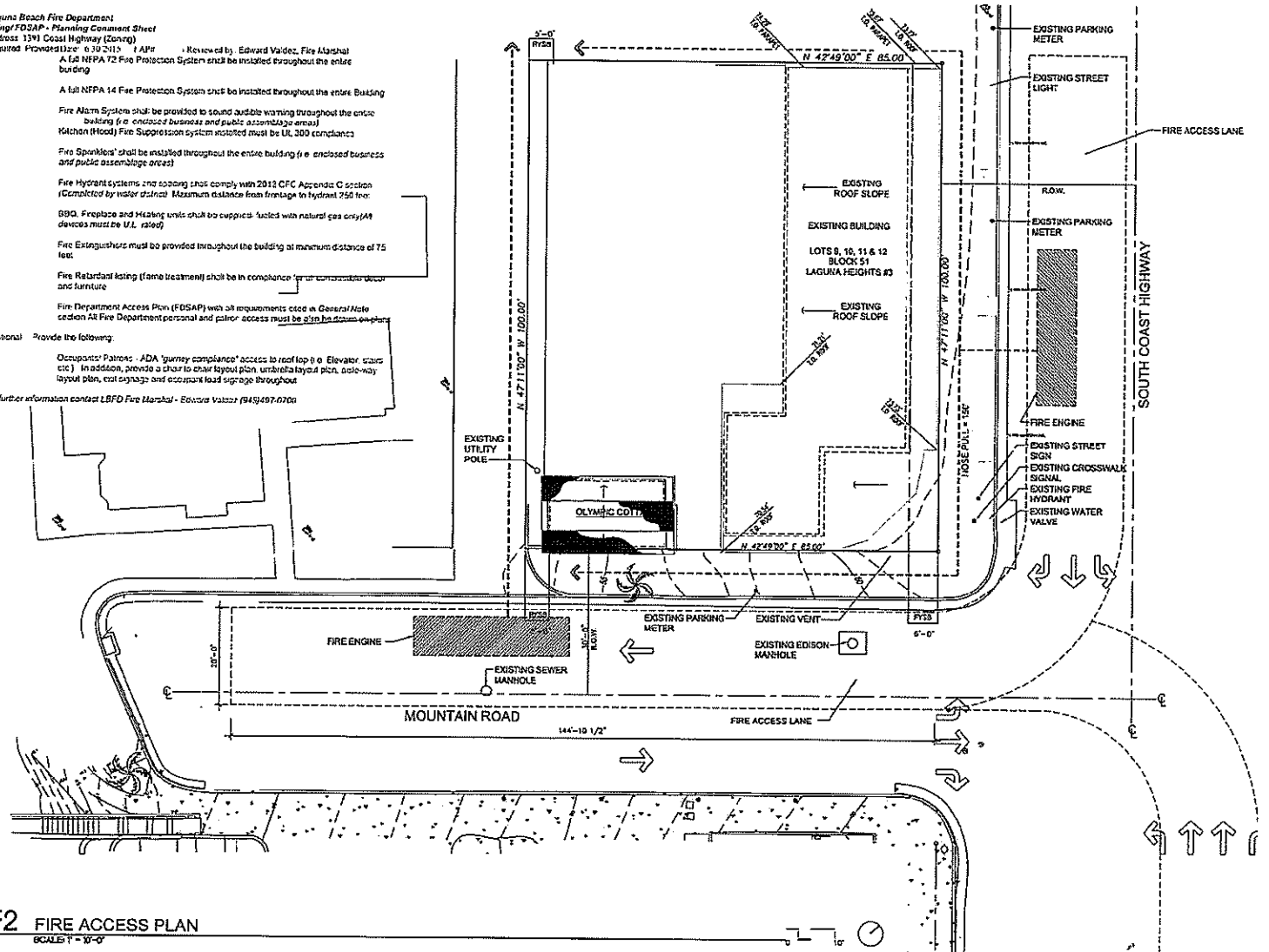
Zoning/Planning Documents

Job No. _____
 Drawn by _____
 Created by _____
 Date 7/2/2008
 Date _____
 Revisions _____

Staking Plan

Sheet No. **A102**
 OF _____

- Laguna Beach Fire Department
 oning/FDSAP - Planning Comment Sheet
 Address 1391 Coast Highway (2017g)
 Revised: 11/20/17 1 Apr - Reviewd by: Edward Valdez, Fire Marshal
- X A full NFPA 72 Fire Protection System shall be installed throughout the entire building
 - X A full NFPA 14 Fire Protection System shall be installed throughout the entire Building
 - X Fire Alarm System shall be provided to sound audible warning throughout the entire building fire enclosed business and public assembly areas
 - X Kitchen (Hood) Fire Suppression system installed must be UL 300 compliant
 - X Fire Sprinklers shall be installed throughout the entire building fire enclosed business and public assembly areas
 - X Fire Hydrant systems and piping shall comply with 2013 CFC Appendix C section (Completed by water district. Maximum distance from frontage to hydrant 250 feet)
 - X BBD, Pre-pulse and Heating units shall be supplied: fueled with natural gas only (All devices must be U.L. rated)
 - X Fire Extinguishers must be provided throughout the building at maximum distance of 75 feet
 - X Fire Retardant coating (flame treatment) shall be in compliance with manufacturer's label and furniture
 - X Fire Department Access Plan (FDSAP) with all requirements cited in General Note section All Fire Department personnel and patron access must be shown on this plan
- Additional Provide the following:
- X Occupants/Patrons - ADA "curb compliance" access to roof top (i.e. Elevator, stairs, etc.) In addition, provide a clear layout plan, architectural layout plan, walk-way layout plan, exit signage and egress lead signage throughout
- For further information contact LBFD Fire Marshal - Edward Valdez (949) 497-6706



F2 FIRE ACCESS PLAN
 SCALE: 1/8" = 1'-0"



MARSHALL INNIS DESIGN GROUP
 PROFESSIONAL ARCHITECTS AND INTERIORS
 PHONE (949) 376-1194
 410 BROADWAY STREET
 SUITE 210 LAGUNA BEACH
 CALIFORNIA 92651
 marshallinnisdesign.com

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Project Name: **Coast Liquor Renovation**
 1391 South Coast Highway
 Laguna Beach, California 92651
 Owner: **DIG COAST LIQUOR, LLC**

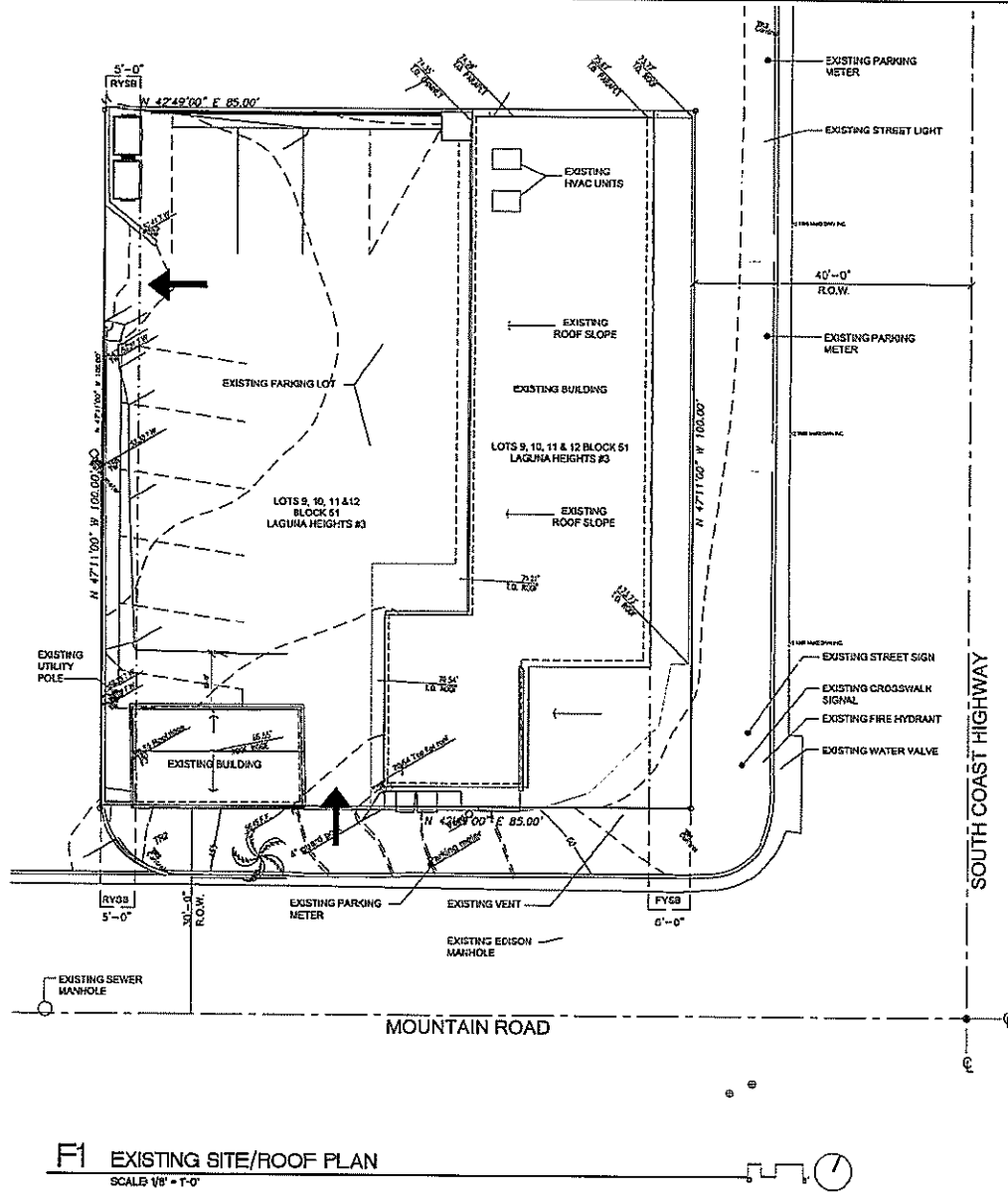


Zoning-Planning Documents

As Shown By: [Signature]
 Checked By: [Signature]
 Date: 12/20/20
 Revision: [Blank]

Fire Access Plan

Sheet No **A103**
 of



F1 EXISTING SITE/ROOF PLAN
SCALE 1/8" = 1'-0"

GROUND TO SKY OPEN SPACE

TOTAL PROPOSED BUILDING (SF)	1395.22 SF X 0.60 = 837.15 SF	
BASEMENT	0	0
LEVEL 1	0	0
TOTAL OPEN SPACE =	0%	0

ABOVE GRADE OPEN SPACE

TOTAL PROPOSED BUILDING (SF)	5300.88 SF X 0.25 = 1325.22 SF	
BASEMENT	0	0
LEVEL 1	0	0
TOTAL AT ABOVE GRADE OPEN SPACE =	0%	0



MARSHALL INNIS DESIGN GROUP
 410 BROADWAY STREET
 SUITE 200 LAGUNA BEACH
 CALIFORNIA 92651
 marshallinnisdesign.com

I hereby certify that the drawings on which this permit is based are the work of a duly licensed professional engineer or architect and that I am duly licensed in the State of California. I am not responsible for any errors or omissions in these drawings or for any consequences that may result from their use. I am not responsible for any violations of any laws or regulations that may be applicable to these drawings. I am not responsible for any damage to property or persons that may result from the use of these drawings. I am not responsible for any other matters that may be involved in the use of these drawings.

Project Name: **Coast Liquor Renovation**
 1391 South Coast Highway
 Laguna Beach, California 92651
 Owner: **DIG COAST LIQUOR, LLC**

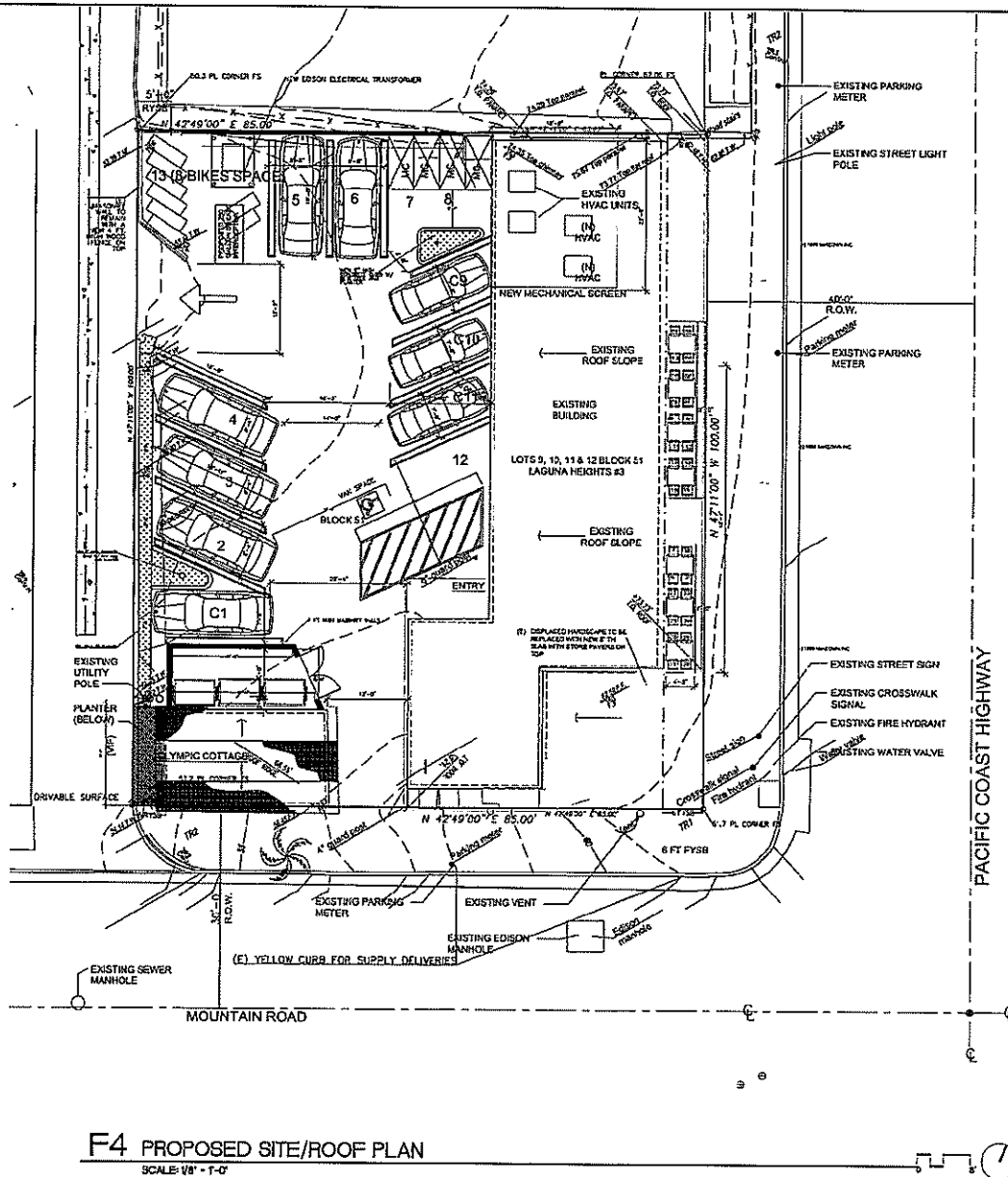


Zoning-Planning Documents

Job No.	122050
Drawn by	
Checked by	
Date	
Revisions	

Level 01 Existing Open Space Diagram

Sheet No
A104A
 Of



F4 PROPOSED SITE/ROOF PLAN
SCALE: 1/8" = 1'-0"

GROUND TO SKY OPEN SPACE

TOTAL PROPOSED BUILDING (SF) 1389.22 SF X 0.00 = 0 SF		
	EXISTING	PROPOSED
BASEMENT	0	0
LEVEL 1	0	0
TOTAL OPEN SPACE =	0%	0

ABOVE GRADE OPEN SPACE

TOTAL PROPOSED BUILDING (SF) 1389.22 SF X 0.00 = 0 SF		
	EXISTING	PROPOSED
BASEMENT	0	0
LEVEL 1	0	0
TOTAL AT ABOVE GRADE OPEN SPACE =	0%	0



MARSHALL INNIS DESIGN GROUP
PROFESSIONAL ARCHITECTS
REGISTERED ARCHITECTS
PHONE: 849 316-1754
418 BROADWAY STREET
SUITE 210 LAGUNA BEACH
CALIFORNIA 92651

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Project Name: **Coast Liquor Renovation**
1391 South Coast Highway
Laguna Beach, California 92651
Owner: **DIG COAST LIQUOR, LLC**



Zoning-Planning Documents

Job No. _____
Drawn By: TAJDGG
Checked By: _____
Date: _____
Revised: _____

Level 01 Proposed Open Space Diagram

Sheet No **A104B**
Of

BASEMENT - REMODEL JUSTIFICATION	
DESIGNATION	AREA
EXISTING FLOOR AREA	2480.17 S.F.
AREA OF FLOOR TO BE REMOVED	0 S.F.
AREA OF FLOOR TO REMAIN	2480.17 S.F.
PERCENTAGE OF FLOOR TO BE REMOVED	0%
PERCENTAGE OF BASEMENT REMAINING	100%

OLYMPIC COTTAGE - REMODEL JUSTIFICATION	
DESIGNATION	AREA
EXISTING FLOOR AREA	3463 S.F.
AREA OF FLOOR TO BE REMOVED	0 S.F.
AREA OF FLOOR TO REMAIN	3463 S.F.
PERCENTAGE OF FLOOR TO BE REMOVED	0%
PERCENTAGE OF COTTAGE REMAINING	100%

- LEGEND**
- (H) NEW WALL
 - (E) EXISTING STRUCTURE TO REMAIN
 - (E) EXISTING STRUCTURE TO BE REMOVED
 - WALL BELOW
 - (C) MASONRY WALL



MARSHALL INNINGS DESIGN GROUP
 REGISTERED ARCHITECTS
 PHONE 949.375.1154
 410 BROADWAY STREET
 SUITE 210 LAGUNA BEACH
 CALIFORNIA 92651
 marshallinningsdirect.com

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Project Name: **Coast Liquor Renovation**
 1391 South Coast Highway
 Laguna Beach, California 92651
 Owners: **DIG COAST LIQUOR, LLC**

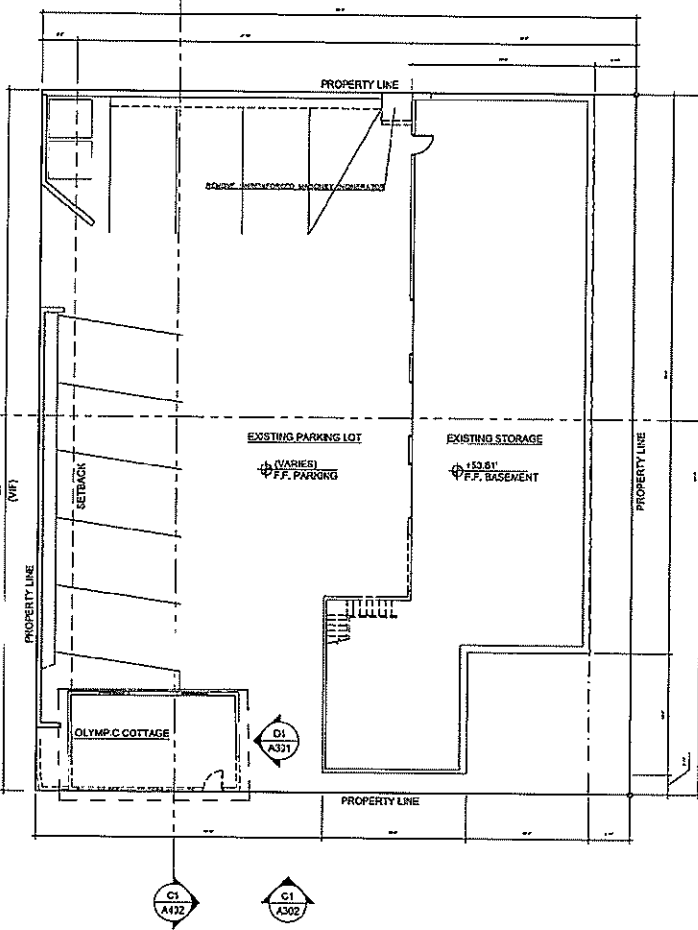


Zoning-Planning Documents

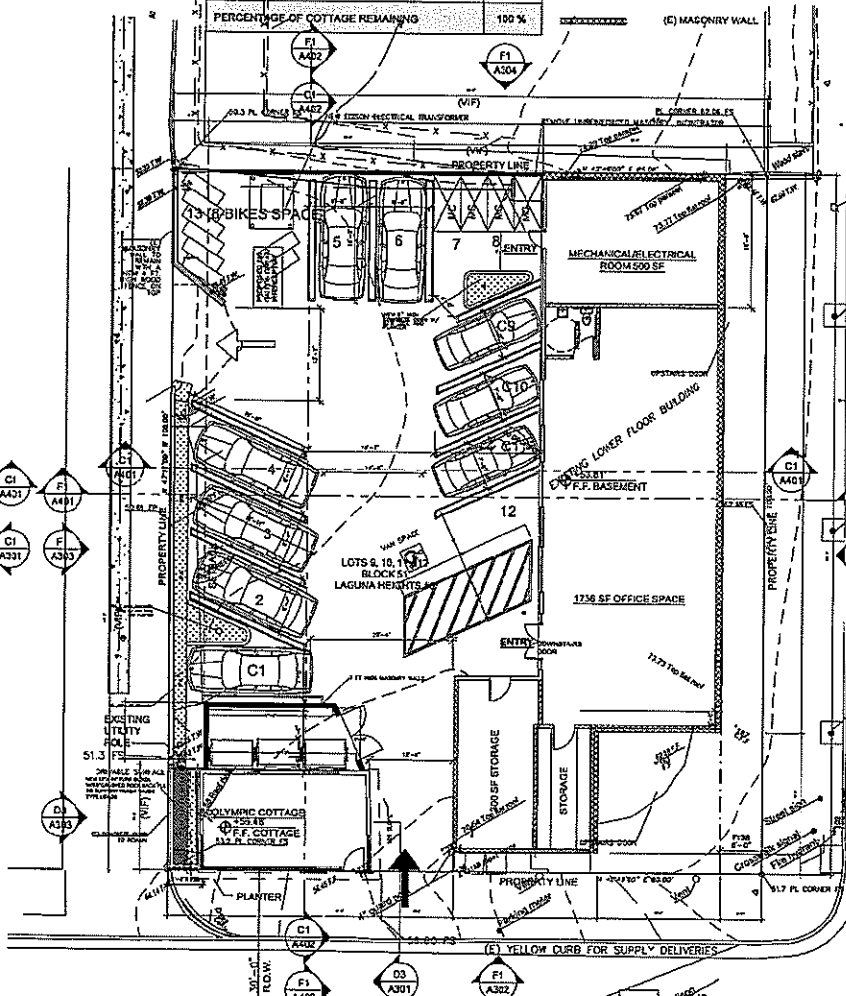
Job No. _____
 Drawn By _____
 Checked By _____
 Date _____
 Revision _____

Basement Demolition & Proposed Floor Plan

Sheet No **A201**
 of _____



F1 BASEMENT DEMOLITION FLOOR PLAN
 SCALE 1/8" = 1'-0"



F4 BASEMENT PROPOSED FLOOR PLAN
 SCALE 1/8" = 1'-0"

LEVEL 1 - REMODEL JUSTIFICATION	
DESIGNATION	AREA
EXISTING FLOOR AREA	7144.81 S.F.
AREA OF FLOOR TO BE REMOVED	400 S.F.
AREA OF FLOOR TO REMAIN	6744.81 S.F.
PERCENTAGE OF FLOOR TO BE REMOVED	5.00 %
PERCENTAGE OF FLOOR REMAINING	100.00 %

LEGEND	
	(N) NEW WALL
	(E) EXISTING STRUCTURE TO REMAIN
	(R) EXISTING STRUCTURE TO BE REMOVED



MARSHALL ININNS DESIGN GROUP
 PROFESSIONAL ARCHITECTS/REGISTERED
 410 BROADWAY STREET
 SUITE 210 LAGUNA BEACH
 CALIFORNIA 92651
 marshall@in Architects.com

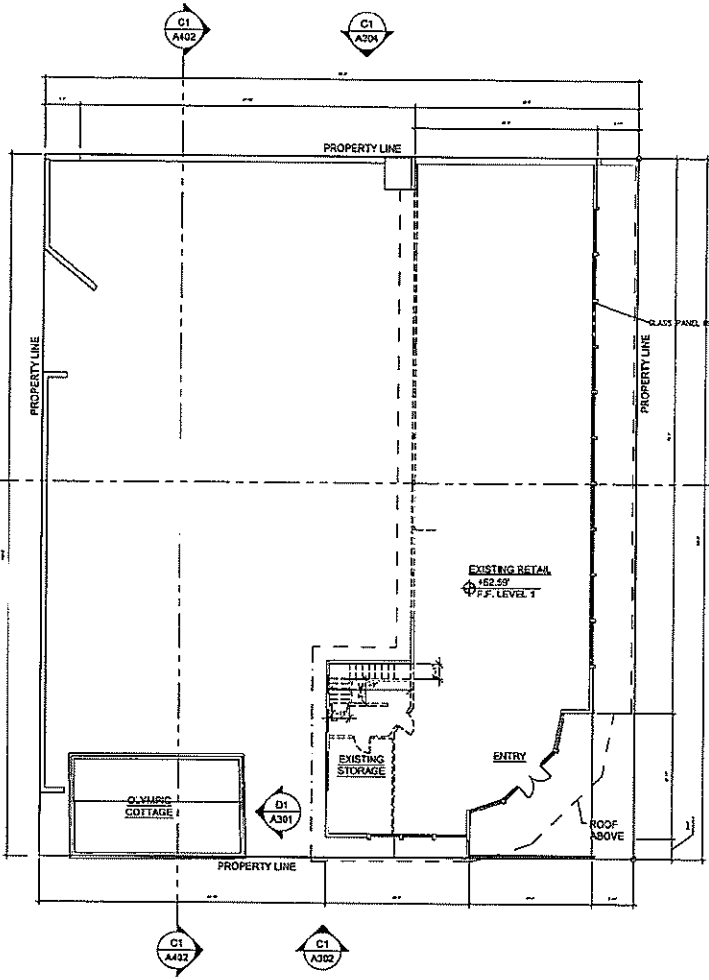
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Project Name: **Coast Liquor Renovation**
 1391 South Coast Highway
 Laguna Beach, California 92651
 Owner: **DIG COAST LIQUOR, LLC**

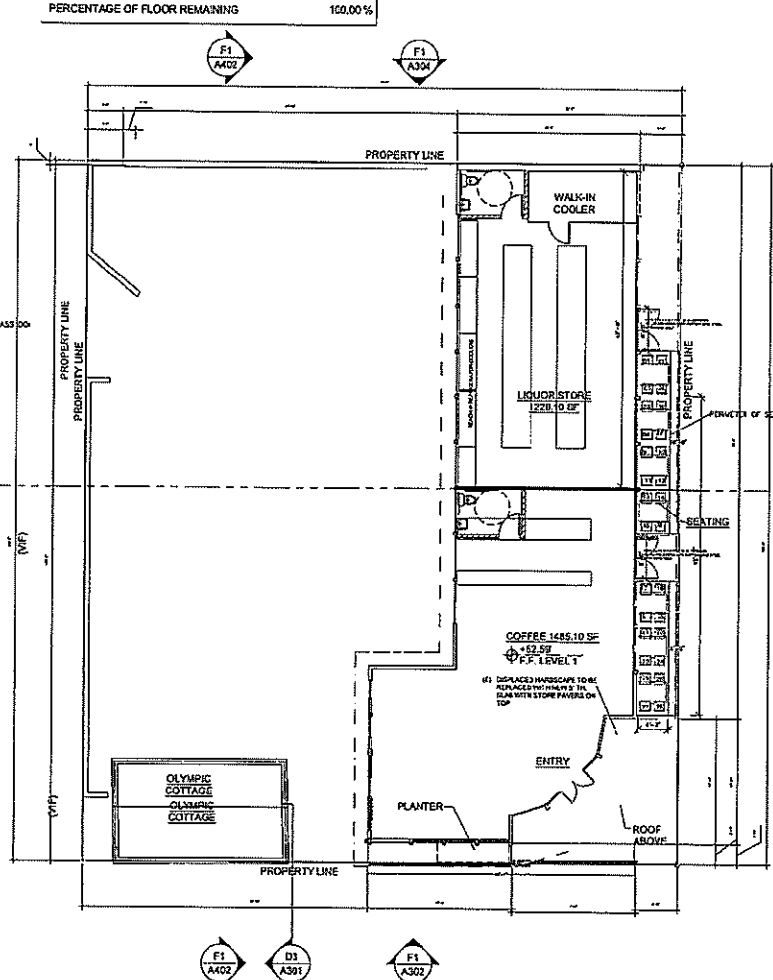


Zoning-Planning Documents
 Job No. _____
 Drawn By _____
 Checked By _____
 Date _____
 Reviewer _____

Level 1 Demolition & Proposed Floor Plan
 Sheet No **A202**
 of



F1 LEVEL 1 DEMOLITION PLAN
 SCALE 1/8" = 1'-0"



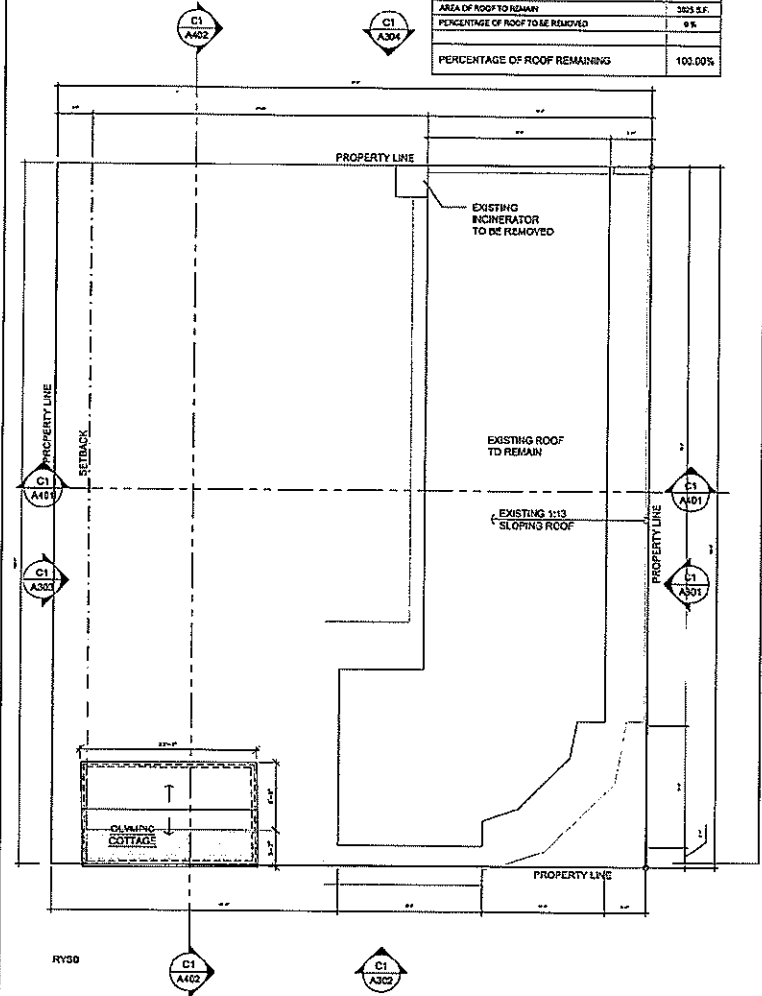
F4 LEVEL 1 PROPOSED FLOOR PLAN
 SCALE 1/8" = 1'-0"

ROOF LEVEL - REMODEL JUSTIFICATION	
DESIGNATION	AREA
EXISTING ROOF AREA	324.5 S.F.
AREA OF ROOF TO BE REMOVED	0.00
AREA OF ROOF TO REMAIN	324.5 S.F.
PERCENTAGE OF ROOF TO BE REMOVED	0%
PERCENTAGE OF ROOF REMAINING	100.00%

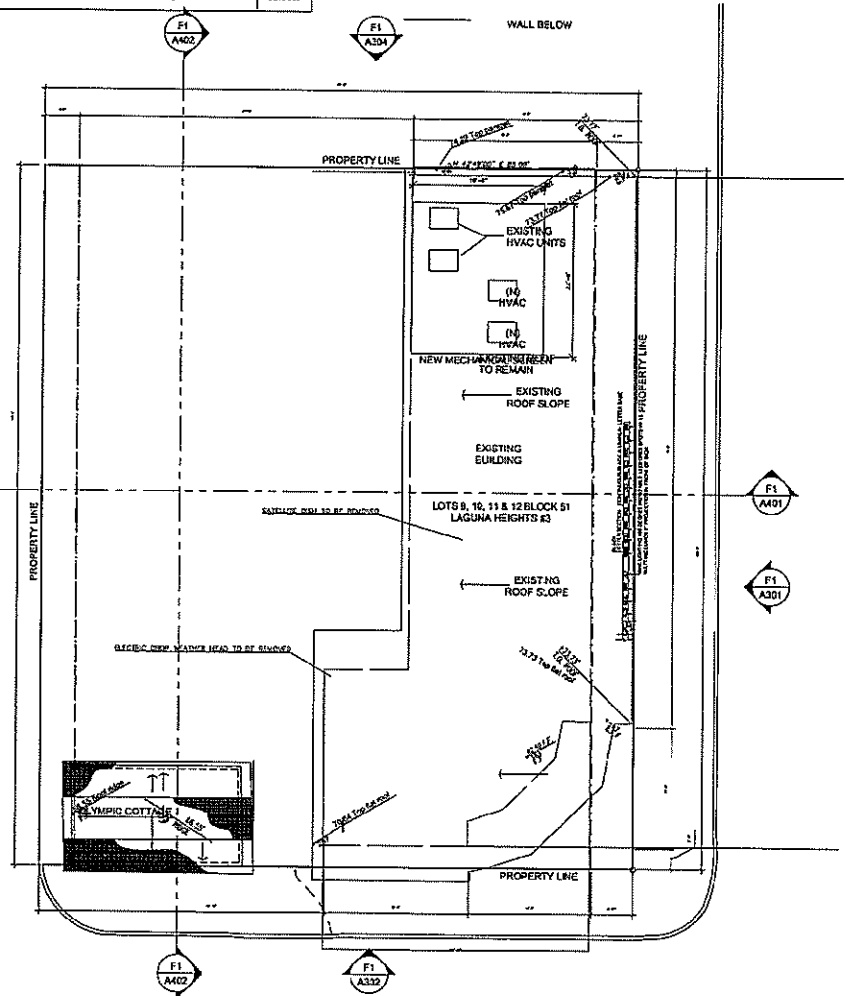
OLYMPIC COTTAGE ROOF LEVEL - REMODEL JUSTIFICATION	
DESIGNATION	AREA
EXISTING ROOF AREA	375.54 S.F.
AREA OF ROOF TO BE REMOVED	134.13 S.F.
AREA OF ROOF TO REMAIN	241.41 S.F.
PERCENTAGE OF ROOF TO BE REMOVED	35.71%
PERCENTAGE OF ROOF REMAINING	64.29%

ROOF PLAN LEGEND

- (E) EXISTING STRUCTURE TO REMAIN
- (E) EXISTING STRUCTURE TO BE REMOVED
- WALL BELOW



F1 ROOF DEMOLITION PLAN
SCALE 1/8" = 1'-0"



F4 ROOF PROPOSED PLAN
SCALE 1/8" = 1'-0"



MARSHALL INNINNS DESIGN GROUP
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Project Name: **Coast Liquor Renovation**
 1891 South Coast Highway
 Laguna Beach, California 92651
 Director: **DIG COAST LIQUOR, LLC**



Zoning-Planning Documents

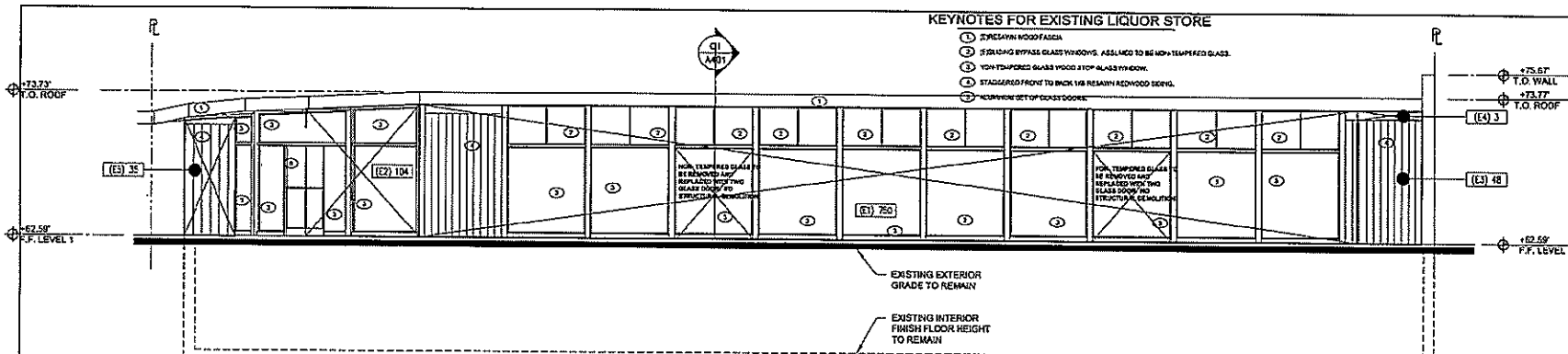
AutoCAD
 Drawn by: [Signature]
 Checked by: [Signature]
 Date: 7.2.2009
 Revision: [Signature]

Roof Demolition & Proposed Plan

Sheet No
A203
 Of

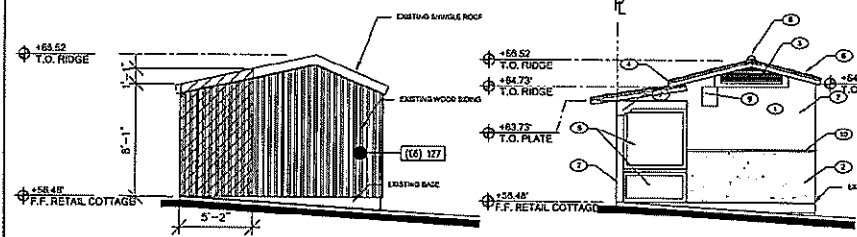
KEYNOTES FOR EXISTING LIQUOR STORE

- 1) STAIRWAY WOOD FASER
- 2) STAIRWAY BRASS GLASS WOODS, ASSUMED TO BE NON-TEMPERED GLASS
- 3) NON-TEMPERED GLASS WOOD AT TOP GLASS WOOD
- 4) STAGGERED FRONT TO BACK 1x6 REAR WOOD SIDING
- 5) REMOVED SET OF DOOR DOORS



C1 EXISTING EAST ELEVATION

SCALE 1/4" = 1'-0"



D1 EXISTING COTTAGE EAST ELEVATION

SCALE 1/4" = 1'-0"

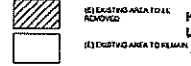
D3 PROPOSED COTTAGE EAST ELEVATION

SCALE 1/4" = 1'-0"

KEYNOTES FOR OLYMPIC COTTAGE

- 1) DOOR AND WINDOW SHALL BE REAL GLASS. GLASS WOOD TO BE IDENTICALLY COMPATIBLE WITH ORIGINAL FEATURES BASED ON PHYSICAL AND PHOTO EVIDENCE
- 2) STUP AT ROOF TO BE RESTORED TO MATCH ORIGINAL BASED ON PHYSICAL AND PHOTO EVIDENCE
- 3) COMPARTMENT ROOF SHALL BE RESTORED IN RED TO MATCH ORIGINAL BASED ON PHYSICAL AND PHOTO EVIDENCE
- 4) WOOD PESTER AND CAPS SHALL BE RESTORED IN HARD TO MATCH ORIGINAL BASED ON PHYSICAL AND PHOTO EVIDENCE
- 5) MARBLE TILE CAP
- 6) EXISTING SIDE TO BE REMOVED
- 7) WOOD ON LINED STUCCO JOINT TO SEPARATE DIFFERENT COLORS
- 8) REPAIR AND STAIN WITH WOOD FINISH IN PLACE, IF IT IS TO BE REPAIRED TO MATCH REPLACEMENT
- 9) NON-TEMPERED GLASS WINDOW TO BE REPLACED WITH DOUBLE PANE GLASS HEAVY GLASS DOOR WITH ONLY BOTTOM HANDLE
- 10) EXISTING ALUMINUM STORE FRONT DOORS TO REMAIN
- 11) 28 1/2" X 33 1/2" X 1/2" HISTORICAL SIGN
- 12) 28 1/2" X 33 1/2" X 1/2" HISTORICAL SIGN
- 13) EXISTING SIGN-TYPE GLASS PANE TO BE REPLACED WITH TEMPERED GLASS TO MATCH EXISTING GLAZING COLOR WITHIN AND WOOD GRIP
- 14) EXISTING SIGN-TYPE GLASS PANE TO BE REPLACED WITH TEMPERED GLASS TO MATCH EXISTING GLAZING COLOR WITHIN AND WOOD GRIP
- 15) UPPER PANELS SHALL BE FIXED WOOD STOP TEMPERED OPAC GLASS TO MATCH THE EXISTING OPAC GLASS PANELS

LEGEND



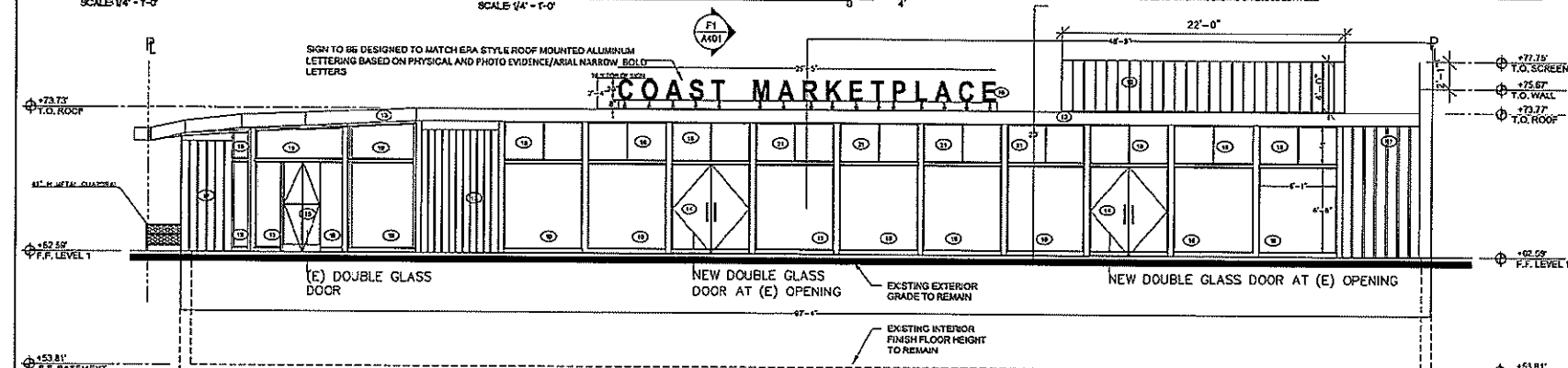
KEYNOTES FOR PROPOSED LIQUOR STORE

- 1) MECHANICAL SCREEN WITH BRONZE AND BALT EDGING BOARD IS FROM SAWN WOOD BOARD WITH 1/2" BATTIE AT TOP
- 2) REPAIR AND STAIN WITH WOOD FINISH IN PLACE, IF IT IS TO BE REPAIRED TO MATCH REPLACEMENT
- 3) NON-TEMPERED GLASS WINDOW TO BE REPLACED WITH DOUBLE PANE GLASS HEAVY GLASS DOOR WITH ONLY BOTTOM HANDLE
- 4) EXISTING ALUMINUM STORE FRONT DOORS TO REMAIN
- 5) 28 1/2" X 33 1/2" X 1/2" HISTORICAL SIGN
- 6) 28 1/2" X 33 1/2" X 1/2" HISTORICAL SIGN
- 7) EXISTING SIGN-TYPE GLASS PANE TO BE REPLACED WITH TEMPERED GLASS TO MATCH EXISTING GLAZING COLOR WITHIN AND WOOD GRIP
- 8) EXISTING SIGN-TYPE GLASS PANE TO BE REPLACED WITH TEMPERED GLASS TO MATCH EXISTING GLAZING COLOR WITHIN AND WOOD GRIP
- 9) UPPER PANELS SHALL BE FIXED WOOD STOP TEMPERED OPAC GLASS TO MATCH THE EXISTING OPAC GLASS PANELS

EAST ELEVATION		
CALL OUT	REMAINING	REMOVED
F1	740	
E2	184	
E3	48	
E4	1	
E5	35	
TOTAL AREA (SF)	949	0

EAST ELEVATION		
CALL OUT	REMAINING	REMOVED
F6	82.41	64.57
TOTAL AREA (SF)	82.41	64.57

COAST MARKETPLACE



F1 PROPOSED EAST ELEVATION

SCALE 1/4" = 1'-0"



MARSHALL H. INNIS DESIGN GROUP
 418 BROADWAY STREET
 SUITE 210 LAGUNA BEACH
 CALIFORNIA 92651
 Phone: (949) 376-1794
 Fax: (949) 376-1797
 Email: mhinis@marshallinnis.com

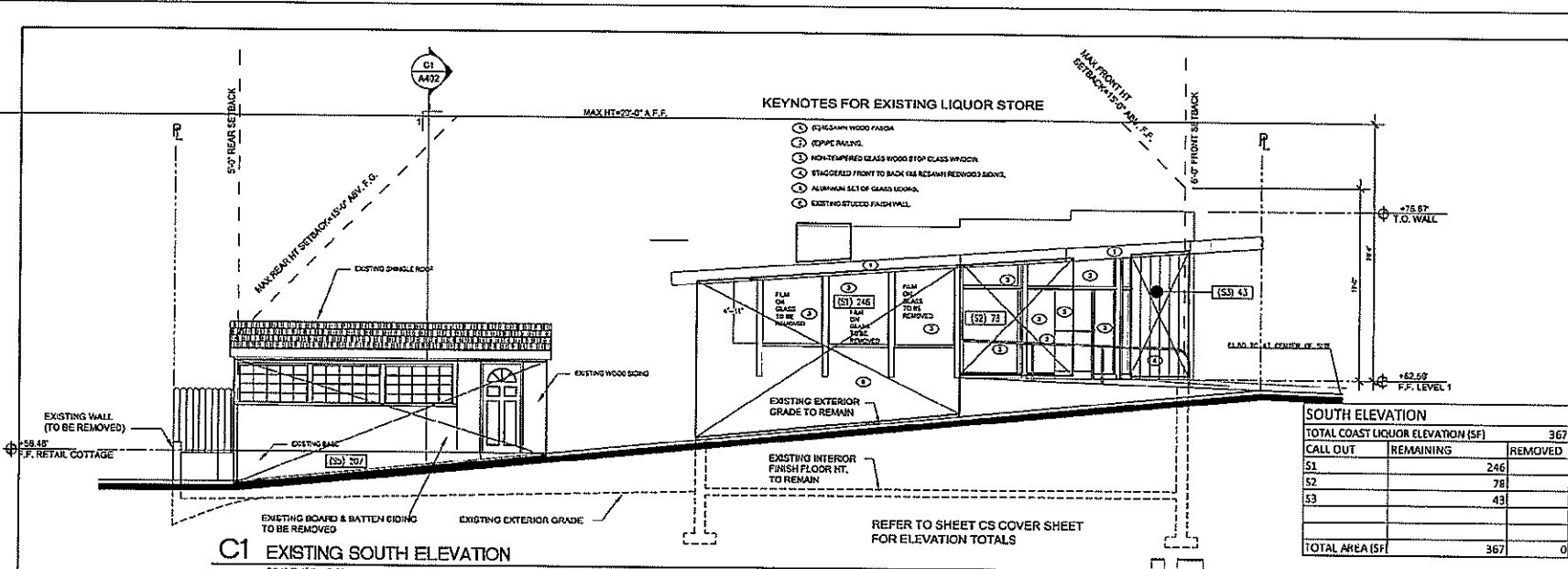
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Coast Liquor Renovation
 1391 South Coast Highway
 Laguna Beach, California 92651
 Project Name: _____
 Owner: DIG COAST LIQUOR, LLC

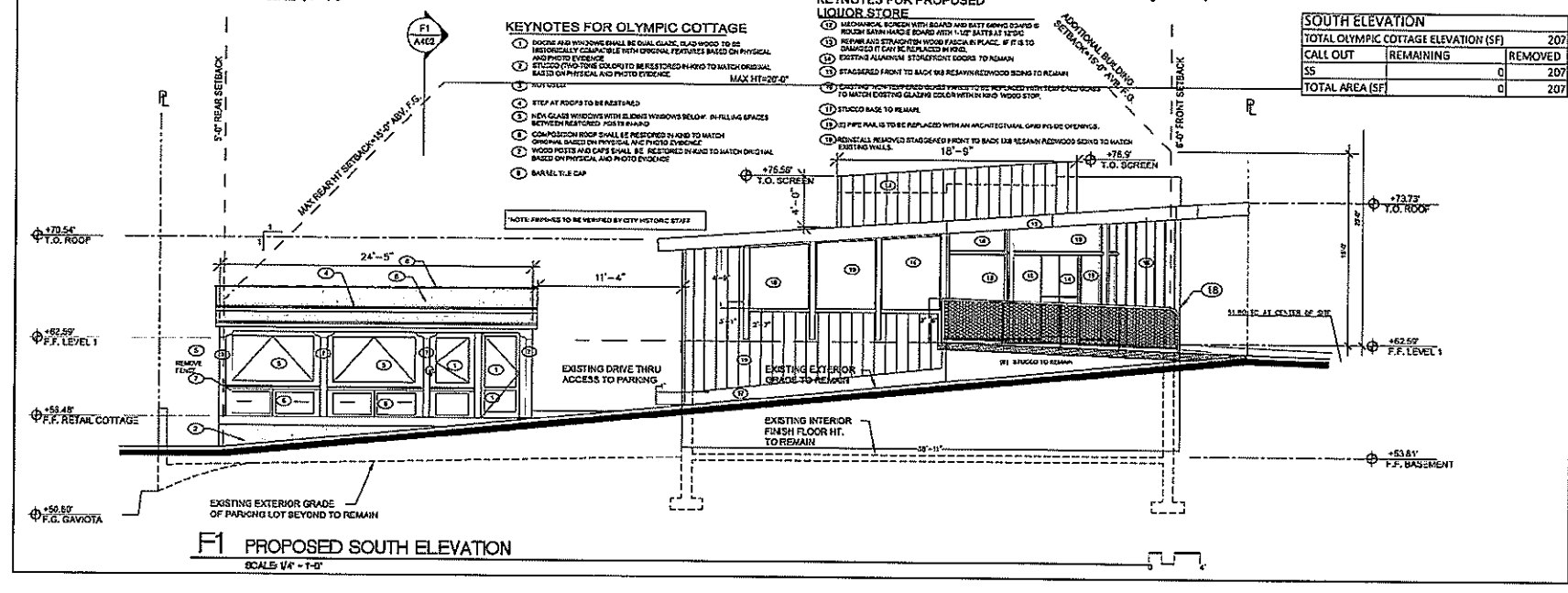


Zoning-Planning Documents
 7/2020
 Add. No. _____
 Drawn By _____
 Checked By _____
 Date _____
 Revision _____

Existing & Proposed East Elevation
 Sheet No. **A301**
 Of _____



C1 EXISTING SOUTH ELEVATION
SCALE 1/4" = 1'-0"



F1 PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"



MARSHALL INNIS DESIGN GROUP
ARCHITECTS
PHONE (424) 378-1754
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CALIFORNIA 92651
marshall@midgarchitects.com

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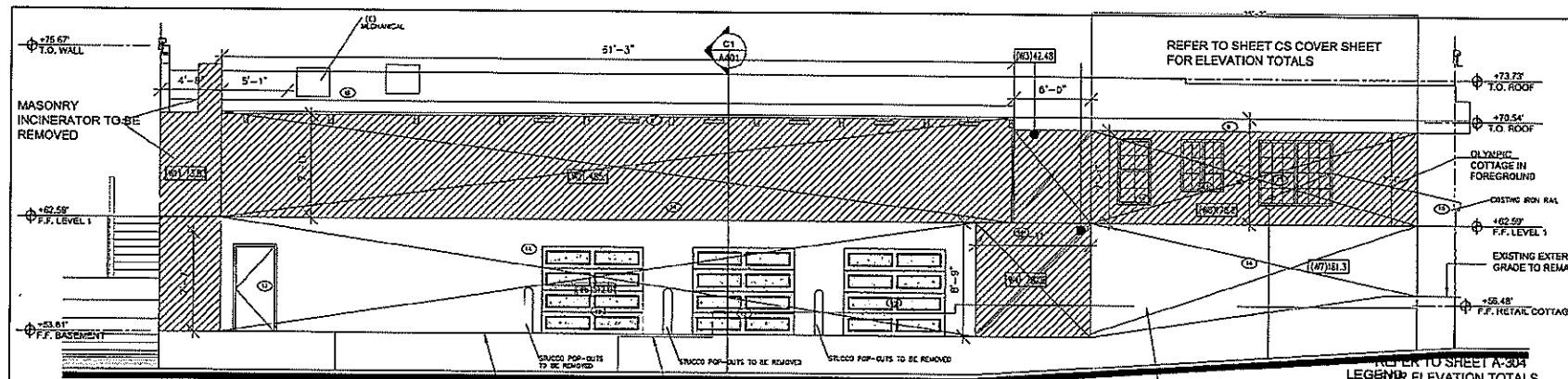
Coast Liquor Renovation
1391 South Coast Highway
Laguna Beach, California 92651
DIG COAST LIQUOR, LLC



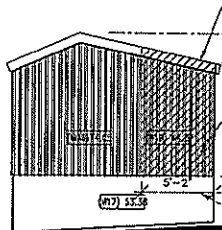
Zoning-Planning Documents
7/2/2020
Drawn By: [Signature]
Checked By: [Signature]
Date: [Date]
Revised: [Date]

Existing & Proposed South Elevation

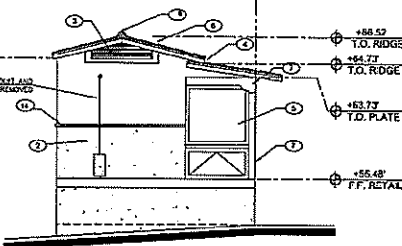
Sheet No
A302
Of



C1 EXISTING WEST ELEVATION
SCALE 1/4" = 1'-0"



D1 EXISTING COTTAGE WEST ELEVATION
SCALE 1/4" = 1'-0"



D3 PROPOSED COTTAGE WEST ELEVATION
SCALE 1/4" = 1'-0"

KEYNOTES FOR OLYMPIC COTTAGE

- 1 DOORS AND WINDOWS SHALL BE DUAL GLASS, GLAZED WOOD TO BE HISTORICALLY COMPATIBLE WITH ORIGINAL FEATURES BASED ON PHYSICAL AND PHOTO EVIDENCE
- 2 STUCCO FINISH TO BE RESTORED TO MATCH ORIGINAL, BASED ON PHYSICAL AND PHOTO EVIDENCE
- 3 WOOD ROOF TO BE RESTORED TO MATCH ORIGINAL, BASED ON PHYSICAL AND PHOTO EVIDENCE
- 4 SIPS AT ROOF TO BE RESTORED
- 5 NEW GLAZED WINDOWS WITH BLEND WINDOW HEADS, IN FILING SPACES BETWEEN RESTORED PORTALS IN PLACE
- 6 COMPOSITION ROOF SHALL BE RESTORED IN PLACE TO MATCH ORIGINAL BASED ON PHYSICAL AND PHOTO EVIDENCE
- 7 WOOD PORTS AND CAPS SHALL BE RESTORED TO MATCH ORIGINAL, BASED ON PHYSICAL AND PHOTO EVIDENCE
- 8 BARREL TILE GAP

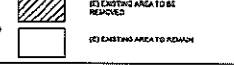
KEYNOTES FOR EXISTING LIQUOR STORE

- 9 EXPOSED WOOD BEAM ENDS
- 10 BRICK PAVING
- 11 WOOD DOOR
- 12 ROLL UP ALUMINUM GARAGE DOOR
- 13 REINFORCING CONCRETE FLOOR ACCESS DOOR
- 14 LEAD PAINT TO BE REMOVED
- 15 REPAIRING ROOF TO MATCH EXISTING

KEYNOTES FOR PROPOSED LIQUOR STORE

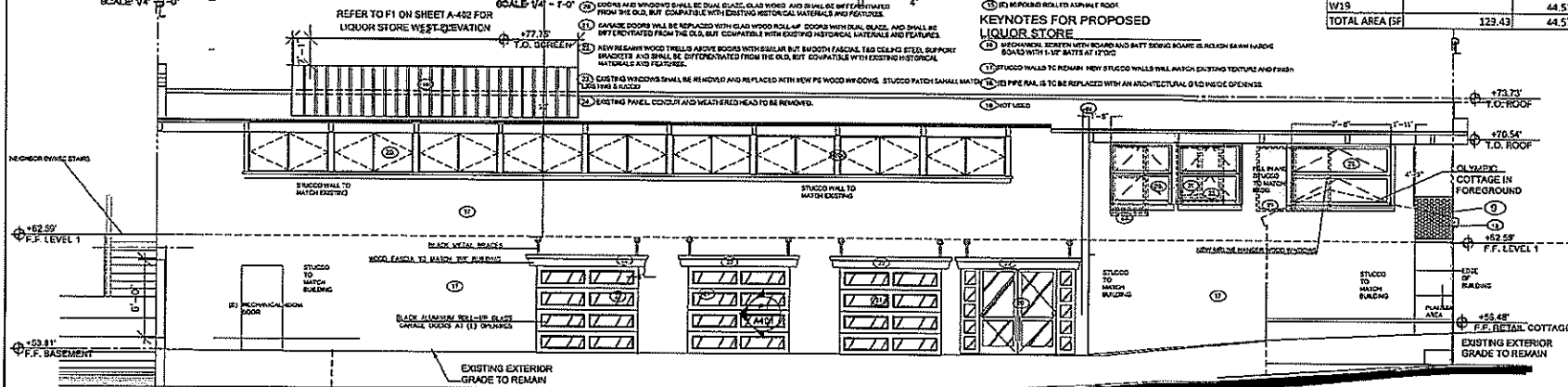
- 16 MECHANICAL ROOM WITH HORIZONTAL BATT INSULATION ON EXTERIOR WALLS TO MATCH EXISTING
- 17 STUCCO WALLS TO REMAIN, NEW STUCCO WALLS WILL MATCH EXISTING TEXTURE AND FINISH
- 18 MECHANICAL ROOM WITH HORIZONTAL BATT INSULATION ON EXTERIOR WALLS TO MATCH EXISTING
- 19 STUCCO WALLS TO REMAIN, NEW STUCCO WALLS WILL MATCH EXISTING TEXTURE AND FINISH
- 20 PIPE RAILS TO BE REPLACED WITH AN ARCHITECTURAL 6" X 6" INSIDE OPENINGS
- 21 NOT USED

LEGEND ELEVATION TOTALS



WEST ELEVATION		TOTAL COAST LIQUOR ELEVATION (SF)	1553 sf
CALL OUT	REMAINING	REMOVED	
W1		73.83	
W2		485.1	
W3		42.48	
W4		78.08	
W5		178.2	
WE		532.01	
W7		181.3	
TOTAL AREA (SF)		693.31	857.69

WEST ELEVATION		TOTAL OLYMPIC COTTAGE ELEVATION (SF)	174
CALL OUT	REMAINING	REMOVED	
W17		53.38	
W18		74.05	
W19			44.57
TOTAL AREA (SF)		127.43	44.57



F1 PROPOSED WEST ELEVATION (ALLEY VIEW)
SCALE 1/4" = 1'-0"

REFER TO SHEET CS COVER SHEET FOR ELEVATION TOTALS



MARSHALL ININNS DESIGN GROUP
PROFESSIONAL ARCHITECTURAL CORPORATION
PHONE 848-378-1754
410 BROADWAY STREET
SUITE 210 LAGUNA BEACH
CALIFORNIA 92651
marshallinnsdesign.com

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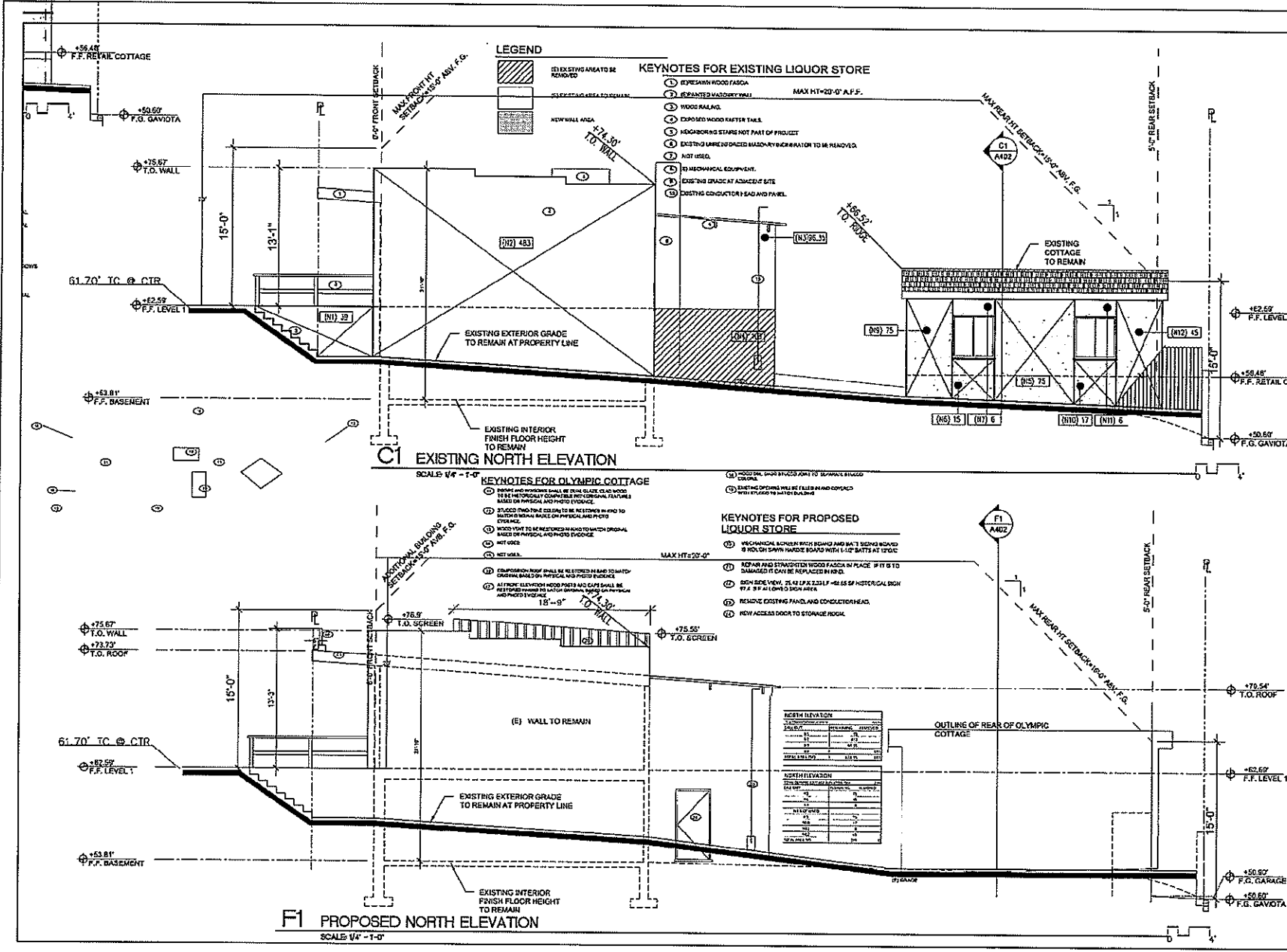
Coast Liquor Renovation
1391 South Coast Highway
Laguna Beach, California 92651
DIG COAST LIQUOR, LLC



Zoning-Planning Documents
Checked by 7/20/20
Date
Revised

Existing & Proposed West Elevation

Sheet No
A303
OF



MARSHALL ININNS DESIGN GROUP
 ARCHITECTS
 PHONE (949) 376-1794
 410 BROADWAY STREET
 SUITE 210 LAGUNA BEACH
 CALIFORNIA 92651
 marshallininnspartners.com

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Coast Liquor Renovation
 1391 South Coast Highway
 Laguna Beach, California 92651
 Project Name: _____
 Owner: DIG COAST LIQUOR, LLC

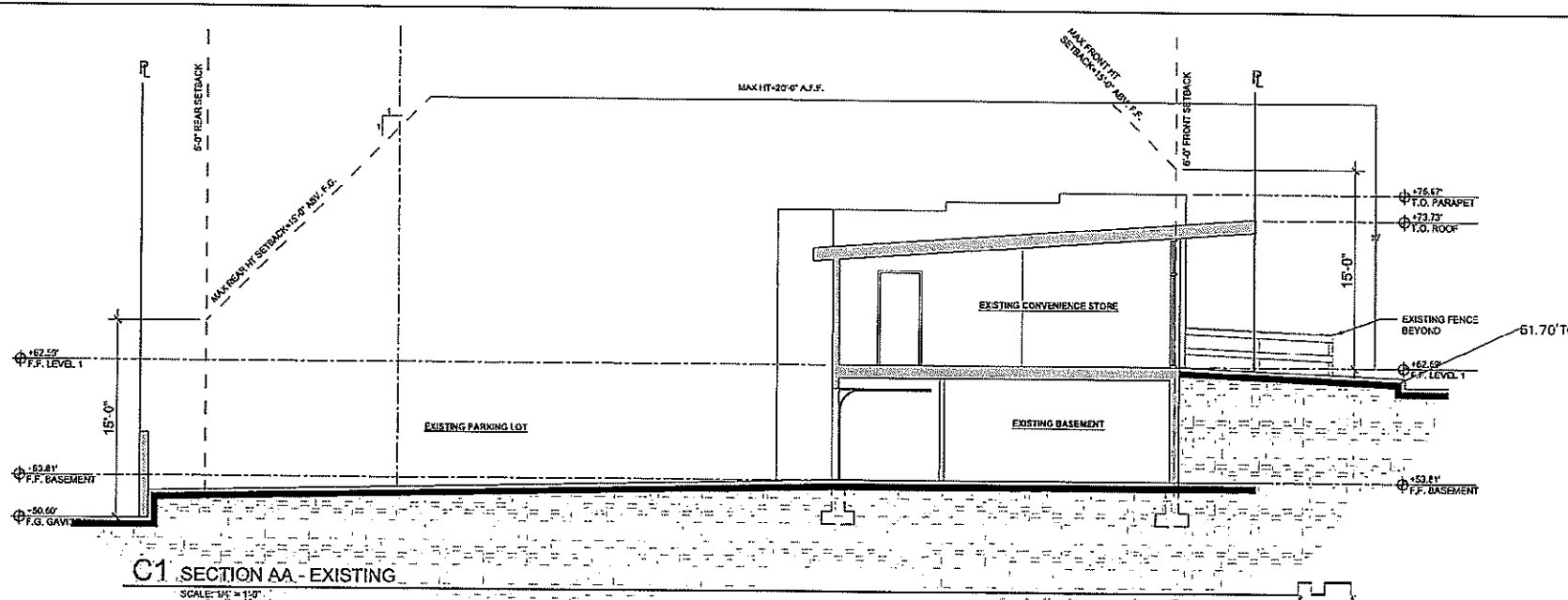


Zoning-Planning Documents

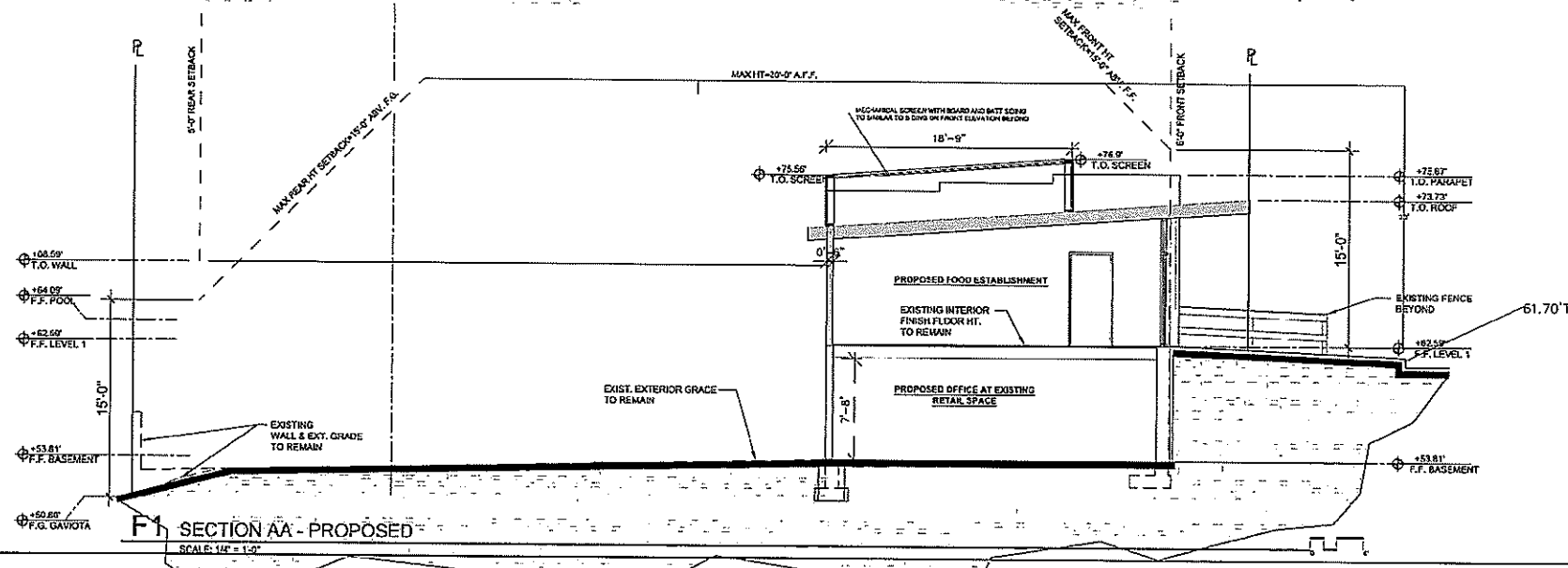
Job No. _____
 Drawn By: TAZOPO
 Checked By: _____
 Date: _____
 Title: _____

Existing & Proposed North Elevation

Sheet No. **A304**
 Of _____



C1 SECTION AA - EXISTING
SCALE: 1/4" = 1'-0"



F1 SECTION AA - PROPOSED
SCALE: 1/4" = 1'-0"



MARSHALL ININNS DESIGN GROUP
ARCHITECTURAL & INTERIOR DESIGN
PHONE (415) 376-1754
410 BROADWAY STREET
SUITE 210 LAGUNA BEACH
CALIFORNIA 92651
marshall@madgardesign.com

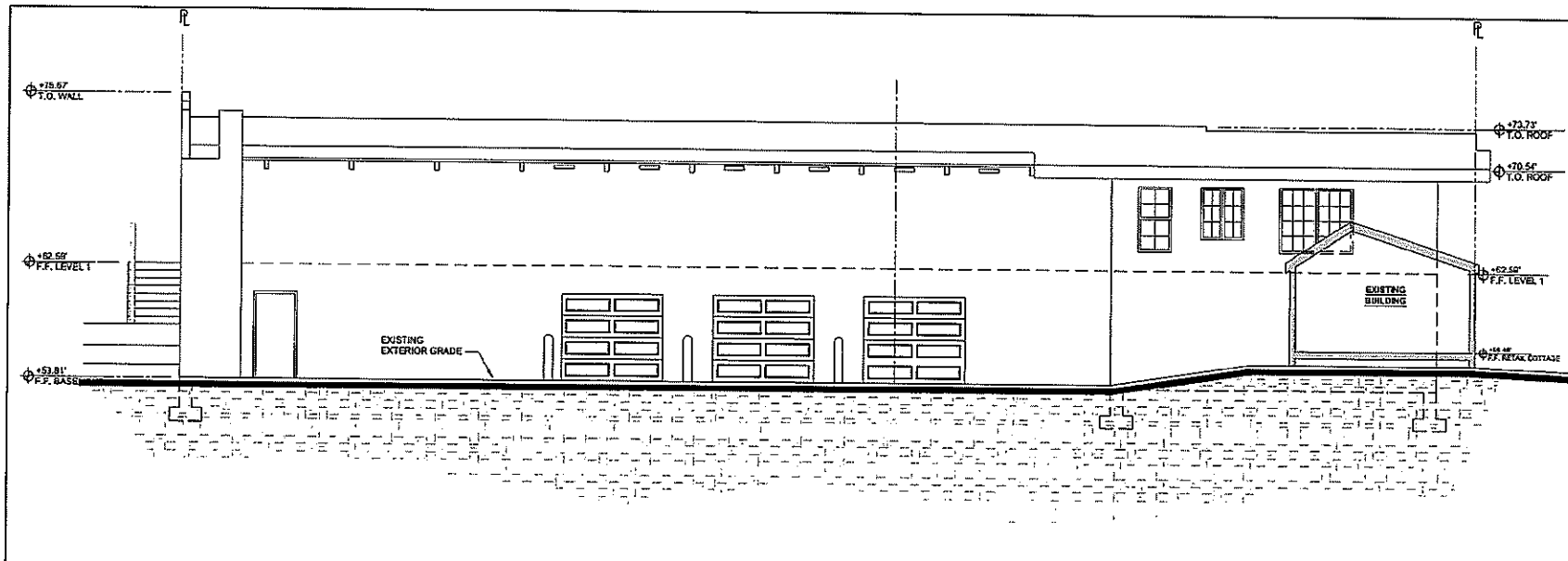
These drawings are instruments of service and are prepared by MARSHALL ININNS DESIGN GROUP. All designs and other information on the drawings are for the use of the named project and shall not be used without written permission of MARSHALL ININNS DESIGN GROUP. While I am not an architect, I am a registered professional engineer and shall be responsible for all structural and foundation work shown on these drawings. I am not responsible for all structural and foundation work shown on these drawings. Any drawings used for construction shall be submitted to the office for approval before construction is initiated.

Project Name: **Coast Liquor Renovation**
1391 South Coast Highway
Laguna Beach, California 92651
Owner: **DIG COAST LIQUOR, LLC**

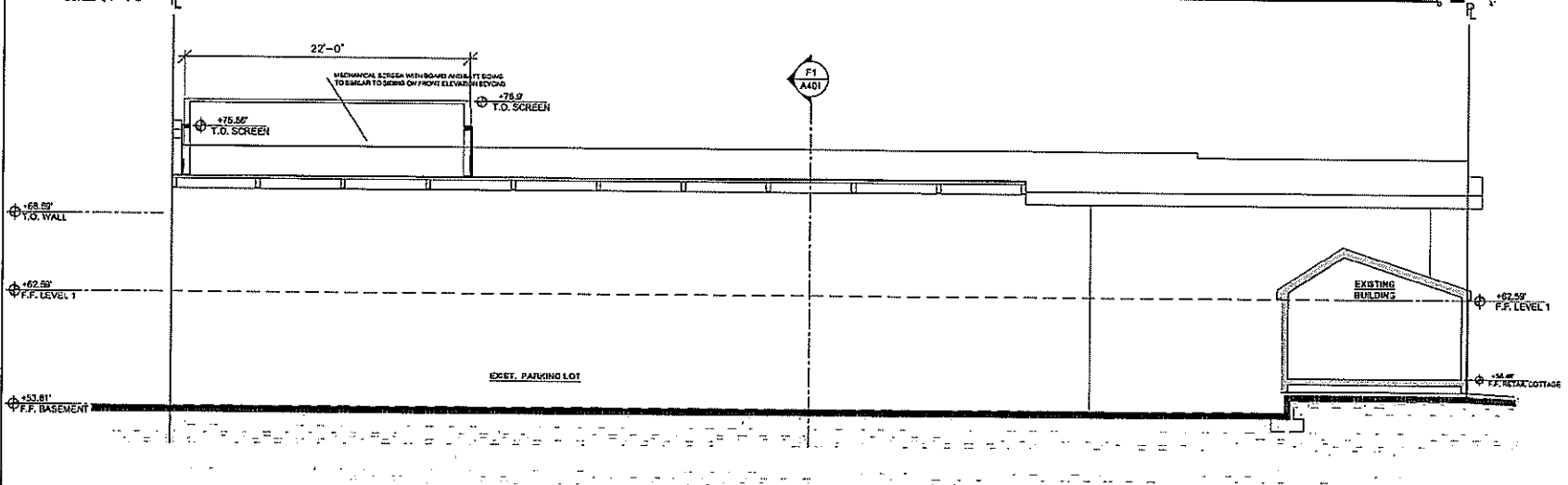


Zoning-Planning Documents
Job No. _____
Drawn By _____
Checked By _____
Date _____
Review _____

Demo & Proposed Section AA
Sheet No **A401**
Of _____



C1 SECTION BB - EXISTING
SCALE 1/4" = 1'-0"



F1 SECTION BB - EXISTING
SCALE 1/4" = 1'-0"



MARSHALL INNIS DESIGN GROUP
PROFESSIONAL ARCHITECTURAL CORPORATION
PHONE (849) 376-1754
410 BROADWAY STREET
SUITE 210 LAGUNA BEACH
CALIFORNIA 92651

marshallinnisdesign.com
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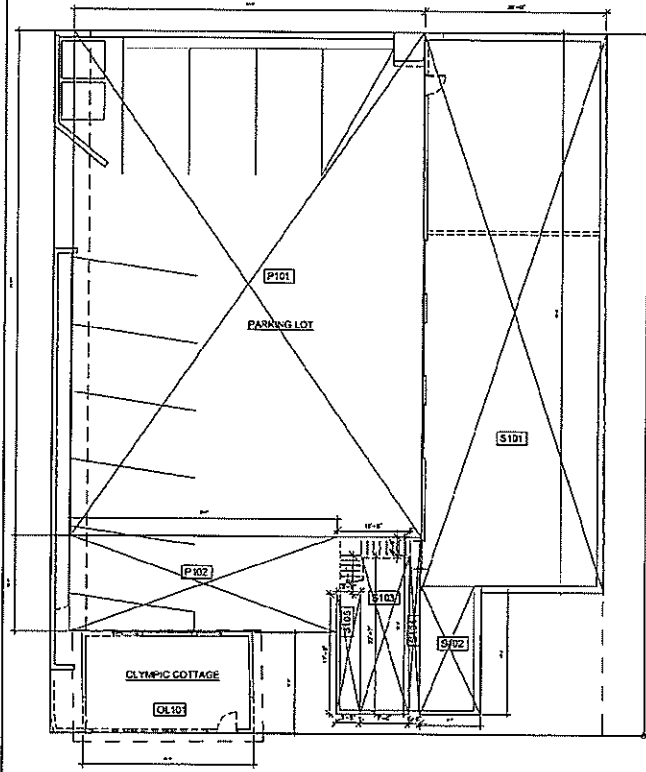
Project Name: **Coast Liquor Renovation**
1391 South Coast Highway
Laguna Beach, California 92651
Owner: **DIG COAST LIQUOR, LLC**



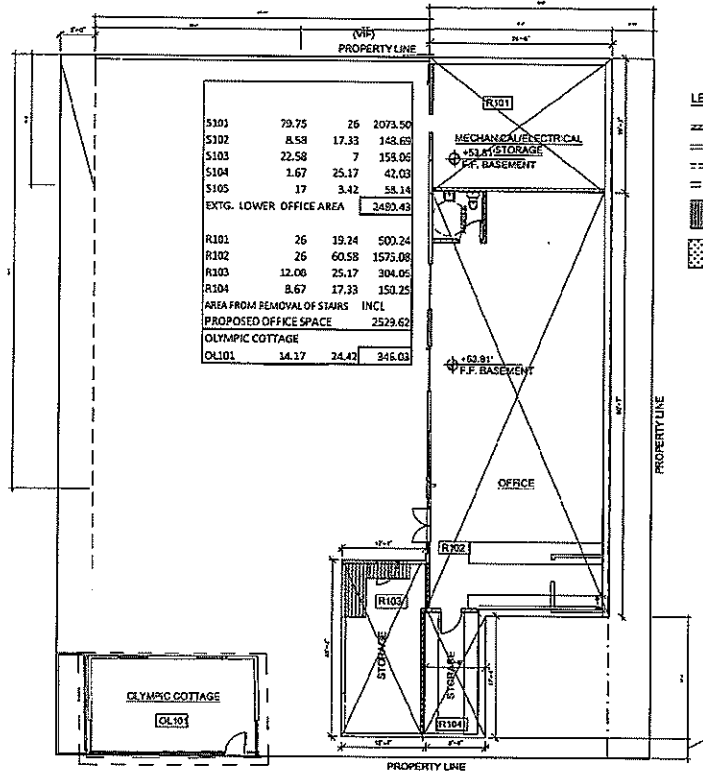
Zoning-Planning Documents
Job No. 13200
Drawn By [Signature]
Checked By [Signature]
Date [Date]
Revised [Date]

Demo & Proposed Section BB

Sheet No **A402**
Of



F1 BASEMENT LEVEL EXISTING FLOOR PLAN AREA CALCULATIONS
SCALE 1/8" = 1'-0"



F4 BASEMENT LEVEL PROPOSED FLOOR PLAN
SCALE 1/8" = 1'-0"

LEGEND

- ===== FOUNDATION
- EXISTING STRUCTURE TO REMAIN
- EXISTING STRUCTURE TO BE REMOVED
- WALL BELOW
- REFLOOR AREA RELOCATED FOR REMOVAL OF EXISTING STAIRS
- RELEVEL PLANTER AREA LEVEL TO STAIRWAY



MARSHALL ININNS DESIGN GROUP
PROFESSIONAL ARCHITECTURAL FIRM
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410 BROADWAY STREET
SUITE 210 LAGUNA BEACH
CALIFORNIA 92651

marshallininnsgarchitects.com
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Project Name: **Coast Liquor Renovation**
1891 South Coast Highway
Laguna Beach, California 92651
Owner: **DIG COAST LIQUOR, LLC**

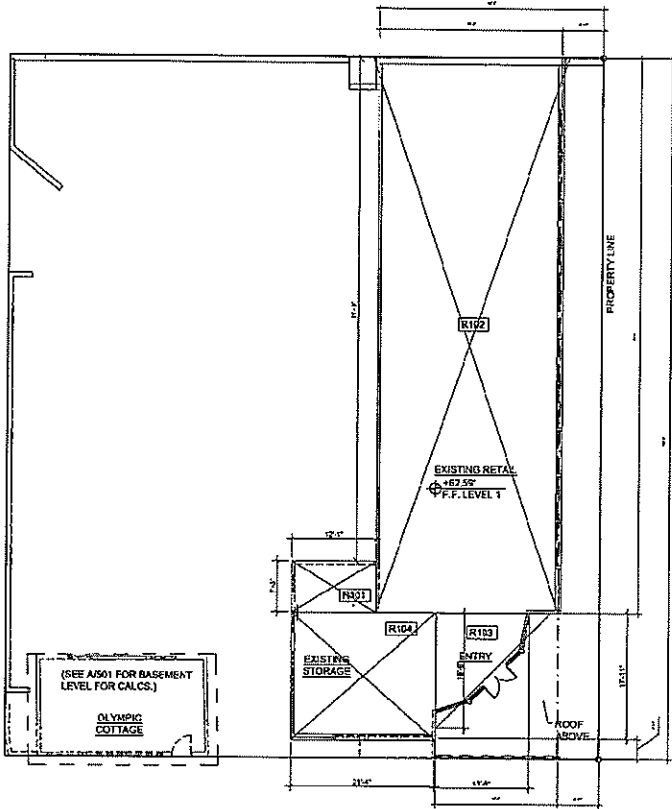


Zoning-Planning Documents

Job No. _____
Drawn By _____
Checked By _____
Date _____
Revision _____

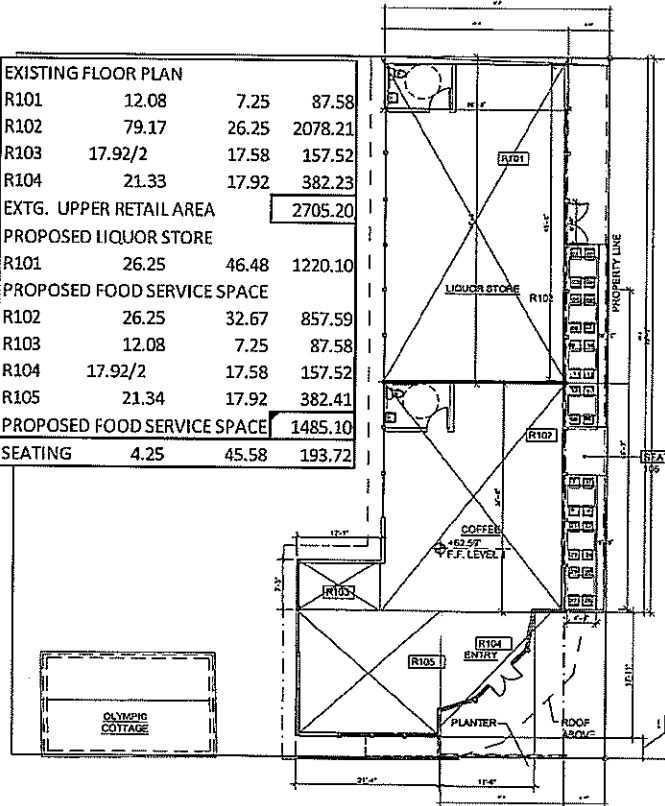
Basement Level Existing & Proposed Plan Area Calculation

Sheet No
A501
Of



F1 LEVEL 1 EXISTING FLOOR PLAN AREA CALCULATIONS
SCALE 1/8" = 1'-0"

EXISTING FLOOR PLAN			
R101	12.08	7.25	87.58
R102	79.17	26.25	2078.21
R103	17.92/2	17.58	157.52
R104	21.33	17.92	382.23
EXTG. UPPER RETAIL AREA			2705.20
PROPOSED LIQUOR STORE			
R101	26.25	46.48	1220.10
PROPOSED FOOD SERVICE SPACE			
R102	26.25	32.67	857.59
R103	12.08	7.25	87.58
R104	17.92/2	17.58	157.52
R105	21.34	17.92	382.41
PROPOSED FOOD SERVICE SPACE			1485.10
SEATING	4.25	45.58	193.72



F4 LEVEL 1 PROPOSED FLOOR PLAN
SCALE 1/8" = 1'-0"

- LEGEND**
- (D) NEW WALL
 - (E) EXISTING STRUCTURE TO REMAIN
 - (R) EXISTING STRUCTURE TO BE REMOVED



MARSHALL H. NIX'S DESIGN GROUP
REGISTERED ARCHITECTURAL FIRM
PHONE (409) 316-1754
410 BROADWAY STREET
SUITE 210 LAGUNA BEACH
CALIFORNIA 92651
marshallnix@architect.com

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Project Name: **Coast Liquor Renovation**
1391 South Coast Highway
Laguna Beach, California 92651
Owner: **DIG COAST LIQUOR, LLC**



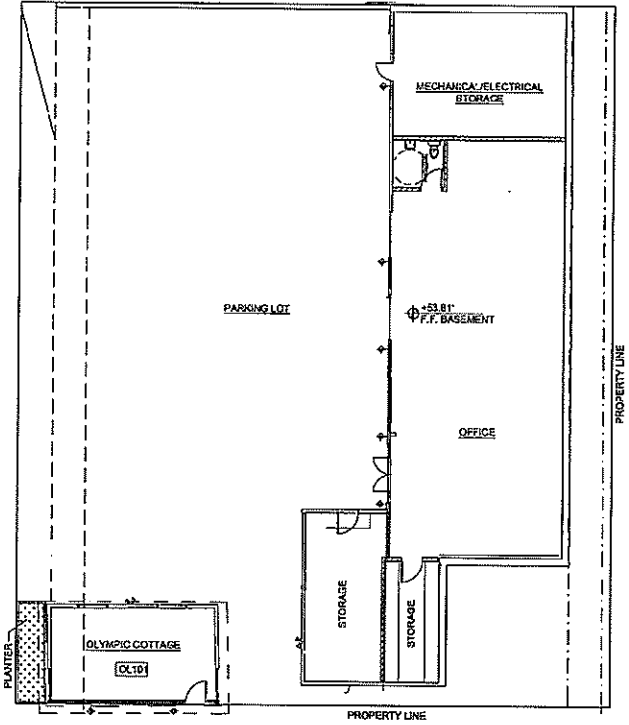
Zoning-Planning Documents
Drawn By: [Signature]
Checked By: [Signature]
Date: 7.2.2009
Revised: [Signature]

Level 1 Existing & Proposed Floor Area Calculations

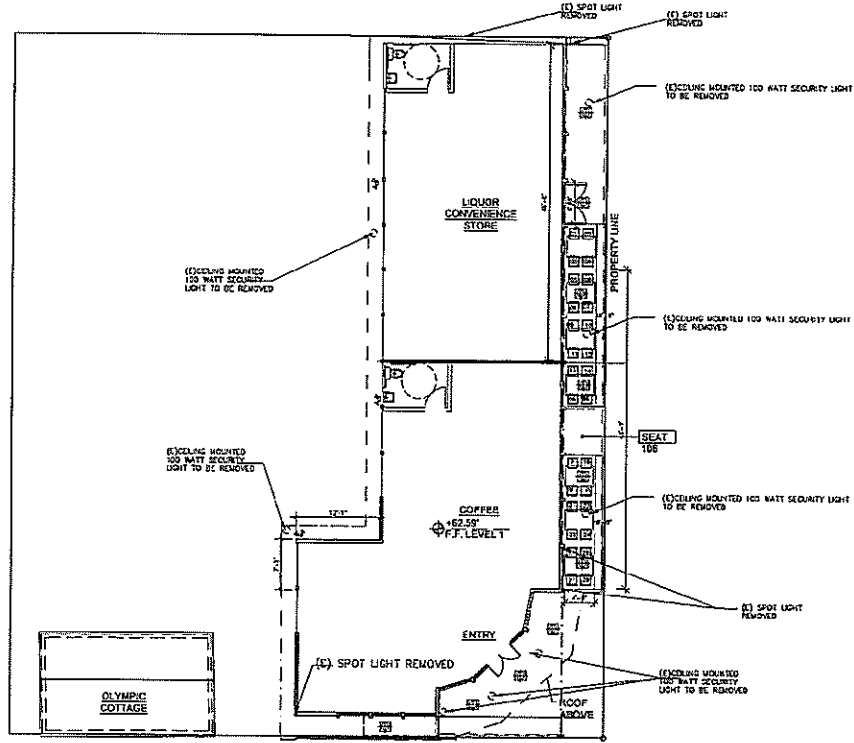
Sheet No
A502
Of

LEGEND

- ⊕ MID CENTURY CEILING HUNG LIGHTS 5 WATT LED
- ⊕ MID CENTURY WALL HUNG DOWNWARD DIRECTION LIGHTS 5 WATT LED
- ⊕ (2) BULB 10 WATT LED MOTION ACTIVATED SPOT LIGHTS SET 24" TOP SECOND FLOOR FOR PARKING LOT SECURITY, PHOTO CELL CONTROLLED



LEVEL PROPOSED FIRST FLOOR LIGHTING PLAN
SCALE: 1/8" = 1'-0"



LEVEL 2 PROPOSED SECOND FLOOR LIGHTING PLAN
SCALE: 1/8" = 1'-0"

OUTDOOR LIGHTING LEGEND

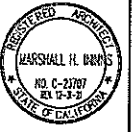
TYPE OF FIXTURE	LUMENS PER	WATTS PER	QTY	TOTAL LUMENS	TOTAL WATTS
WALL HUNG MOTION SENSOR LIGHTS 120 V LED (2 LIGHTS PER FIXTURE)	600	20	5	3000	100.00
WALL HUNG DOWNLIGHTS 120 V LED	315	5	7	2205	35.00
CEILING HUNG LIGHTS 120 V 10 W / BULBS	315	5	10	3150	50.00
TOTALS				8355.00	185.00



MARSHALL ININNS DESIGN GROUP
PROFESSIONAL ARCHITECTS
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CALIFORNIA 92651

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Coast Liquor Renovation
1391 South Coast Highway
Laguna Beach, California 92651
DIG COAST LIQUOR, LLC



Zoning-Planning Documents
7/20/09
Drawn By: [Blank]
Checked By: [Blank]
Date: [Blank]
No: 10108

EXTERIOR LIGHTING PLANS
Sheet No
ALT
Of

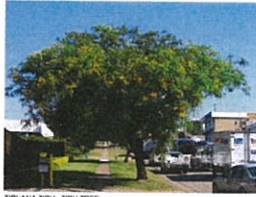
NEIGHBORHOOD CONTEXT



PLANT IMAGES



TRISTAMA CONFERTA - BRISBANE BOX STREET TREE AT COAST HIGHWAY



TIPIANA TIPIU - TIPIU TREE PARKING LOT TREE



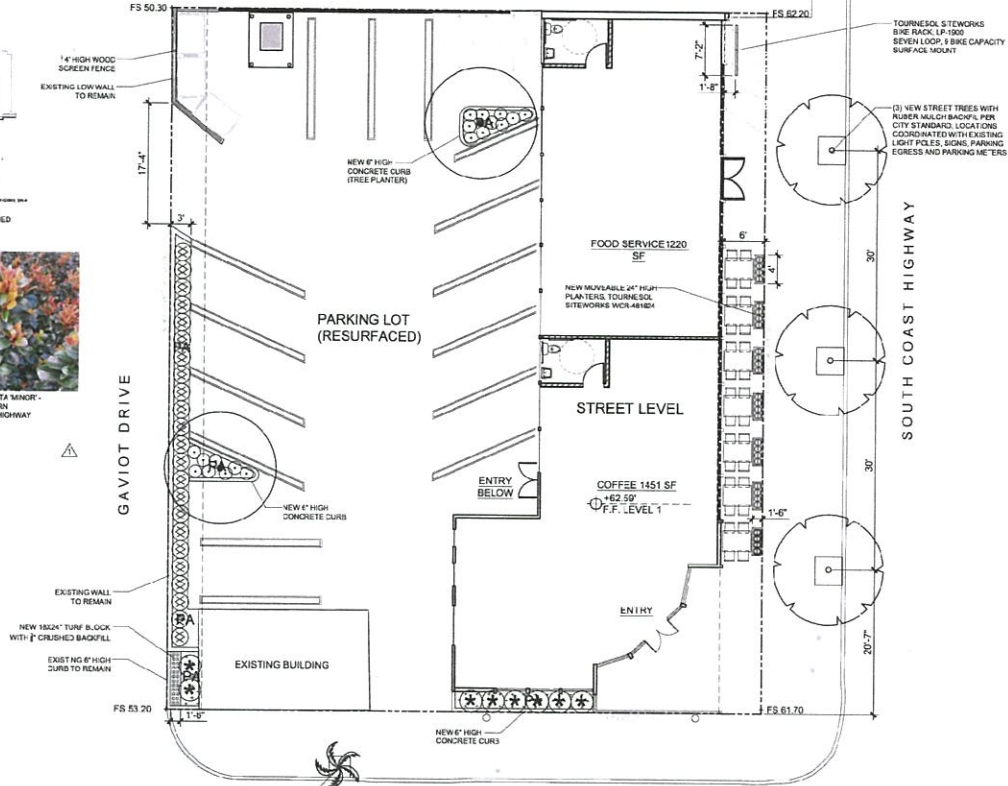
LANDSCAPE AND SCENIC HIGHWAYS RESOURCE DOCUMENT RECOMMENDED SIDEWALK SECTION



PLANT LEGEND

TREES					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE IN 20 YEARS	CONTAINER SIZE	WATER USE
	TIPIANA TIPIU	TIPIU TREE	20' HIGH X 24' WIDE (MAX. MAIN FULCRUM)	36" BOX STANDARD	LOW
	TRISTAMA CONFERTA	BRISBANE BOX	30' HIGH X 20' WIDE (MAX. MAIN HEIGHT)	36" BOX STANDARD	LOW
	WASHINGONIA ROBUSTA	MEXICAN FAN PALM	50' HIGH X 14' WIDE (EXISTING TO REMAIN)	N/A	

SHRUBS AND GROUND COVER						
SYMBOL	BOTANICAL NAME	COMMON NAME	MAX. MAINT. SIZE	SIZE IN 5 YEARS	CONTAINER SIZE	WATER USE
	CARISSA MACROCARPA 'GREEN CARPET'	PROSTRATE NATAL PLUM	8' HIGH X 2' WIDE	1 GALLON	1 GALLON	LOW
	LEUCODENDRON 'SAFARI GOLDSTRIKE'	YELLOW CONEBUSH	6' HIGH X 4' WIDE	15 GALLON	15 GALLON	LOW
	RHAMPHOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO HAWTHORN	3' HIGH X 2' WIDE	5 GALLON	5 GALLON	LOW
	TECOMA X 'SOLAR FLARE'	SOLAR FLARE TECOMA	6' HIGH X 4' WIDE	5 GALLON	5 GALLON	LOW
	WESTRINGIA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	30' HIGH X 2' WIDE	5 GALLON @ 24" O.C. UNDER LEUCODENDRON	5 GALLON @ 24" O.C. UNDER LEUCODENDRON	LOW



PLANTING NOTES

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

IRRIGATED PLANTING AREA:

WITHIN PROPERTY	310 SF
IN STREET RIGHT OF WAY	12 SF
TOTAL	322 SF



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REVISIONS:
 PC ZONING SUBMITTAL 08.15.2016
 PC REVISIONS 15.17.2017

COAST LIQUOR RENOVATION
 1391 SOUTH COAST HIGHWAY
 LAGUNA BEACH, CA 92651

M. D. Wilkes Design + Consulting
 680 Thalia Street
 Laguna Beach, CA 92651
 wilkesdc@hotmail.com

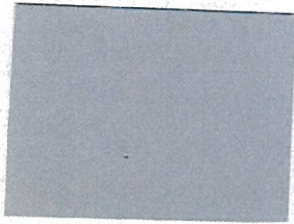
SHEET TITLE:
 PRELIMINARY LANDSCAPE PLAN
 PLOT DATE:
 2019 0930
 SCALE:
 1" = 1'-0"
 SHEET:
L-1.0

Color Board
Coast Liquor
1391 Coast Highway
Laguna Beach, CA 92651

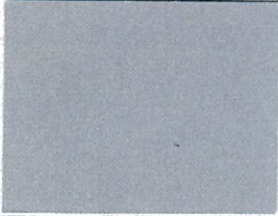
RECEIVED

JUL 09 2020

ZONING DIVISION
CITY OF LAGUNA BEACH



WINDOW COLOR



WINDOW TRIM, FASCIA AND CAPS



SP 2890 CLOUD

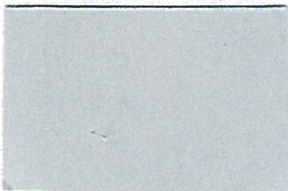
STUCCO COLOR matches wood siding
WOOD SIDING



SP 2770 FLINTLOCK

DARK STUCCO TRIM

ROOF COLOR

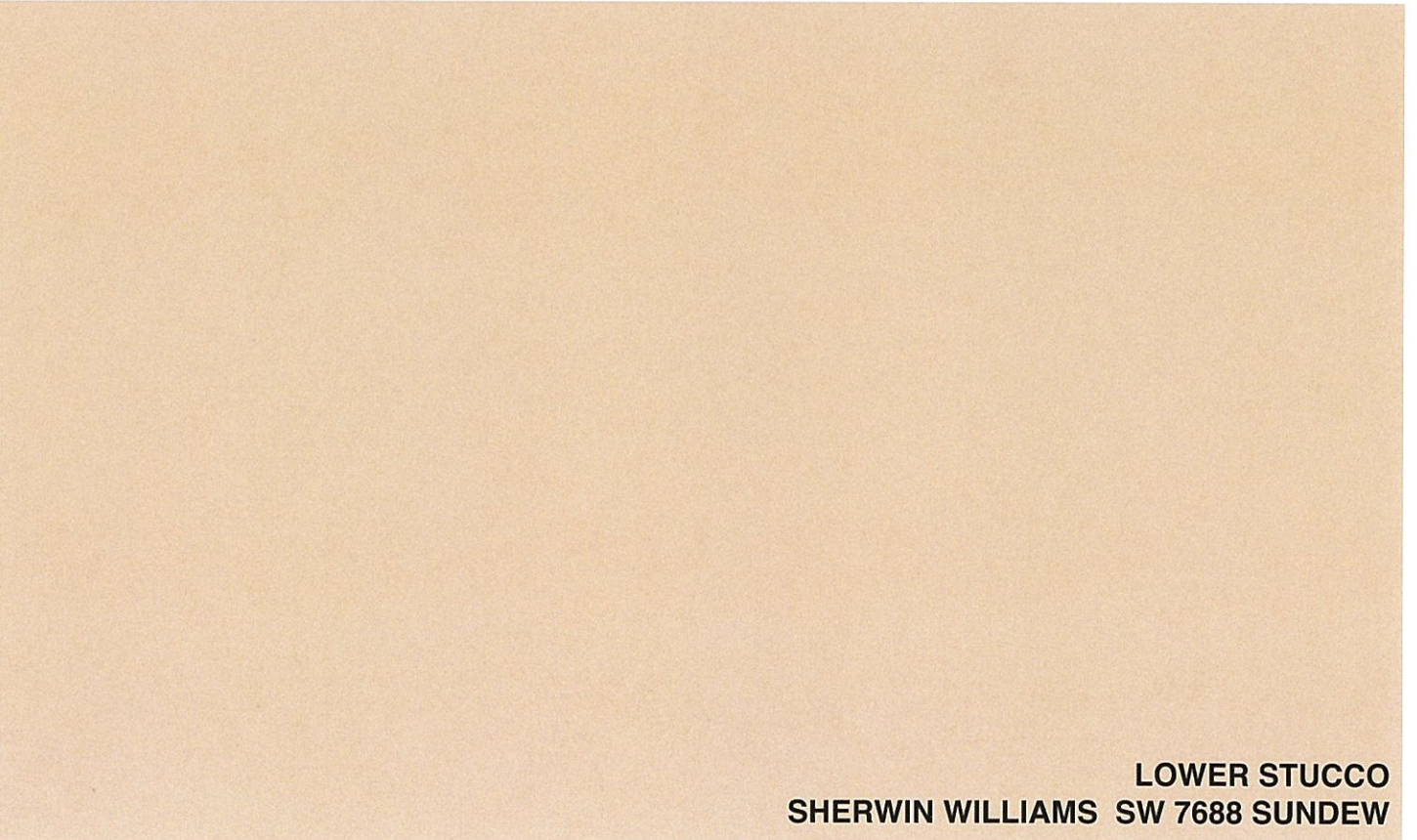
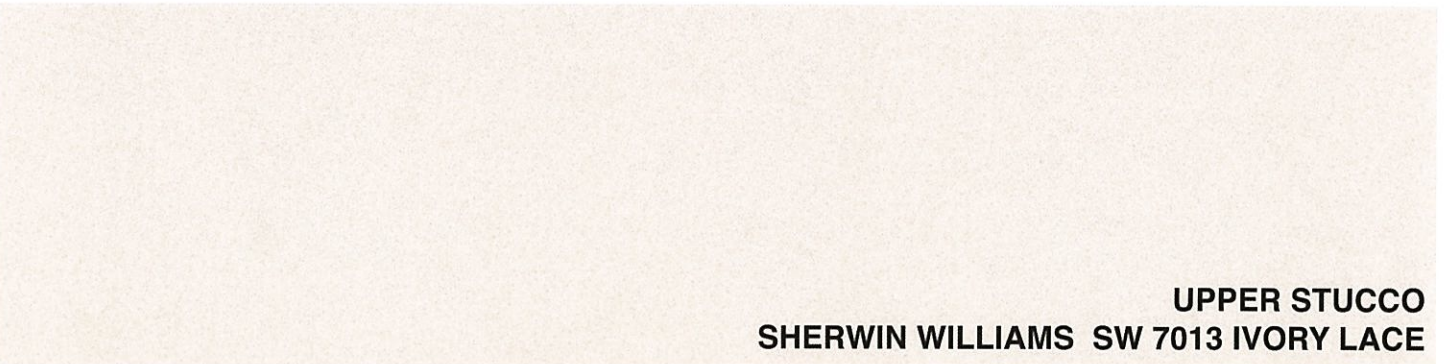


RAILING COLOR

EXHIBIT C

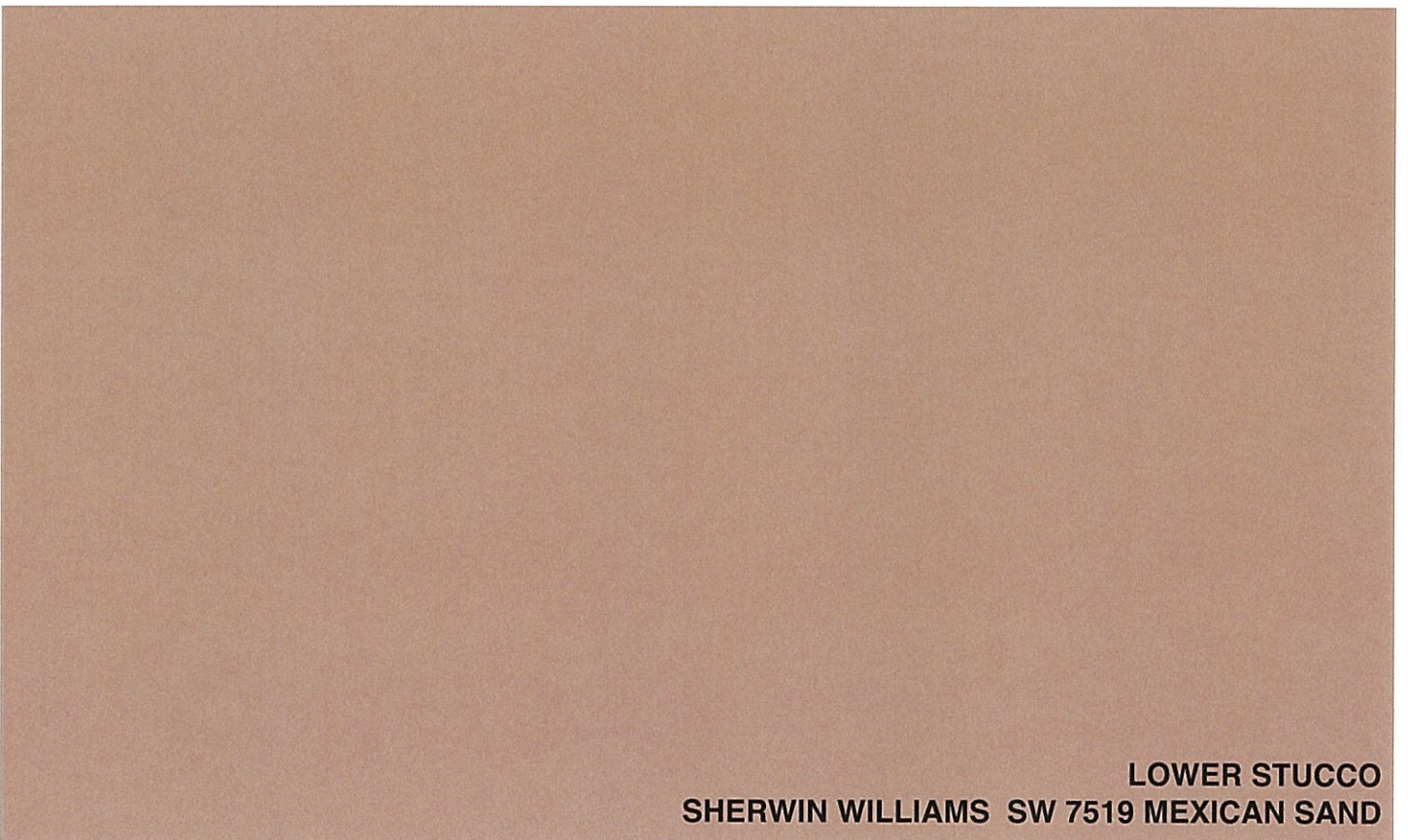
**Olympic Cottage
168 Mountain Road
Laguna Beach, CA 92651**

Scheme 1



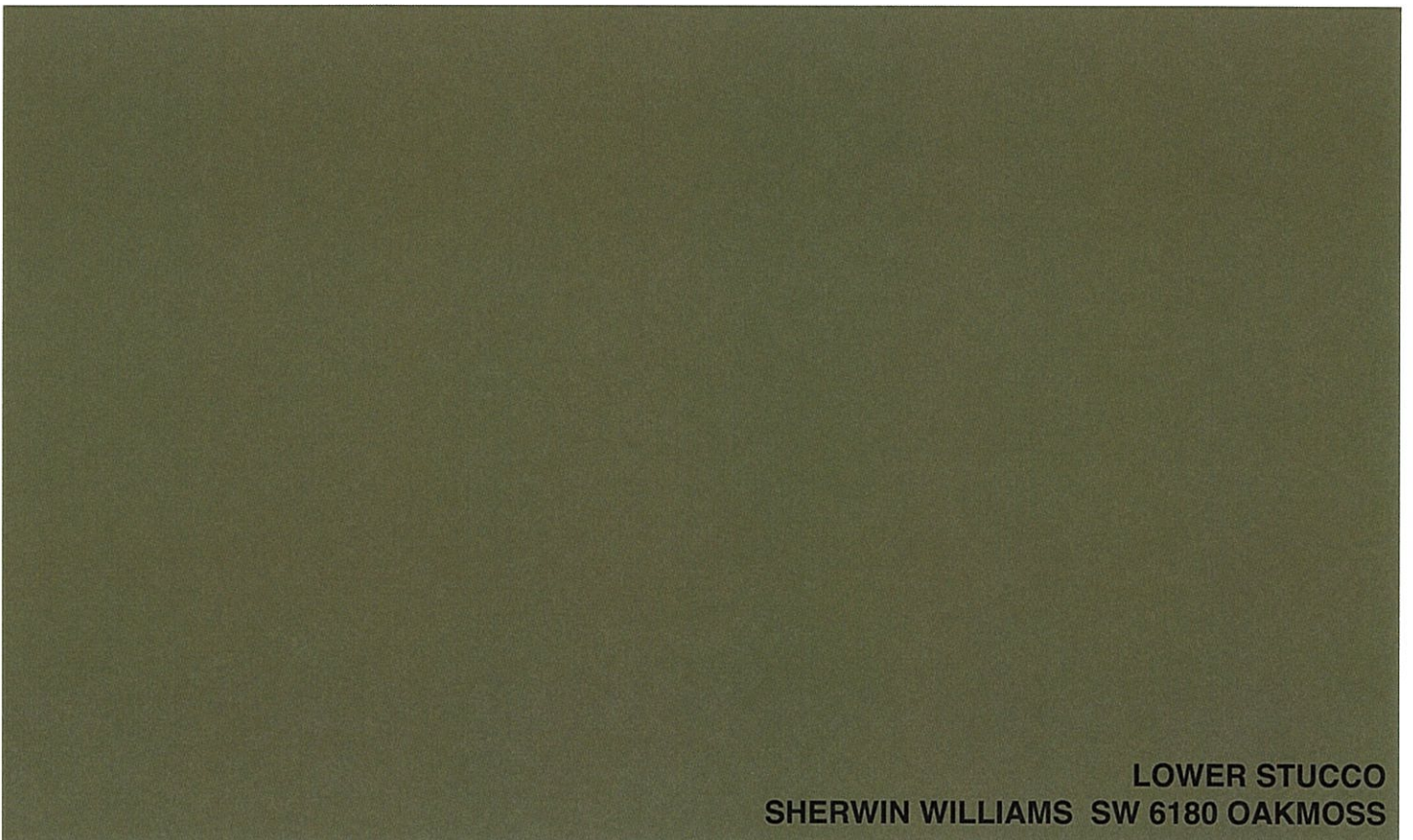
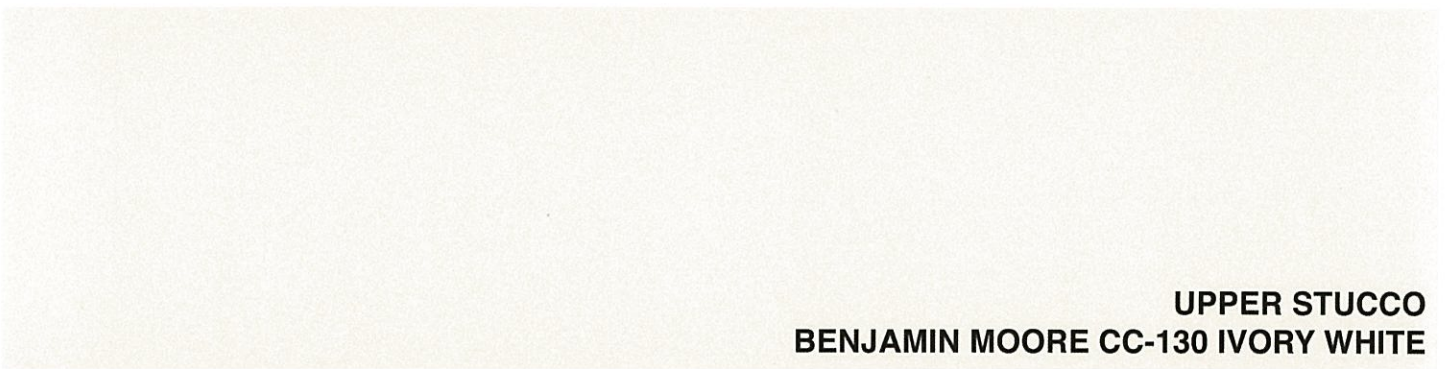
**Olympic Cottage
168 Mountain Road
Laguna Beach, CA 92651**

Scheme 2



**Olympic Cottage
168 Mountain Road
Laguna Beach, CA 92651**

Scheme 3



**Olympic Cottage
168 Mountain Road
Laguna Beach, CA 92651**

Scheme 4



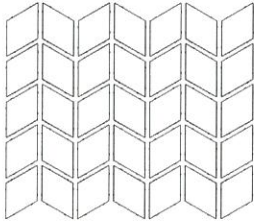


NEW

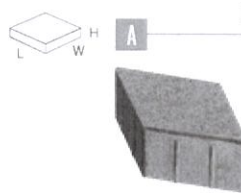
DIAMOND

DESCRIPTION: Paver TEXTURE: HD² Smooth or HD² Granitex

PALLET OVERVIEW



Specifications per pallet	Imperial	Metric
Cubing	74.47 ft ²	6.92 m ²
Approx. Weight	3 469 lbs	1 573 kg
Number of rows	7	
Coverage per row	10.64 ft ²	0.99 m ²
Linear coverage per row	20.74 lin. ft	6.32 lin. m
	17.79 lin. ft	5.42 lin. m



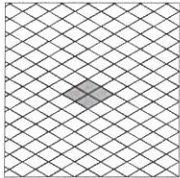
Unit dimensions	in	mm	Units/pallet
Height	3 ¹⁵ / ₁₆	100	245 units
Width	7 ¹ / ₈	181	
Length	12 ⁵ / ₁₆	313	

NOTES

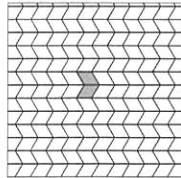
See page 44 to 47 for more technical information.

Minimum order required: 500 ft²

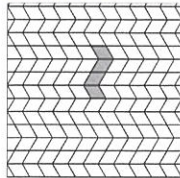
01 | Pattern



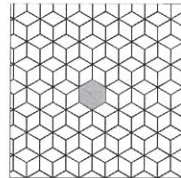
02 | Pattern



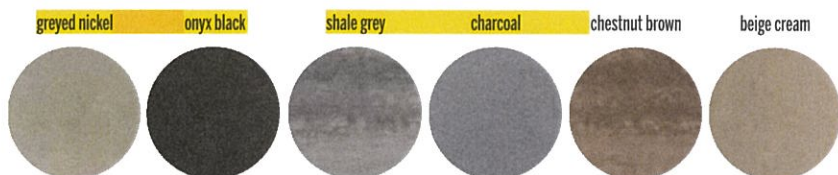
03 | Pattern



04 | Pattern



Patterns are for design inspiration only. The installer is responsible to calculate & purchase the correct amount of material.



PAVERS

techo-bloc.com



48 168 Mountain

1932 (K)

A small single room wood frame cotage with a single-gable roof. A full porch is located beneath the gable overhang and is supported by wood posts with diagonal braces.

This building was reputedly one of the Olympic cottages brought to Laguna following the 1932 Olympics. When the Olympics ended the cottages were put up for sale at a low price. The Laguna Heights Land Company of Los Angeles bought them along with land in upper Bluebird Canyon. The cottages were moved here from Los Angeles with the majority going to Bluebird Canyon. The Coast Inn across the street from this address incorporated some of the cottages. The one which remains here at 168 Mountain is the most unaltered of the cottages which remain.

Memorandum

To: Anthony Viera, City of Laguna Beach
Date: 02/11/2020

From: Jan Ostashay, Principal OAC

Re: SOI STANDARDS/CEQA COMPLIANCE REVIEW: Coast Inn Liquor Building and Olympic Cottage Development Project – Coast Liquor, 1391 South Coast Highway; 168 Mountain Road, Laguna Beach, California

Overview

At the request of the City of Laguna Beach Community Development Department, Ostashay & Associates Consulting (OAC) has reviewed updated, revised project plans proposed for the rehabilitation of the Coast Liquor property and adjacent Olympic Cottage structure by the project applicant. Though neither property is currently listed on the City's Historic Register, the Olympic Cottage is listed on the City's Historic Resources Inventory and the Coast Liquor building has been previously evaluated as potentially eligible for local listing on the Laguna Beach Historic Register. The following information is submitted to you for your information and use.

This memorandum documents our review of updated, revised plans for proposed alterations to the Coast Liquor building and Olympic Cottage structure. The project plans submitted for review were prepared by Marshall Innins Design Group of Laguna Beach and are dated December 3, 2019. Also considered and reviewed as supporting documentation to the proposed project plans is a narrative letter from Marshall Innins Design dated December 4, 2019, which outlines the proposed work scopes for the Coast Liquor building and Olympic Cottage structure and includes a historical photograph of the Coast Liquor property and associated color board for the proposed Coast Liquor project.

OAC has reviewed the proposed alterations for potential impacts to the architectural character, character-defining features, and historic significance of the two historic properties. Therefore, the proposed project has been reviewed for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, and more specifically, with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* by Weeks and Grimmer (herein referred to as the SOI Standards) and for compliance with the California Environmental Quality Act (CEQA).

Only exterior work that may adversely affect the historic qualities of the two properties has been addressed in this plan review assessment. The review does not assess structural or technical feasibility. For consistency purposes, directional/orientation references made herein (north, south, east, and west) coincide with those referred to on the proposed project plans under review.

Upon concluding the plan review OAC has determined that the proposed project satisfies the intent of the SOI Standards. After completion of the project, as conditioned, the two improvements will have been rehabilitated and many of their historical architectural features and design elements will have been preserved, repaired, and restored in-kind. Therefore, those physical characteristics that account for their identification as historical resources shall remain intact and unharmed.

Property Information

Located at the intersection of South Coast Highway and Mountain Road, the Coast Liquor building and Olympic Cottage structure are situated along the west side (ocean side) of Coast Highway. Both structures sit collectively on a large square shape parcel (APN: 664-216-04) at the northwest corner of South Coast Highway and Mountain Road. The site is adjacent a residential alley and residential structures to the west and a parking lot to the north.

Previous Historical Assessments

The Coast Liquor resource was not identified as part of the 1981-1982 survey process and as such was not included in the City's Historic Resources Inventory or the City of Laguna Beach Historic Register. The Olympic Cottage; however, was identified and recorded as part of that early survey effort and was assigned a "K" ("Key")¹ rating code for its association with the 1932 Olympics held in Los Angeles and as an extant rare architectural type in Laguna Beach. Following the 1981-1982 survey work, the Olympic Cottage was listed in the City's Historic Resources Inventory, but was not added to the City's Historic Register.

In consideration of prior rehabilitation development proposals for the two properties, they were previously evaluated for historical significance within the past ten years. As part of those project proposals, a historic assessment report was prepared in April 2014. The findings of this assessment ultimately concluded that the Coast Liquor building was ineligible for the National Register, California Register and City of Laguna Beach Historic Register because of compromised historic integrity and lack of associations with important historical events, personages, and architectural merit. The historic assessment also concluded that the Olympic Cottage structure appeared eligible for local listing (City of Laguna Beach Historic Register) and recommended retention of the previously assigned "K" rating.

A few months later, with a new property owner and new architect onboard (Marshall Innis Design Group), revised project plans were prepared and submitted to the City for review in early 2015. The work proposed included rehabilitation of the adjacent Coast Inn hotel property, as well as the redevelopment of the adjacent Coast Liquor site and the modest Olympic Cottage structure along Mountain Road. OAC prepared a preliminary historic assessment and conceptual plan review for the overall project and found the Coast Inn, Coast Liquor, and Olympic cottage improvements eligible for a local "K" rating based on the rehabilitation work proposed for the three structures. At their January 5, 2015 meeting, the City of Laguna Beach Heritage Committee was generally in support of the work "in concept" and concurred with the three buildings' historical and cultural significance if they were rehabilitated, but requested additional design considerations in order to render formal "K" ratings for the structures.

¹ "Key" as defined by the City of Laguna Beach: buildings with this classification are very good historical architectural examples which strongly retain their original integrity. These buildings have significant architectural, historical, and/or aesthetic value and are fine period examples.

On November 16, 2015, the applicant came before the Heritage Committee and presented revised plans for the rehabilitation of the Coast Inn property and the adjacent Coast Liquor building and Olympic cottage. Much of the discussion amongst the committee members was with regard to the Coast Inn site and the appropriate historical status rating it should receive in consideration of the proposed rehabilitation work at that time. While the comments received were primarily positive, the Committee requested that additional restoration work consistent with the SOI Standards be performed on the Coast Inn property in order to consider it at a "K" or even an "E" rating status level.

A revised project returned to the Heritage Committee for review on December 16, 2015. An updated historic assessment prepared by OAC was also submitted to supplement the proposed work and historical evaluation. Overall, the Committee was in support of the proposed design proposal for the Coast Inn and voted unanimously to upgrade the historic rating of the property at 1401 South Coast Highway to an "E" rating. At that time, they also voted to place the structure at 1391 South Coast Highway (Coast Liquor) on the City's Historic Register with an "E" rating and the place the Olympic Cottage on the Register as a "K" rated structure with the condition it and the adjacent property are rehabilitated and the proposed project be designed in an architecturally compatible manner.

Historical Significance

Coast Liquor

The Coast Liquor building was built in 1957 as a Mid-Century Modern style, post and beam constructed liquor store. Designed by noted local designer Chris Abel (he later became a license architect in 1962), the building was erected to complement, expand, and support the adjacent Coast Inn hostelry. It was initially called the Coast Inn Liquor Store and was built and operated by John H. Smith, the owner of the Coast Inn. Prior to this time, Coast Liquor operated out of a shop unit at the Coast Inn. According to City records, in November 1955, a building permit was filed to construct the liquor store at a cost of approximately \$21,000. It was completed in 1957. The architect of record is Chris Abel and E.Z. Springe with the contracting firm of Sticker Constructor Company. At the time, Able worked with Springe as Springe was a licensed architect.

The building was constructed on a sloping lot that terraces down westward at the rear (west) of the structure to include a lower level under its main, state-level floor deck. Features of the Modern post and beam style building include a flat roof with wide overhanging irregular eaves, fascia trim boards and rafters, exposed post and beam elements, a long ribbon of large fixed-pane plate glass storefront windows with wood-frames and transoms, wide plank vertical board and batten wood sheathing (originally stained red) on portions of the primary (east and south) elevations, and a recessed canted corner entry demarcated by double aluminum framed glazed doors and flanking glazed side lights with transoms. The rear (west) of the building is utilitarian in design as it is devoid of any stylistic ornamentation. This rear wall is sheathed in stucco, is punctuated by three bays with metal roll-up doors along its lower level, has an engaged brick chimney and incinerator that pierces the extended eave line, and contains replaced (non-original) fenestration at its southern end.

In reviewing building permits, limited interior tenant improvements have occurred over the years. Alterations to the exterior of the structure include the addition (and replacement) of signage, in-kind re-roofing, the partial remodel of the rear of the building, and in-kind repair work to some of the front storefront windows (from automobile damage). At some unknown date, the building board and batten wood red stained siding was painted over to its current hue. In assessing the structure's overall historical integrity, however, much of the Mid-Century post and beam style and character

remain visually evident on the exterior of the building (and interior with its wood plank and beam ceiling).

“Ib” Chris Abel, the designer of the Coast Inn Liquor Store, began his career as a draftsman and worked as a designer for many years. He eventually obtained his architectural license in 1962. Ib C. Abel, son of Carl Abel a well-known and well-respected local artist and woodcarver, was born in 1923 in Aarhus, Denmark. He was only 2 years old when his family immigrated to the United States via Ellis Island in New York in 1925. Though he never furthered his education beyond high school (at Laguna Beach High) or had any formal training in architecture his natural artistic talents coupled with self-taught skills of the trade garnered him a place among the top designers in the South Orange County area. His first design project was the home of Dick Smith, Pappy’s first son, followed by the commission of the Coast Inn Liquor Store. It is believed that he designed the Coast Inn Liquor building from his design office in San Clemente where he was originally based. Noted for his post and beam designs of the late 1950s and 1960s, he eventually transitioned to designing post-modern style properties. According to various accounts, Able designed over 200 buildings and structures, many in the Laguna Beach area. Other notable projects of Chris Able’s design work include the remodeling of the Jolly Roger restaurant on Coast Highway (now Tommy Bahamas Bar & Grill), the San Clemente Golf Course Clubhouse (1965), Panorama Apartments in San Clemente (1965), and Dana Hills High School (1971, in association with William E. Blurock Associates). In 1968, he moved his office to Laguna Beach, and went on to receive his engineering license at the age of sixty after being tutored by a friend. Ib Chris Able passed away in Laguna Beach in 2004.

In assessing historical significance, the property appears to merit its “K” rating based on its architectural distinction and association with local architect “Ib” Chris Abel. It is a very good example of the post and beam Mid-Century Modern style as executed for a small-scale commercial building within the city of Laguna Beach. It is also an early work of noted designer and architect Chris Abel, a recognized master within the community.

Olympic Cottage

This small wood-frame structure was one of several athlete cottages constructed for the 1932 Summer Olympics that were held in Los Angeles. According to the inventory form from the 1981-1982 survey, the cottages were offered for sale after the closure of the games. The Laguna Heights Land Company of Los Angeles bought several of them along with land in upper Bluebird Canyon. The cottages were moved to Laguna with most being placed in the Bluebird Canyon area. A few ended up near or adjacent to the Coast Inn. The one that remains at 168 Mountain Road is one of the few somewhat intact Olympic cottages remaining in town.

The modest structure has a rectangular plan and fronts Mountain Road (south). It is capped with an off-set, side-facing gable roof that is covered by wood shingles. The primary (front) elevation has an asymmetrical configuration that is punctuated by three distinct rectangular shape non-original window openings that contain multi-pane fixed framed windows. At the east end of the front façade is the main entry with a wood panel door and fanlight transom. The front (south) and east elevations are clad in vertical T1-11 plywood siding while stucco sheathes the rear wall and west (ocean side) elevation. The side walls are devoid of fenestration though the rear elevation contains two window openings with wood sills and non-original metal framed sliding windows. The 1981-1982 inventory form also notes “a full ‘front’ porch located beneath the gable overhang that is supported by wood posts with diagonal braces,” which has since been enclosed (1984) and remodeled in 2004. The

building has been used for various commercial purposes over the years and is currently used as a small watersport retail/rental shop.

As mentioned, at the December 16, 2015, City's Heritage Committee voted to place the subject property on the City's Historic Register as a "K" ("Key") rated structure based upon completion of the proposed rehabilitation work for the structure by the project applicant at that time. Given the proposed extent of the rehabilitation efforts, City staff concurred with the Heritage Committee's findings and assignment of the "K" rated status code for the property.

From a historic contextual perspective, if significant, important character-defining features are restored and rehabilitated on the exterior of the building in a manner consistent with the SOI Standards the property's "K" rated status is warranted. The return of those important physical and visual features that help to define its significance and historic character (aka restoration and in-kind rehabilitation of historical integrity of design, materials, workmanship, location, and association) along much of the structure's primary elevations (south, east, west, and north) would help to support and maintain its local landmark recognition.

Environmental Regulatory Setting (CEQA)

Under CEQA, a proposed project must be assessed to determine how it may impact a property identified as a historic resource. A project would normally have a significant impact on a historic resource(s) if it would result in a substantial adverse change in the historical significance of the resource(s). The thresholds for determining the significance of environmental impacts on historical resources are derived from the State CEQA Guidelines.² The CEQA Guidelines state that a project involves a "substantial adverse change" in the significance of a historical resource if one or more of the following occurs:

- Substantial adverse change in the significance of a historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.³
- The significance of a historical resource is materially impaired when a project:⁴
 - A. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
 - B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in a historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

² State CEQA Guidelines, 14 CCR Section 15064.5 (b).

³ State CEQA Guidelines, 14 CCR Section 15064.5 (b)(1).

⁴ State CEQA Guidelines, 14 CCR Section 15064.5 (b)(2).

- C. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

As such, substantial adverse effects may include, but are not limited to, physical destruction or damage to all or part of a historic property caused by vibration and/or sound; removal of the property from its historic location; isolation from or change of features within the property's historic setting; visual, atmospheric or audible intrusions; foreseeable effects that may occur later in time or farther removed in distance; and cumulative effects. In addition, pursuant to CEQA, projects that may compromise the integrity of a property may compromise its historical significance and may be considered adverse.

Consistent with the CEQA Guidelines (Section 15064.5), any maintenance, repair, stabilization, preservation, restoration, reconstruction, conservation, and/or rehabilitation work proposed for a potential or designated historic property should be conducted in a manner consistent with the SOI Standards. In addition, any proposed work should be guided by the treatment recommendations outlined in the National Park Service (NPS) "Preservation Briefs" publication series and their associated technical bulletins "Interpreting the Standards" (ITS), as well as the State Historical Building Code (SHBC).

Also under CEQA, a lead agency may identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. If required, the lead agency would then ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.⁵

Projects found to be in conformance with the SOI Standards are usually considered to be mitigated to a less than significant level and, therefore, eligible for a Class 31 exemption under CEQA review (CEQA Guidelines Section 15331).⁶ Hence, the goal for any project involving a historic resource is to comply with the SOI Standards to avoid additional impacts and environmental review.

In reviewing the overall project for compliance with the SOI Standards only the exterior of the property has been assessed for CEQA purposes. Interior areas of buildings are not usually included since oversight of such spaces under CEQA and the local regulatory agency is limited and not typically part of historical assessments or reviews. For this compliance review analysis the ten SOI Standards for Rehabilitation are applicable for the work currently proposed for the Coast Liquor building and Olympic Cottage structure.

Project History

As the project has evolved (and ownership of the property changed) the City's Heritage Committee has reviewed various project plans. The most recent review by the Committee was conducted on December 16, 2015, when they considered project plans that illustrated the rehabilitation of the Coast Liquor building and Olympic Cottage (as well as the Coast Inn site) and discussed the appropriate historical rating status for the buildings. The Committee unanimously approved: 1) the upgrade of the Coast Inn property to an "E" rating; 2) place the Coast Liquor building on the City's

⁵ State CEQA Guidelines, 14 CCR Section 15064.5 (b)(4).

⁶ State CEQA Guidelines, 14 CCR Section 15064.5 (b)(3).

Historic Register with an “E” rating; and 3) place the Olympic Cottage structure on the Register with a “K” rating with the condition that the proposed work to the Coast Liquor building be designed in a compatible Mid-century Modern style. The project was also considered by the City’s Planning Commission on December 14, 2016 for a conditional use permit and the item was continued.

The project reviewed by the Heritage Committee in December 2015 was later reviewed by the City’s Planning Commission on March 15, 2017 and October 4, 2017. At that time, the proposed project included rehabilitation work to the Coast Inn as a 24-unit hotel with three restaurants; as well as the rehabilitation of the Coast Liquor building across Mountain Road to the north; the rehabilitation of the Olympic Cottage structure also across the street to the north; and the construction of an elevated deck and swimming pool behind the liquor store and cottage. The Planning Commission deemed the project too large and incompatible with the village-like qualities of the neighborhood. Since its last public review, the work proposed for the Coast Liquor building and Olympic Cottage structure have been on hold as the applicant redesigned their proposal to address the concerns of the Planning Commission and outstanding public comment regarding the work proposed for the Coast Inn hotel property specifically. Since that time, the applicant has separated the proposed project into two smaller scopes of work, the Coast Inn development project and the Coast Liquor and Olympic Cottage renovation proposal. The current SOI Standards plan review addresses the Coast Liquor building and Olympic Cottage renovations as proposed by the project applicant (see submitted project plans, Exhibit C).

Analysis of Potential Project Impacts

As stated, the applicant has returned with proposed project plans that address the rehabilitation of the Coast Liquor building and the Olympic Cottage structure. Much of the work proposed is similar to that previously reviewed and approved by the Heritage Committee in December 2015. Some minor work scopes, which were not part of the initial project, have also been added to the overall development scheme of the two resources. Work is proposed for both improvements that would retain, preserve, and rehabilitate them pursuant to the SOI Standards. The following paragraphs recap the previously approved work efforts for the two structures and also call-out the new components of the currently proposed project.

Currently Proposed Project

Coast Liquor Building

As initially proposed (and conceptually reviewed and approved by the Heritage Committee in December 2015), the building would be rehabilitated and repaired as necessary to maintain its continued commercial use and historic rating status. The current mixed-use proposal calls for the street-level space to be used as food service and the basement level to be used as a liquor store with storage. A mechanical/electrical room is sited within the north end of the basement level improvement.

The elevated pool deck with parking underneath that was initially proposed is removed from this current project proposal. Limited changes are now planned for the structure that include the addition of a mechanical screen on the roof (of compatible yet differentiated design and material); repair of fascia trim (replaced in-kind if the severity of damage is too extreme); the replacement of storefront glazing in two bays along the east elevation for the addition of two compatible double glazed entry doors; the restoration of original roof-top signage along the eastern eave ridge; restoration of original

fixed-pane fenestration and trim material as well as the restoration of the exterior board and batten wall cladding along south (side, primary) elevation; replacement of metal railing near the canted front entry doors (southeast corner) with a compatible 42 inch iron guard rail system; and minor alterations to the rear (west, secondary) elevation. Proposed changes to the rear elevation include the installation of new fenestration (ribbon of casements) just under the eave line, reconfiguration of non-original window openings at the southern end of the rear wall; the replacement of non-original garage doors with stylistically compatible garage doors and upper flat roof trellis canopies; and the addition of a secondary entry composed of a black anodized aluminum framed double glazed door with flanking sidelights and flat roof trellis canopy. The existing engaged masonry incinerator at the north end of the rear elevation will also be removed and stuccoed over to match the existing stucco sheathing in texture, material, and finish. No changes are proposed for the north (side, secondary) elevation.

The color palette proposed for the exterior walls and trim of the Coast Liquor building is grey of varying hue (see narrative letter from Marshall Innis Design dated December 4, 2019 for proposed colors). While the grey color scheme is appropriate for Mid-century Modern designed buildings, the Coast Inn is clad with board and batten wood siding that was originally stained a redwood color (see narrative letter from Marshall Innis Design dated December 4, 2019 for historical photograph). It is highly recommended that the building be painted (or stained, if possible) its original color palette as based on photographic and physical evidence. This would supplement the existing character-defining features of the improvement that render it historically significant and qualify it for listing on the City's Historic Register.

Olympic Cottage

Under the previously reviewed proposed project the Olympic Cottage structure would be rehabilitated to reflect a closer resemblance to its original historic appearance and material dating from 1932. That scope of work has not changed and still includes the removal of the non-original T1-11 exterior siding on the building; restoration of historically compatible fenestration along the rear (north) elevation; restoration of the two-step gable roof assembly; restoration of the gable louvered vent openings on the side walls; application of historically in-kind two tone stucco plaster exterior walls; and the restoration of the decorative wood posts at the front porch deck level.

Under the current proposed project the front (south) façade has been reconfigured into three equal openings to restore the original three bay configuration of the Olympic Cottage dating to 1932. This three bay configuration is based on documentary evidence consistent with the SOI Standards. New floor to ceiling glass window frames (awning type over fixed-pane) would be inset between each of the restored wood posts at the front porch deck level and side elevations. A compatible yet contemporary glazed entry door would be sited at the far east end of the front façade. Any existing exposed exterior utility fixtures would be removed, hidden from view, or placed within period-appropriate doghouse type utility boxes. The current commercial use of the structure and its interior square footage would not change with the rehabilitation work proposed.

SOI Standards Conformance Assessment

Through the use of the SOI Standards (Rehabilitation), historic building materials and character-defining features are protected though sympathetic alterations and additions are permissible. This means that any new rehabilitation work proposed for a historic building must be consistent with the

SOI Standards, including the repair and/or replacement of historic fabric as well as the modification of features and/or the construction of additions.

Under the SOI Standards for Rehabilitation latitude is given to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four SOI Standards of treatment (preservation, rehabilitation, restoration, and reconstruction) only the SOI Rehabilitation Standards includes opportunity to make possible an efficient contemporary use through alterations and additions. The proposed development project was evaluated against the SOI Standards for Rehabilitation, as follows:

Standard 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

After completion of the project, the Coast Liquor building will continue to be used for commercial purposes, as will the Olympic Cottage structure. Therefore, the project appears to meet SOI Standard 1.

Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.*

Under the proposed project many of the original exterior distinctive materials, features and spatial relationships, which are currently in need of repair, severely damaged, or missing on both the Coast Liquor building and Olympic Cottage structure will be repaired and/or restored in-kind. Those distinctive materials and features that are intact along the exterior of both properties will be retained, repaired, as necessary, and where the severity of the damage is beyond repair will be replaced in-kind pursuant to the SOI Standards for Rehabilitation. Some distinctive features and material are currently missing from both historic resources and will be rehabilitated or re-established using historical, pictorial, and physical evidence consistent with the SOI Standards. In addition, many of the inappropriate alterations made to the Coast Liquor building and Olympic Cottage structure either during or after their periods of significance will also be removed. As such, the proposed rehabilitation work will retain, rehabilitate, and preserve the overall historic character and those associated qualities that render the two improvements historical significant for listing in the City's Historic Register. Therefore, as conditioned the project appears to satisfy SOI Standard 2.

Standard 3: *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed project does not include the addition of any conjectural features to either the Coast Liquor building or the Olympic Cottage and, therefore, would not create a false sense of historical development. The proposed project plans note that such restoration efforts are based upon historical, pictorial, and physical evidence in order to avoid creating a false sense of history. Hence, as conditioned the proposed project appears to satisfy SOI Standard 3.

Standard 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

There are no prior changes to either the Coast Liquor building or the Olympic Cottage structure that have acquired significance in their own right. Many of the inappropriate alterations made to the Olympic Cottage over the years have not acquired historical significance in their own right and will be removed under the proposed project. The Coast Liquor building has had little alteration to its primary elevations (east and south) since it was constructed and none of the prior changes made to the structure have acquired significance in their own right. Therefore, as conditioned the proposed project appears to satisfy SOI Standard 4.

Standard 5: *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Under the proposed project it is intended to retain, repair, and/or restore many of the distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that historically characterize the Coast Liquor building as well as the Olympic Cottage structure. Hence, upon completion of the project those features and qualities that help define the properties as historically significant will be preserved or restored. And while the proposed exterior color scheme for the Coast Liquor building is called out as being grey of varying hue its original distinctive redwood color palette is highly recommended to further maintain the overall historic character of the improvement. As conditioned the proposed project appears to satisfy SOI Standard 5.

Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed project would retain, repair, and rehabilitate the important character-defining features of the Coast Liquor building found in its primary elevations (east and south elevations). Overall, the work proposed for the Coast Liquor building appears consistent with the SOI Standards as much of the original historic design features and materials would be retained, repaired in-kind, rehabilitated, and where necessary restored based on documentary and physical evidence. Similarly proposed for the Olympic Cottage structure, which has undergone many alterations since it was erected, the repair rather replacement of important character-defining is proposed. Where the replacement of historic features is proposed such work is undertaken when the severity of deterioration requires in-kind replacement. As mentioned, many of the original stylistic features of the structure have also been removed or have been substantially modified. The proposed project plans note that such restoration efforts are based upon historical, pictorial, and physical evidence in order to match the old in design, color, texture, and, where possible, materials. In consideration of the proposed work scopes for both the Coast Liquor building and Olympic Cottage structure the project, as conditioned, appears to meet SOI Standard 6.

Standard 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic material will not be used.*

At this time, it does not appear that the proposed scope of work for either the Coast Liquor building or the Olympic Cottage includes any chemical or physical treatment to the property that may cause damage to the historic materials. Therefore, the project meets SOI Standard 7.

Standard 8: *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The project does not propose any grading or excavation work of the parcel site under review. Therefore, no potential archaeological resources should be disturbed. The project satisfies SOI Standard 8.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Overall, the work proposed for the Coast Liquor building does not appear to destroy important historic materials, features, and/or spatial relationships that characterize the property as historically significant. Under the proposed project most of the original historic design features and materials would be retained, repaired in-kind, rehabilitated, and where necessary restored based on documentary and physical evidence. Consistent with the recommendations of the SOI Standards, additional work efforts would be conducted along secondary elevations of this building and would not be visible from much of the main public rights-of-way, particularly along South Coast Highway. The new work proposed is considered compatible yet differentiated from the old by its complementary design, construction techniques, and in-kind materials. The work proposed for the Olympic Cottage structure will not destroy any extant history fabric, features or spatial relationships that identify it as a historic resource. As the building has been extensively altered over the years the proposed project calls for the in-kind rehabilitation and restoration of key features, materials, and spatial relationships based on historical, pictorial, and physical evidence consistent with the SOI Standards. Such an approach to the work would protect and restore, as applicable, the integrity of both historic properties and their environment. As conditioned the proposed project appears to satisfy SOI Standard 9.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Under the proposed project no new additions are planned for either the Coast Liquor building or the Olympic Cottage structure. Limited in-kind repair, rehabilitation, and restoration work is proposed for the site. In reviewing the proposed project plans, the overall intent of the rehabilitation work appears to maintain the existing size, scale and proportion, form, and massing of both the Coast Liquor building and Olympic Cottage structure despite the integration of some new compatible design elements along exterior primary and secondary elevations. The new work scopes for the two improvements appear to maintain their historical character and spatial configurations with much of the work proposed along secondary elevations or within the interior spaces. Because of the in-kind manner in which the limited work is proposed for both the Coast Liquor building and Olympic Cottage such work is considered reversible and if removed in the future the essential form and integrity of the historic resources would be unimpaired. Therefore, the proposed project, as conditioned, appears to satisfy the intent of SOI Standard 10.

Conclusion and Recommendations

The goal of a rehabilitation project, for which this is considered, is to respectfully add to or alter a historic property in order to preserve, repair, and restore its historic character and significance, and

continue its original use or meet new use requirements. Under the SOI Standards for Rehabilitation some exterior alterations to a historic property are allowed and generally needed to assure its continued use. However, it is most important that such alterations do not substantially change, obscure, or destroy important character-defining materials, features, or finishes of a historic property.

The SOI Standards for Rehabilitation do provide for some exterior alterations to historic buildings as long as such changes do not radically change or adversely impact those important features or qualities that justify its listing or eligibility as a historic property. The SOI Standards allows for the accurate restoration of features and materials using historical, pictorial, and physical documentation. The SOI Standards also allow for a new design of missing historic features that are compatible with the size, scale, material, and color of the historical property. A goal of the rehabilitation work is to avoid creating a false historical appearance.

Per the NPS, a project involving substantial or controversial modifications and/or a new addition to a historic building is considered acceptable if it:

- Preserves (restores) significant historic materials and features; and
- Preserves (restores) the historic character; and
- Protects the historical significance of a property by making a visual, yet compatible, distinction between the old and new.

The overall work scopes proposed for the Coast Liquor building and the Olympic Cottage appear to be compliant with the intent of the SOI Standards, as conditioned. The Coast Liquor building is a good example of a Mid-century post and beam style commercial type improvement in Laguna Beach and is an early work by local architect Chris Abel. Because of these historical associations the building is potentially eligible for listing on the City's Historic Register as an "E" rated structure. The proposed project would retain, repair, and rehabilitate the important character-defining features of this resource found in its primary elevations (east and south elevations). Modest compatible changes will also occur to the building's rear (west) elevation. The work proposed for this property follows the intent of the SOI Standards in that the Coast Liquor building would be used as it was historically (for commercial use) and would retain its form, massing, spatial relationships, notable materials and distinctive features that identify with its architectural style, period of construction, and designer. Note; however, that despite the SOI Standards conformity of the proposed work, it is highly recommended that the exterior of the building be painted (or stained, if possible) its original redwood color palette as based on photographic and physical evidence to further maintain the overall historic character and design association of the improvement.

The in-kind work proposed for the Olympic Cottage structure would also restore many of the lost features of the resource that associate it with its period of significance (1932) and historical significance. The work proposed for the Olympic Cottage appears consistent with the SOI Standards as much of the original historic design features and materials would be retained, repaired in-kind, rehabilitated, and where necessary restored based on documentary and physical evidence.

In general, the proposed project integrates compatible new design concepts while preserving and restoring many of the architectural characteristics and historical qualities of the two resources under review. Nonetheless, to further ensure that potential direct and/or indirect adverse impacts to the two historic resources are avoided and that the SOI Standards are followed during implementation of

the proposed project conditions of approval provided herein are recommended and should be executed by the applicant in coordination with the City prior to final project approval, plan review, and the issuance of any permits by the City.

With the following conditions incorporated the project would not cause a substantial adverse change in the significance of the identified historic resources (Coast Liquor and Olympic Cottage) and is, therefore, not anticipated to have a significant effect on the environment (CEQA Guidelines Section 21084.1), as related to historic resources and CEQA. Hence, the project may be eligible for a Class 31 categorical exemption (CEQA Guidelines Section 15331), as conditioned.

PROJECT SPECIFIC CONDITIONS OF APPROVAL

1. Upon approval and full entitlement of the proposed project, as discussed herein and illustrated in the submitted project plans, the Coast Liquor building and Olympic Cottage structure shall be “conditionally” placed on the Laguna Beach Historic Register by the project applicant. As conditioned herein and by the Heritage Committee, as appropriate, the Coast Liquor building shall be listed on the Register as an “E” (Excellent) rated structure. Similarly, the Olympic Cottage structure shall be placed on the Register as a “K” (Key) rated structure. Such formal listing of these two properties on the City’s Register is predicated on the completion of their in-kind rehabilitation as proposed in the project plans approved by the City.
2. Prior to any necessary re-design efforts of any project plans or preparation of construction drawings for the Coast Liquor/Olympic Cottage Development project a qualified city-approved historic preservation professional consultant (architectural historian and/or historic architect) who meets the Secretary of the Interior’s Professional Qualification Standards (36 CFR 61) for architectural history and/or historic architecture shall be hired and paid for by the applicant through the City. This individual should have at least 10 years of experience in design review and collaboration applying the four treatment approaches of the SOI Standards, as applicable. The historic preservation professional shall review the project plans prior to formal plan check submittal to the City (and through the entire plan check review process thereof) and provide comment and/or approval (if so deemed) for compliance with the SOI Standards. Such review and approval is required prior to the issuance of a demolition permit, building permit, or other type of permit associated with the proposed project (including mechanical). Any re-design efforts made by the applicant in consultation with the preservation consultant should also be reviewed by the City for acceptability.
3. It is highly recommended that the applicant reconsider the proposed grey tone “paint” colors for the Coast Liquor building and apply a more historically appropriate and compatible reddish redwood color “paint-stain” to the exterior wood cladding members of the building based on historical and pictorial evidence. This would further reinforce and restore an important aspect of the building’s original design intent and period of construction.
4. The applicant should specify on the project elevation plans prepared for plan check review by the City and the historic consultant the existing and proposed exterior conditions, features, textures/finishes, and materials of both properties on the parcel: the Coast Liquor building and Olympic Cottage structure. Such information should address all existing and proposed architectural details and material types; window, door, and siding type and size; paint colors;

landscape and hardscape details; lighting fixtures; signage; and any demolition, structural and shoring information as required of the project by the applicant and/or City staff.

5. A detailed exterior door and window schedule (noting existing and proposed features, including hardware, if new or existing; material specification; type and size; location; and any conditional comments) is also required as part of the plan check submittal packet. Also required prior to the formal plan check submittal of project plans are illustrated plans indicating the location and dimensions of any and all rooftop equipment and exterior vent openings, including HVAC and any necessary screening forms required by the City on either building. This information will need to be reviewed by the qualified historic preservation professional prior to formal plan check submittal for consistency with the SOI Standards. Any revisions made to the project plans during the entire plan check review process will also need to be reviewed by a qualified historic preservation professional in association with City staff prior to final plan check approval and the issuance of any permits.
6. Any additional design plans, which may include structural and shoring plans, seismic plans, mechanical plans, etc., shall comply with the SOI Standards; State Historical Building Code, as applicable; and other relevant historic preservation rehabilitation references and guidelines (e.g. National Park Service Preservation Briefs series, National Park Service Interpreting the Standards bulletins, etc.). Such plans shall be reviewed for SOI Standards compliance by qualified historic preservation professional in association with City staff prior to final plan check approval and the issuance of any permits.
7. Original character-defining features on the exterior of the Coast Liquor property and Olympic Cottage will be substantially retained, rehabilitated, and restored according to the SOI Standards in order to ensure that all remaining historic fabric is appropriately treated and returned to its original appearance wherever feasible. Where the severity of the feature is beyond repair it may be replaced in-kind upon approval by the historic consultant. Consistent with the SOI Standards, the design of those features restored and reconstructed shall be based on photographic and physical evidence. Compatible in-kind rehabilitation work for either improvement on site shall be inspired by associated archival/photographic evidence.
8. The overall historic architectural qualities of the Coast Liquor building will be retained and preserved. The overall historic character of the Olympic Cottage structure will be retained, restored, and preserved. The removal of any distinctive material or alteration of features, spaces, and spatial relationships that characterize the properties will be avoided. Removal of such features may be acceptable if such work was previously reviewed and approved by the historic consultant and City staff.
9. All work for ADA compliance shall follow the State Historical Building Code (SHBC) and the recommendations specified in the SOI Standards. As applicable, the SHBC shall be utilized throughout the duration of the project.
10. All modifications made to the Coast Liquor building and Olympic Cottage will be undertaken in conformance with the SOI Standards (rehabilitation). Any damage caused to a building's original historic fabric during design and/or construction activities associated with the project will be reported to the City by the applicant, general contractor, project architect, or on-site preservation monitor and repaired by the applicant immediately in a manner consistent with the SOI Standards.

11. Periodic on-site construction monitoring by a qualified historic preservation consultant hired by the applicant through the City is also required. The historic preservation consultant shall perform periodic on-site construction monitoring in those areas where exterior historic features may be impacted by the implementation of the rehabilitation and/or restoration work proposed for the Coast Liquor building and/or Olympic Cottage structure. This monitoring effort shall ensure that all work associated with the proposed project is executed in a manner that conforms to the approved final design/construction plans and the SOI Standards. Appropriate language shall be incorporated into the general construction contract and/or project plans specifying coordination with the preservation consultant/monitoring effort including but not limited to notification procedures, responsibilities for monitoring delays, location of affected historic features, etc. The preservation consultant shall be contacted immediately if any unanticipated discoveries of historic material/features are encountered during any phase of the demolition/construction work. The consultant shall have the authority to stop work in the immediate area of the unanticipated discovery in order to assess and develop appropriate treatment for such finds. Any recommendations provided by the preservation consultant shall be reviewed by the City, the applicant, and general contractor and implemented as proposed at the cost of the applicant. At each phase of the project and upon project completion, the qualified preservation consultant shall document the project's progress at various intervals with the preparation of construction monitoring reports. Such reports are to be submitted to the City for inclusion in the project's file. Oversight and construction monitoring by a qualified preservation consultant are important to reduce the potential adverse impacts of the proposed project that may otherwise detract from the historical significance of the two resources (Coast Liquor and Olympic Cottage) or render them ineligible for inclusion in the City of Laguna Beach Historic Register as "E" (Coast Liquor) and "K" (Olympic Cottage) rated structures.

ATTACHMENT A:

CITY OF LAGUNA BEACH HISTORIC PROPERTY CATEGORIES

Three type of historic property recognition categories are utilized in the City:

"E"	Exceptional	Buildings with this classification are outstanding historic architectural examples. Most have been recommended eligible for the National Register and those which were not may be considered for National Register status in the future. Buildings in this category are usually in excellent architectural condition and are typically unique or excellent historical and/or historical architectural examples.
"K"	Key	Buildings with this classification are very good historical architectural examples which strongly retain their original integrity. These buildings have significant architectural, historical, and/or aesthetic value and are fine period examples.
"C"	Contributive	Buildings with this classification are those which contribute to the overall character and history of the neighborhood, though they are not unique in and of themselves. The great preponderance of these buildings contribute greatly to the historic and visual fabric of Laguna Beach and are important in a more general historical architectural context. The many beach bungalows built in Laguna during the 1920s are examples of buildings in this category. While contributive buildings are not architecturally outstanding, without them the streetscape of many Laguna neighborhoods would be very different.

CITY OF LAGUNA BEACH SIGNIFICANCE CRITERIA

Pursuant to the City's Municipal Code, Chapter 25.45 Historic Preservation, any structure considered for placement on the Laguna Beach Historic Register must be at least fifty (50) years old and the following criteria shall be used in consideration:

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

ATTACHMENT B:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The ten standards for rehabilitation are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive material or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive historic feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

ATTACHMENT C:

APPLICANT PROJECT NARRATIVE LETTER

December 4, 2019

PROPOSED PROJECT PLANS

December 3, 2019

(under separate cover)

Committee recommendation to the Planning Commission. In this case both the exterior and the public interior lobby require HC review.

Cortez said he supports the project. HC member Linda Morgenlander agreed. Regina Hartley said it was a good project and will be a positive effect on the bar.

Motion: LM Second SS Action: To recommend Planning Commission approval as submitted.

Vote: Collins Y Cortez Y Hartley Y Morgenlander Y Sumner Y
Motion carried: 5-0

- 4.2. **1391 South Coast Highway** - The applicant requests the Heritage Committee review and provide recommendations for Planning Commission for modifications to Coast Liquor and Olympic Cottage, a “K” rated commercial property on the City’s Historic Register. A Historic Resource Secretary of The Interior Standards (SOIS) and CEQA Compliance review for the proposed project was prepared on January 28, 2020.

City Planner Anthony Viera presented the project. The proposed rehabilitation project includes two retail spaces and two food service spaces. Coast Liquor is proposed on the lower level. The Olympic Cottage will be a retail use. A parking incentive is requested and is contemplated to be up to 65%. A variance is required to replicate the roof sign lettering.

Project Architect Marshall Innins described the scope of work and indicated that he would like to replace the hardscape at the outdoor dining area, likely with a quartzite stone paver.

Public comments were received from Gregg Abel, Carolyn Burris, Terry Meurer, Darilyn Girvin, and Barbara Metzger. Excerpts from a letter prepared by Ann Christoph were read by Barbara Metzger.

HC member Doug Cortez stated that the property owner wants to save the building and not demolish it. HC member Linda Morgenlander indicated that the restoration must be great to approve the parking incentive and requested the rooftop equipment be consolidated. HC member Scott Sumner requested clarification on the outdoor seating and whether the power pole would be undergrounded. HC member Clark Collins summarized that there are 10 conditions of approval mentioned in the SOIS report.

Cortez supports the project and noted he was hesitant about the red color which he believes was stained red wood. He supports the applicant’s proposed color palette. Morgenlander said there should be a historic plaque that identifies the historic cottage and architect of the Coast Liquor. She also wanted her comments about the rooftop equipment (air

conditioning) to be considered by the Planning Commission. HC member Regina Hartley preferred the porch on the Olympic Cottage to be restored as currently the building looks like just a box. HC member Scott Sumner agreed that a plaque for the architect be included and supported the project as submitted.

Motion: CC Second SS Action: To recommend Planning Commission approval with the following conditions; 1) consolidate the rooftop air conditioning equipment as much as possible with a 48-inch high screen wall, 2) restore the four slanted glazing bays along S. Coast Highway per the original photo; 3) applicant should work with the historian to match the original redwood stain finish, if determined to be feasible; and 4) incorporate all of the historic assessment conditions.

Vote: Collins Y Cortez Y Hartley Y Morgenlander Y Sumner Y
Motion carried: 5-0

- 4.3. **434 Aster Street – Request for Demolition.** The applicant requests the Heritage Committee review and approve the request to demolish the existing home identified as a “K” on the City’s Historic Inventory. A historic resource report, home inspection report, and structural report are provided for Heritage Committee consideration.

City Planner Chris Dominguez introduced the project. The 1924 beach cottage is listed as “K” on the Inventory and is in a state of disrepair.

Public comments were received from Barbara Metzger and Steve Crawford.

Property owner Bryn Mathieu and attorney Larry Nokes were available for questions.

HC member Scott Sumner asked if the property owner could explore preserving the front façade. HC member Regina Hartley loves the house and suggested saving the front of the home from the fireplace forward to preserve the sweeping roof and main gable end. HC member Linda Morgenlander prefers restoring the home. HC member Doug Cortez would support the demolition and is open to retaining portions of the façade the single sweeping gable and maybe the main gable. HC member Clark Collins said there are good lines and that this is a good example of a 1920’s beach cottage. He is not in favor of demolition but believes there is some flexibility. Several motions were made without seconds.

Motion: SS Second CC Action: To approve partial demolition with the consideration of preserving the front sled sweeping roof façade and allow rebuilding the main gable ridge behind “ in-kind” with additions behind.

Vote: Collins Y Cortez Y Hartley Y Morgenlander Y Sumner Y
Motion carried: 5-0

Chapter 25.20 C-1 LOCAL BUSINESS DISTRICT

Note

- * Auto Glass Installation Within Enclosed Building. Approved in this District by Res. 2549.
- Automatic Laundry—approved by Res. 465.
- Bakery, Retail—approved by Res. 2353.
- Sign Painting Shop—approved by Res. 1078.

25.20.002 Intent and purpose.

This zone is intended for the local retail business and commercial needs of the city, including certain highway-related uses and limited residential uses, maintaining a design character in keeping with the intent, purpose and guidelines of Section 25.05.040. It is intended to implement the applicable provisions of the general plan, as amended from time to time. (Ord. 1223 § 1, 1991; Ord. 810 § 1, 1974; Ord. 209, 1940).

25.20.004 Uses permitted.

Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, designed, structurally altered or enlarged only for the following purposes:

- (A) Stores or shops for retail business, and any of the following uses, all conducted entirely within an enclosed building, with the exception that the sale or dispensing of alcoholic beverages for off-premises consumption shall be prohibited within two hundred yards of Main Beach. (See map "A").
 - (1) Bakery, retail, wherein all bakery goods are baked on the premises, and are sold at retail on the premises,
 - (2) Barbershops, beauty parlors, chiropody or similar personal service shops,
 - (3) Cafés, full-service restaurants and tearooms not serving alcoholic beverages and with no dancing or entertainment,
 - (4) Handicraft shops,
 - (5) Laundry, self-service and where there are no outside drying lines,
 - (6) Market, food and beverage,
 - (7) Photographic galleries,
 - (8) Theaters;
- (B) Any of the following uses, not necessarily within an enclosed building:
 - (1) Automobile parking lot for the convenience of customers, patrons and employees of other permissible uses on the same site,
 - (2) Greenhouses and plant nurseries,
 - (3) Full-service restaurants or cafes for the serving of meals and refreshments other than alcoholic beverages to customers at tables in the open, in connection with a café or full-service restaurant which is operated within a building. (Ord. 1359 § 3, 1999; Ord. 1252 § 2, 1992; Ord. 1223 § 1, 1991; amended during 1989 supplementation; Ord. 1196 § 1, 1987; Ord. 988 § 5, 1980; Ord. 832 §§ 9, 10, 1975; Ord. 810 § 1, 1974; Ord. 773 § 1, 1974; Ord. 561, 1966; Ord. 595, 1963; Ord. 319, 1949; Ord. 209, 1940).

25.20.005 Uses permitted subject to administrative use permit.

The following may be permitted subject to the granting of an administrative use permit as provided for in Section 25.05.020 of this title:

- (A) Short-term lodging as defined and specified in Chapter 25.23 of this title. (Ord. 1353 § 7, 1999).

25.20.006 Uses permitted subject to conditional use permit.

The following uses may be permitted subject to the granting of a conditional use permit as provided for in Section 25.05.030:

- (A) Automobile service stations; provided that all sales and service other than gasoline and oil dispensing shall be conducted and confined within enclosed buildings. Furthermore, no tire retreading or recapping, battery rebuilding or manufacture, steam cleaning or painting shall be permitted;
- (B) Automobile, motorized bicycle and bicycle repair facilities; provided, that all activities are conducted within an enclosed building;
- (C) Cafés, full-service restaurants and dining rooms serving alcoholic beverages and/or providing entertainment to customers;
- (D) Churches;
- (E) Commercial automobile parking lots and structures;
- (F) Take-out restaurants, with indoor and/or outdoor seating only as authorized under the conditional use permit;
- (G) Drive-in restaurants;
- (H) Establishments for the sale of alcoholic beverages for consumption on the premises and/or providing entertainment to customers;
- (I) Hospitals and extended care facilities;
- (J) Hotels and motels, excluding those devoted to time-share uses, limited to one room or suite for each six hundred square feet of land area. No added residential density shall be allowed. Hotel units may include kitchen facilities when approved as part of a conditional use permit. The conditional use permit shall formally establish the number of units permitted to have kitchen facilities and the permitted type and extent of kitchen facilities. All hotel units may include refrigeration facilities;
- (K) Massage establishments;
- (L) Recreation facilities, all;
- (M) Public and private schools;
- (N) Temporary arts and crafts festivals and sales, either within buildings or open-air, limited to not more than sixty days' duration;
- (O) Trailers occupied for uses other than habitation;
- (P) Commercial home occupation, subject to the standards in Chapter 25.08, Definitions and Standards;
- (Q) Outdoor display of merchandise, subject to the following conditions:
 - (1) Required parking is not reduced by the display,
 - (2) All display is confined to ground or street floor level on the site,
 - (3) Every portion of a lot used for outdoor displays shall be considered as a part of the gross floor area in use, except where vehicles are displayed for sale or rent,
 - (4) Location of another activity utilizing outdoor display of merchandise within one thousand feet may be grounds for denial of a conditional use permit;
- (R) Car washes;
- (S) Other uses the planning commission deems, after conducting a public hearing, to be similar to and no more obnoxious or detrimental to the welfare of the neighborhood than any use listed above;
- (T) The following uses may be permitted subject to the granting of a conditional use permit as provided in Section 25.05.030 and shall not exceed fifty percent of the gross floor area of the entire structure and shall be located above the ground floor level:
 - (1) Business colleges,
 - (2) Custom dressmaking, millinery, tailoring, shoe repairing and similar trades,
 - (3) Lodges, fraternities and sororities, with no living accommodations,
 - (4) Medical and dental clinics and treatment rooms,
 - (5) Musical, theatrical and dancing schools,

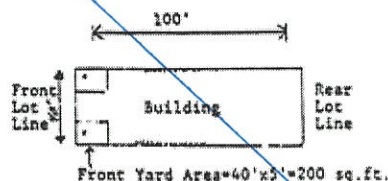
- (6) Nursery schools,
- (7) Offices, business and professional,
- (8) Paint, paper hanging, decorating, carpentry, plumbing, electrician, reupholstering and handyman shops, all of a neighborhood service and repair nature and with no open storage of materials or equipment,
- (9) Philanthropic and charitable institutions other than those of a correctional nature,
- (10) Private clubs (not including nightclubs), with no living accommodations, except for one caretaker unit,
- (11) Sign painting, not including the business of sign manufacturing,
- (12) Studios, except for producing motion pictures,
- (13) Utility offices, exchanges and substations,
- (14) Residential uses, subject to the following minimum conditions:
 - (a) It shall meet the density provisions and yard and open space provision of the R-3 zone,
 - (b) It shall be designed as a part of a commercial development, and shall not exceed fifty percent of the gross floor area used for commercial activities, exclusive of parking,
- (15) Residential housing, special needs, and
- (16) Such uses as the planning commission may deem, after public hearing, to be similar to and no more obnoxious or detrimental to the welfare of the neighborhood in which it is located than any use listed above. This does not mean to include any type of use which is specifically relegated to or prohibited in the M-1 or M-1A zones. (Ord. 1575 § 16, 2013; Ord. 1550 § 16, 2011; Ord. 1485 § 6, 2008; Ord. 1359 § 3, 1999; Ord. 1336 § 9, 1997; Ord. 1320 § 3, 1996; Ord. 1252 § 2, 1992; Ord. 1223 § 1, 1991; Ord. 1201 § 1, 1990; Ord. 1172 § 1, 1989; Ord. 1167 § 3, 1989; Ord. 1162 § 1, 1988; Ord. 1144 § 4, 1987; Ord. 1126 § 3, 1987; Ord. 1093 § 2, 1985; Ord. 1060 § 1, 1984; Ord. 1030 § 2, 1982; Ord. 992 § 7, 1981; Ord. 988 § 6, 1980; Ord. 960 § 1, 1979; Ord. 942 § 6, 1978; Ord. 930 § 2, 1978; Ord. 913 § 2, 1977; Ord. 902 § 1, 1977; Ord. 832 § 11, 1975; Ord. 810 § 1, 1974; Ord. 773 § 2, 1974; Ord. 561, 1966; Ord. 209, 1940).

25.20.008 Property development standards.

The following property development standards shall apply to all land and structures in the C-1 zone:

- (A) Lot Area and Dimension Standards. No requirements.
- (B) Design Review. All building structures and improvements are subject to design review as provided for in Section 25.05.040.
- (C) Yard Area, Building Setback, Open Space and Coverage Standards.
 - (1) The general provisions of Chapter 25.50 shall apply, except as modified herein.

EXAMPLE:



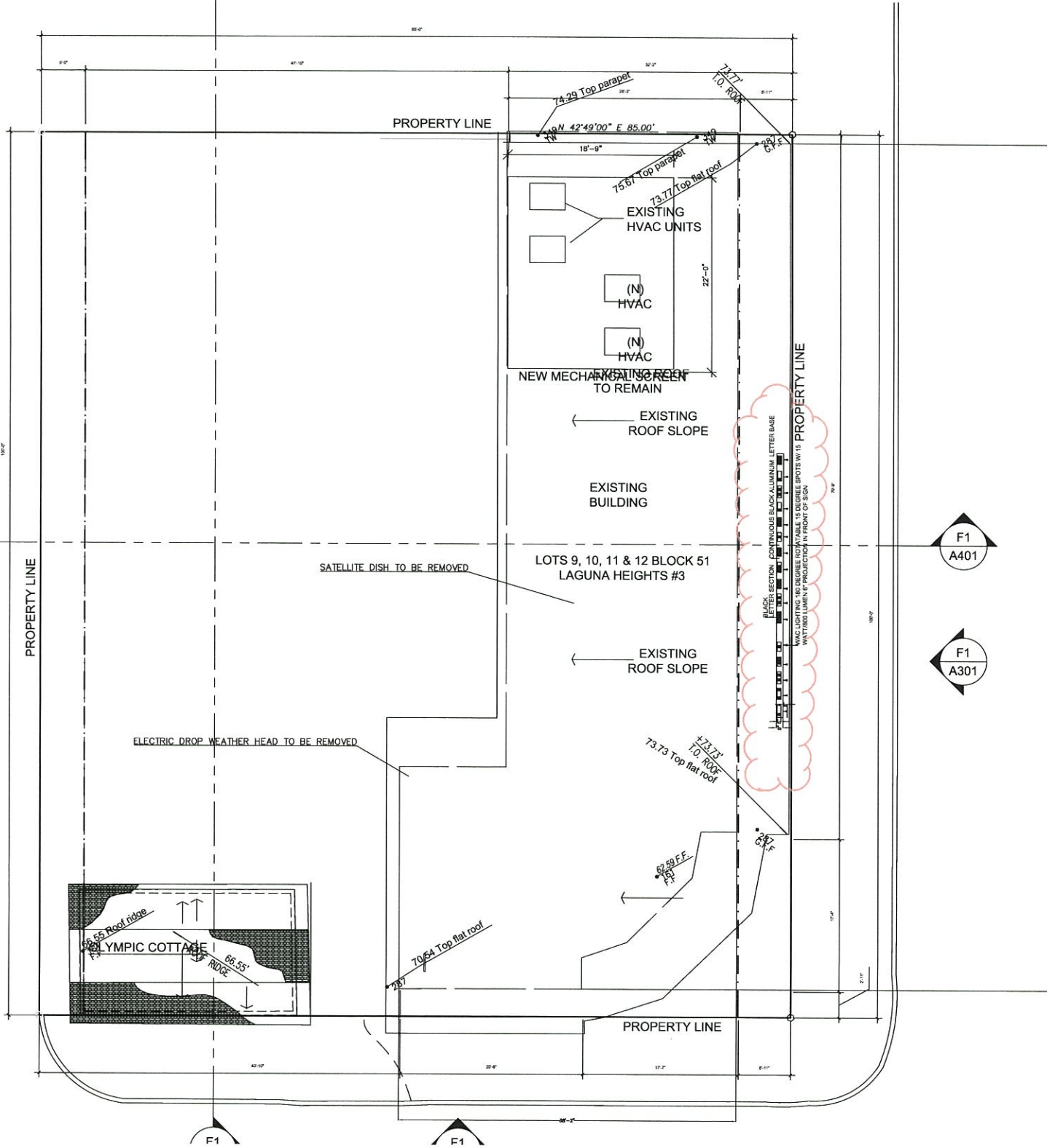
- (2) Front Yards. A front yard open space equal to five feet times the lot frontage shall be provided and maintained on each lot. Said open space shall be used for landscaping, pedestrian access or similar pedestrian facilities, accessible to the general public. Said open space may be used for open-air seating areas to serve adjacent interior restaurant uses. Walls not higher than four feet may be erected within said open space, as approved by design review. The dimension parallel to the front lot line must exceed the dimension perpendicular to the front lot



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EXHIBIT H

F1 A401
F1 A303



SUITE 210
CALIFORNIA
marsh
These drawings are for informational purposes only and are not to be used for construction. The user of these drawings shall be responsible for verifying the accuracy of the information and for obtaining all necessary permits. The user of these drawings shall be responsible for obtaining all necessary permits. The user of these drawings shall be responsible for obtaining all necessary permits.

Coast Liquor Renovation
PAGE 2 ROOF PLAN

Project Name

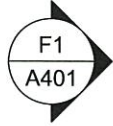


Zoning Document

Job No.
Drawn By
Checked By

Roof D
Proposed

SCALE: 1/4" = 1'-0"



SIGN TO BE DESIGNED TO MATCH ERA STYLE ROOF MOUNTED ALUMINUM LETTERING BASED ON PHYSICAL AND PHOTO EVIDENCE/ARIAL NARROW BOLD LETTERS

76.5" TOP OF SIGN

2'-4" 20"

8"

COAST MARKETPLACE

29'-5"

16

13

20'

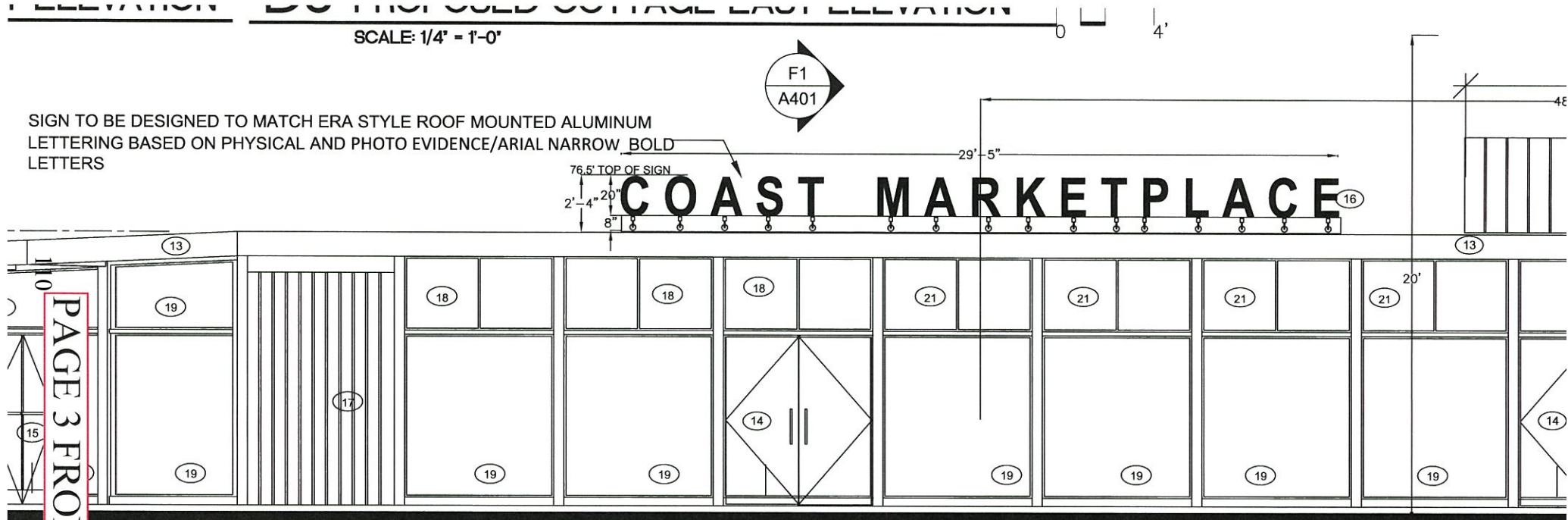
14

PAGE 3 FRONT ELEVATION

DOUBLE GLASS

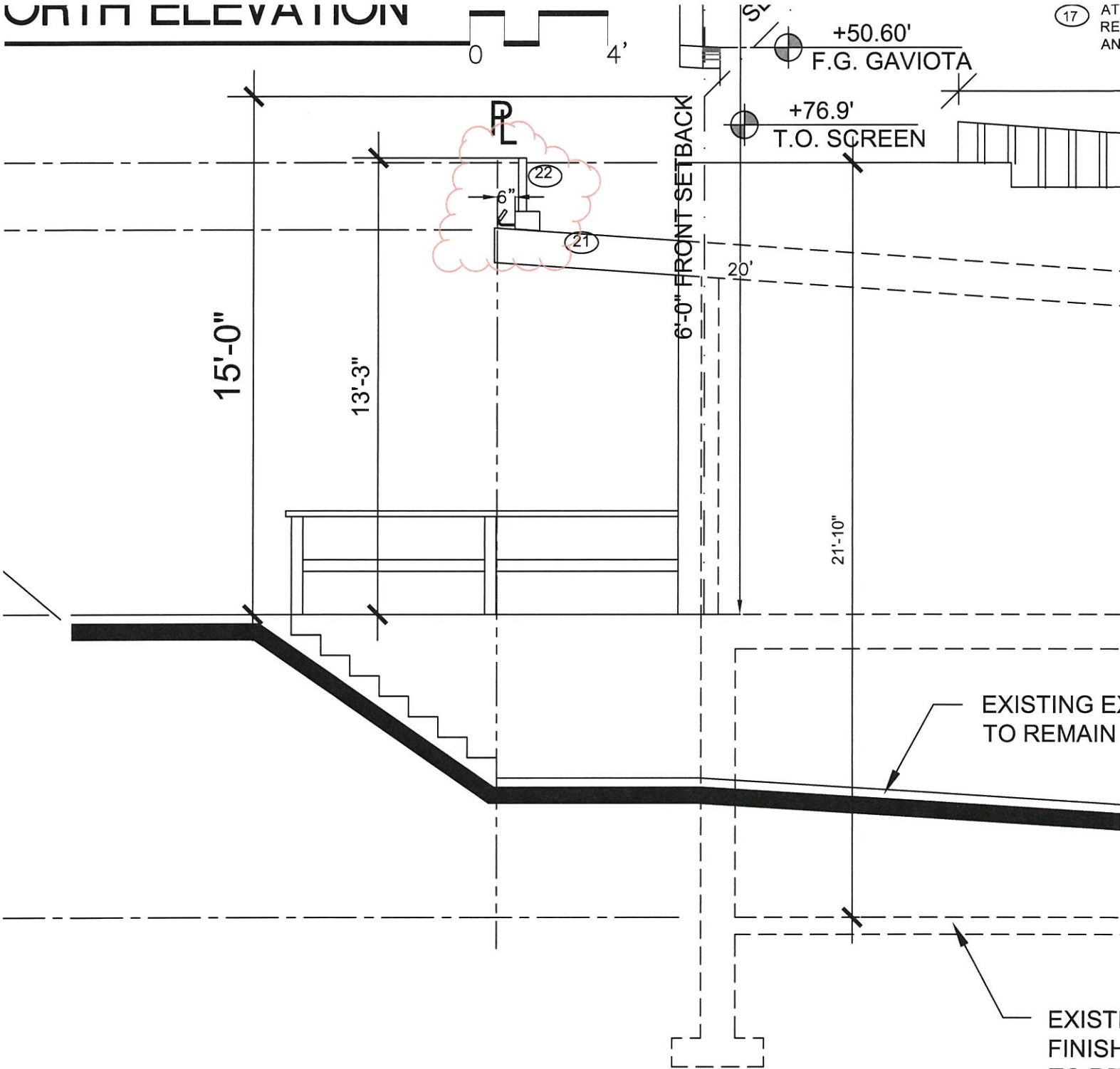
NEW DOUBLE GLASS DOOR AT (F) OPFNING

EXISTING EXTERIOR GRADE TO REMAIN



ORIGIN ELEVATION

(17) AT RE AN



F1 PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

<p>PAGE 4 NORTH ELEVATION</p>

PAGE 5 SOUTH ELEVATION

PAGE 5 SOUTH ELEVATION

112





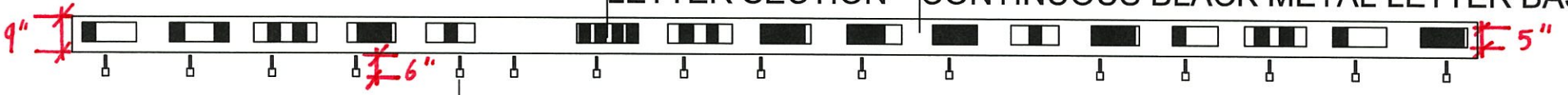
114



PAGE 7 OLD FRONT ELEVATION

Figure 19. Coast Liquor, Date Unknown (Between 1957 and 2004) (Courtesy of Ms. Carolyn Burris)

BLACK LETTER SECTION CONTINUOUS BLACK METAL LETTER BASE



WAC LIGHTING 180 DEGREE ROTATABLE 15 DEGREE SPOTS W/ 15 WATT/800 LUMEN

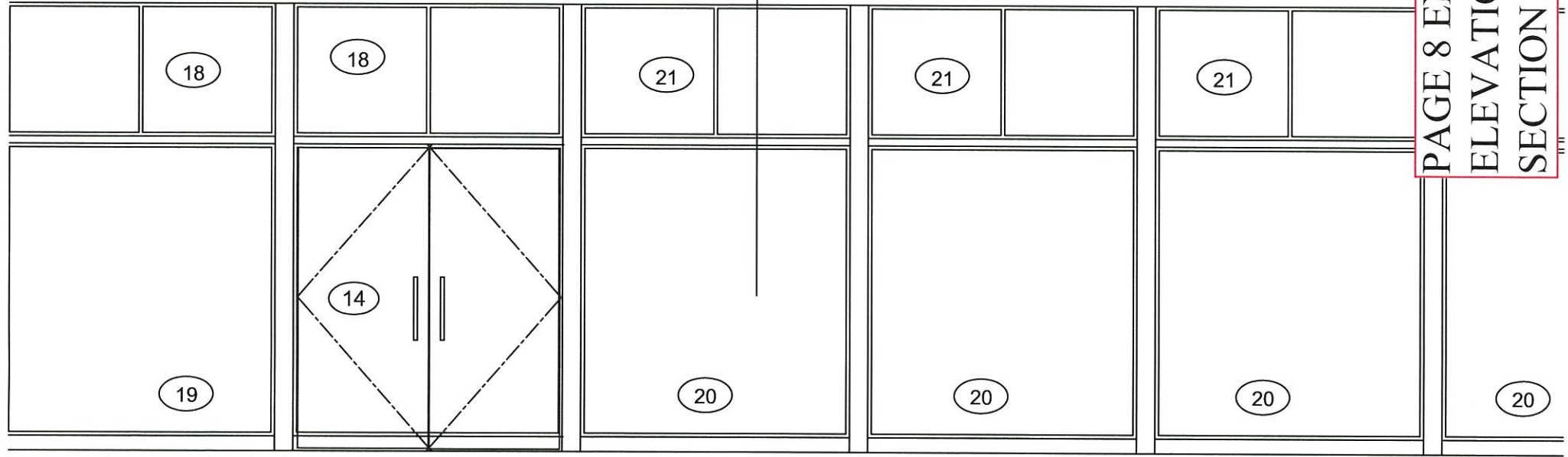
SIGN SECTION *Sign area: 49 sq ft*

SIGN TO BE RESTORED IN KIND TO MATCH ORIGINAL BASED ON PHYSICAL AND PHOTO EVIDENCE/ARIAL NARROW BOLD LETTERS (SEPARATE SIGN PERMIT)

29' 5"

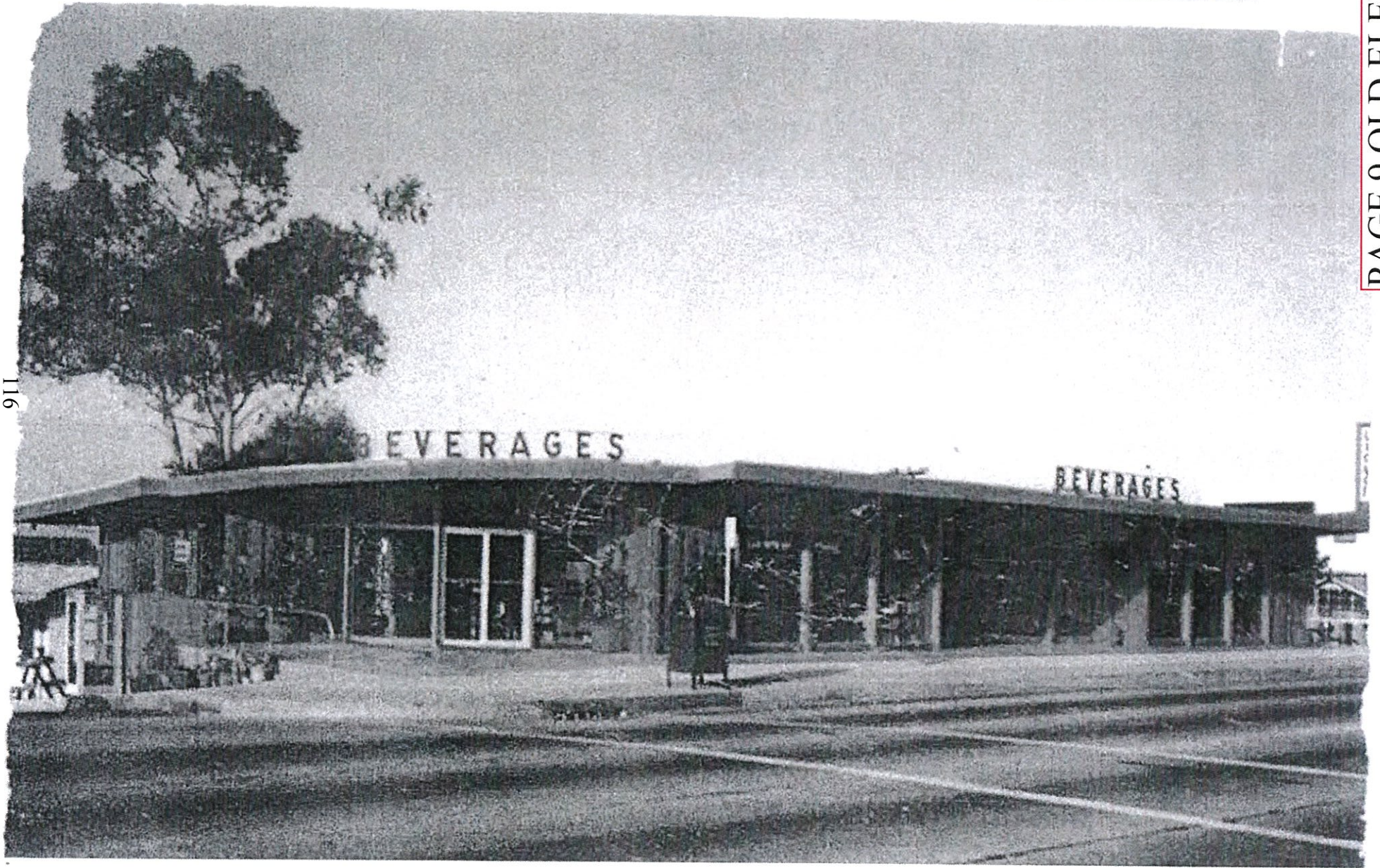
76.5' TOP OF SIGN

COAST MARKETPLACE



PAGE 8 ENLARGED SIGN ELEVATION & SIGN SECTION

NOTE: THE INTERIOR WOOD BEAMED CEILING NO LONGER EXISTS ON THIS PROPERTY



911



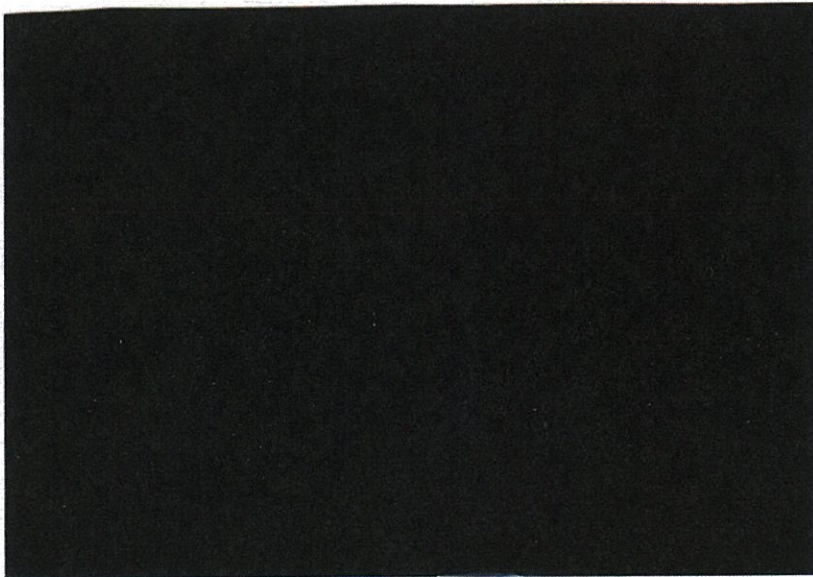
WAC-Lighting Endurance LED Light WP-LED514



Simplicity meets function in this one size fits most applications signage light. The WAC Lighting Endurance Signage Light features continuous beam adjustment from 60 degree flood to 15 degree spot, eliminating the process of choosing beam angles. Factory sealed water tight and IP66 rated for protection against high-pressure water jets and outdoor elements. Extendable up to 48in from a sign or facade with an optional safety cable included - recommended for extensions beyond 36in.

Brand	WAC Lighting
Design	Swing Arm
Finish	Bronze
Feature	Outdoor, Dimmable
Number of lights	1 light
Width	5 in

Historical Sign
Color Board
1391 Coast Highway
Laguna Beach, CA 92651



LETTER AND SIGN BASE COLOR

RECORDING REQUESTED BY
CITY OF LAGUNA BEACH
AND WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF LAGUNA BEACH
505 FOREST AVENUE
LAGUNA BEACH, CA 92651

(Fee Exempt per Govt. Code 27383)

THIS SPACE RESERVED FOR RECORDING

RESOLUTION NO.

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAGUNA BEACH
APPROVING CONDITIONAL USE PERMIT 20-6387, PLANNING COMMISSION
DESIGN REVIEW 20-6384, PLANNING COMMISSION SIGN PERMIT 20-6006,
COASTAL DEVELOPMENT PERMIT 20-6388 AND VARIANCE 20-6389
AT 1391 SOUTH COAST HIGHWAY AND 168 MOUNTAIN ROAD**

WHEREAS, an application has been filed by the property owner at 1391 South Coast Highway and 168 Mountain Road (previously *Coast Liquor* and *Big Macs Surf Shack*, respectively) requesting approval of Conditional Use Permit 20-6387, Planning Commission Design Review 20-6384, Planning Commission Sign Permit 20-6006, Coastal Development Permit 20-6388, and Variance 20-6389 to rehabilitate two commercial buildings and establish two retail stores, one food service establishment, and an approximately 2,500-square-foot office area, in conjunction with a 54.1% parking reduction based on the degree to which the historic character of the buildings will be restored and preserved and three parking credits for providing a sidewalk café; and

WHEREAS, the Planning Commission of the City of Laguna Beach, acting in accordance with the provisions of Municipal Code Sections 25.05.025, 25.05.030, 25.05.040, 25.05.050, and 25.54, and conducted a legally noticed public hearing regarding this proposal on July 15, 2020, and after carefully considering the oral and documentary evidence and arguments presented at the hearing, voted to recommend City Council approval of the application; and

WHEREAS, on _____, _____, the City Council conducted a legally noticed public hearing of Conditional Use Permit 20-6387, Planning Commission Design Review 20-6384, Planning Commission Sign Permit 20-6006, Coastal Development Permit 20-6388, and Variance 20-6389; and

WHEREAS, the City Council of the City of Laguna Beach considered all of the evidence and arguments presented in support of and in opposition to the applications; and

WHEREAS, the proposed project is exempt from the provisions of the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15301(a) (Existing Facilities – Interior or Exterior Alterations), 15303(c) (Conversion of Small Structures – Commercial Uses not Exceeding 10,000 Square Feet), and 15331 (Historical Resource Restoration/Rehabilitation) because the proposed action consists an adaptive reuse and historic rehabilitation and preservation of two existing structures. The highly altered Olympic cottage would be rehabilitated to more closely resemble its original historic appearance and materials dating from 1932 and no intensification of use for this structure is proposed, thereby qualifying for the class 1(a) and 31 exemptions. The historic Mid-Century Modern *Coast Liquor* building would be converted from a single- to multi-tenant building with a coffee shop, retail liquor/convenience store, and office space, with a new 28-seat outdoor dining area adjacent to the highway storefront. The proposed improvements to this structure would retain, repair, and rehabilitate the important character-defining features at the primary elevations in accordance with the SOI Standards. Because the adaptive reuse and historic rehabilitation project at the *Coast Liquor* building does not exceed 10,000 square feet in an urbanized area, the proposed improvements qualify for the class 3(c) and 31 exemptions;

WHEREAS, CEQA Guidelines Section 15300.2 identifies several exceptions to the categorical exemptions. A project must clear these conditions to maintain eligibility for a categorical exemption. As indicated below, there is no reasonable possibility of a significant effect on the environment due to unusual circumstances, and therefore the project is categorically exempt from CEQA. The location exception (15300.2(a)) does not apply in that the project is located in an urbanized area and no environmentally sensitive resources would be impacted by the proposed project. The proposed project consists of the rehabilitation and restoration of two existing, locally significant structures and site all improvements would occur within previously disturbed areas. The cumulative impact exception (15300.2(b)) does not apply in that a known project at 1401 South Coast Highway (*Coast Inn*) has been substantially reduced in scope and no longer includes an intensification of use. The *Coast Inn* project will rehabilitate a historic structure consistent with its original Spanish Colonial Revival style. The *Coast Inn* project also includes a new rooftop pool and dining area limited to registered overnight hotel guests and a limited number of their guests. The ground-floor restaurant at the *Coast Inn* property is proposed to be remodeled with no use intensification, and occupancies are anticipated to decrease at the restaurant to achieve Building and Fire Code compliance. Based on these facts, the *Coast Inn* property is reasonably expected to result in at most a nominal increase in trash generation, which will continue to be deposited at a consolidated trash storage area at 1391 South Coast Highway and 168 Mountain Road. A trash plan has been prepared which, in conjunction with the conditions of approval, would preserve the residential character and livability of the nearby residential properties. Restrictions would include limitations on trash pickup and the transfer of waste between properties to ensure that

these activities occur during reasonable hours. The relocated trash storage area toward the high activity Gaviota Drive/Mountain Road intersection will improve upon the existing conditions with regard to the residential/commercial interface. Finally, deliveries will continue to occur at the existing yellow-curb delivery zone located on Mountain Road, and smaller vehicles servicing the *Coast Liquor* property may continue to unload at the *Coast Liquor* site. The significant effect exception (15300.2(c)) does not apply in that the project site abuts the residential 1300-block of Gaviota Drive. Due to the narrow street condition, pattern of commercial development directly north of the residences along the highway frontage, and the established land use intensities, these residential properties directly interface with their commercial neighbors. The proposed project is consistent with the land use pattern in the immediate vicinity, which includes highway-fronting commercial (food service, hotel, retail, etc.) and residential dwellings along Gaviota Drive. Therefore, the proposed project does not involve any unusual factors which might give rise to a reasonable possibility that the project will have a significant effect on the environment, and the applicant proposes land uses that are already found in the immediate project area and intended to be accommodated in the C-1 Zoning District. Therefore, the proposed project comports to the existing land use pattern in the project vicinity. It should also be noted that the combined land use intensities at the Coast Inn and Coast Liquor sites were contemplated to be significantly higher during the Planning Commission and City Council's 2016-2018 proceedings. The revised projects for both sites involve a 73-percent decrease in the number of required parking spaces requested to be credited and waived through the City's incentives for sidewalk cafés and historic preservation program. The comparably land use-intensive 2016-2018 project was evaluated by a qualified traffic

engineer, who concluded that the project would not have caused a significant traffic impact at the study intersections, and therefore no traffic mitigation measures would have been required for the prior project. The scenic highways exception (15300.2(d)) does not apply in that South Coast Highway has qualified as a candidate scenic highway and is included in the State Master Plan of Scenic Highways, yet has not received an official State designation. The project would not damage any scenic resources, but instead improves upon the existing conditions through the rehabilitation and preservation of two locally significant historic structures. The project would also provide new landscaping at the highway and within the existing parking lot. The hazardous waste sites exception does not apply in that the project is not located on a hazardous waste site. The historical resources exception (15300.2(f)) does not apply in that the proposed project would retain, repair, and rehabilitate the important character-defining features of the *Coast Liquor* building's primary east and south elevations. Modest compatible changes will also occur at the rear (west) elevation. The work proposed for this structure follows the intent of the Secretary of the Interior's Standards in that the building would be used as it was historically (commercial) and would retain its form, massing, spatial relationships, notable materials, and distinctive features that identify with its architectural style, period of construction, and designer. The work proposed for the Olympic cottage would also restore many of the lost features of the resource that associate it with its period of significance and historical significance. The Olympic cottage work scope would similarly comply with the SOI Standards. A qualified architectural historian will be retained to review the construction drawings and ensure compliance with the SOI Standards prior to permit issuance and conduct periodic on-site construction monitoring. For these reasons, the project will not cause

substantial adverse change in the significance of a historical resource; and

WHEREAS, the City Council has made the following findings regarding **Conditional Use Permit 20-6387**:

1. The site for the proposed use is adequate in size and topography to accommodate such use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly adjust such a use with the land and uses in the vicinity in that the proposed project is a remodel and rehabilitation of two historic structures consistent with Secretary of the Interior's Standards to facilitate a change in use. Parking for the site is currently legal, nonconforming. The proposed parking lot reconfiguration, sidewalk café parking credits, and incentives for the proposed historic rehabilitation work would bring the property into conformance with current parking requirements. The project reinforces the multi-modal orientation of the project area with the provision of bicycle racks and proposed mixture of resident- and visitor-serving uses that would create synergy with other land uses within walking distance, including but not limited to several hotels and the convergence of multiple commercial and recreational destinations, including Cress Street Beach and Mountain Road Beach. Finally, the site would provide a van-accessible parking space in accordance with federal accessibility requirements. The proposed changes of use will comport to the existing land use pattern in the immediately project vicinity, which include but are not limited to food services, retail, and hotels along the highway frontage. Landscaping will be provided at the parking lot and along the highway to improve the project's integration with the surrounding built and natural environment. A new, relocated trash enclosure and the proposed trash plan would preserve the residential character and livability of the nearby residential properties, in contrast with several nearby properties with frontage along Gaviota

Drive, which due to the existing pattern of development are limited in their ability to adequately conceal dumpsters and smaller residential bins from public view.

2. The site for the proposed use has access to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use. The combined land use intensities at the *Coast Inn* and *Coast Liquor* sites were contemplated to be significantly higher during the prior, 2016-2018 iteration of this project. The revised projects for both sites involve a 73-percent decrease in the number of required parking spaces requested to be credited and waived through the City's incentives for sidewalk cafés and historic preservation program. The comparably land use-intensive 2016-2018 project was evaluated by a qualified traffic engineer, who concluded that the project would not have caused a significant traffic impact at the study intersections, and therefore no traffic mitigation measures would have been required for the prior project. Additionally, the proposed trash and delivery plans are consistent with existing commercial operations in the immediate vicinity, and as conditioned the trash storage and collection plan would reduce impacts to the one-way Gaviota Drive over the preexisting condition, with the use of a stringer truck limiting the duration of time that a full-size trash truck would be positioned on Gaviota Drive.

3. The proposed use will have no substantial adverse effect upon abutting property in that the site is appropriate for the proposed retail, food service, and office uses and consistent with the existing pattern of development, which includes a diverse mix of commercial uses with frontages along both South Coast Highway and Gaviota Drive, including but not limited to food services, retail, and hotels. Additionally, the proposed site changes have been conditioned to mitigate any such effect.

4. The proposed use is consistent with the objectives and policies of the City's General Plan in that the use will support the present diversity of land use within the C-1, Local Business District and the project will preserve two locally significant historic resources. Specifically, the proposed project has been found to adhere to Land Use Element policies 2.3, 3.3, 3.6, 3.8, 4.3, 5.4, and 6.1, Land Use Element actions 1.1.13 and 5.1.3, and Historic Resources Element policy 1.3, as discussed in the accompanying staff report.

5. The conditions stated in the decision are deemed necessary to protect the public health, safety and general welfare in that provisions have been included to ensure continued land use compatibility.

6. The proposed lower level offices are similar to and no more obnoxious or detrimental to the welfare of the neighborhood than the list of permitted and conditionally permitted uses in the C-1 Zone, and the proposed office use is not one which is specifically relegated to or prohibited in the City's Light Industrial Zones. Specifically, the lower level office area is similar to business and professional offices above the ground floor, for the reason that the offices would not be located at the building's primary street level. The *Coast Liquor* building would provide retail and food service uses at the primary ground level/street level consistent with the C-1 Zone. Although the lower level offices are not located above the ground floor, they: (1) are oriented to the residences across Gaviota Drive, rather than visitor vehicular and pedestrian traffic; (2) are obscured from view along South Coast Highway, with little visibility along Mountain Road; and (3) are not at the primary street level. These facts coupled with what is known about shopper behavior limits the productivity of this lower level for retail or similar uses. Furthermore, use of this area as office would not preclude the property from providing visitors with both food and

retail options along each primary street frontage. The intention of the office floor level restrictions is to ensure that adequate visitor-serving businesses are being provided throughout the C-1 Zone. Additionally, the office would occupy approximately 48-percent of the gross floor area at 1391 South Coast Highway, below the 50-percent maximum.

WHEREAS, the City Council has found that the proposed project as conditioned best satisfies the design review criteria, and desires to approve **Planning Commission Design Review 20-6384** and **Planning Commission Sign Permit 20-6006**, subject to the facts and findings in the staff report; and

WHEREAS, the City Council has made the following findings regarding **Coastal Development Permit 20-6388**:

1. The proposed project is compliant with the General Plan and is also consistent with the Zoning Code and all other components which comprise the City's Local Coastal Program. The findings to grant a variance and allow an uplit roof sign can be made.
2. The project, which is located between the sea and the first public road paralleling the sea, is compliant with the General Plan, the Zoning Code, and all other components which comprise the City's Local Coastal Program. The findings to grant a variance and allow an uplit roof sign can be made. Finally, the proposed project is consistent with the public access and recreation policies of the Coastal Act. Beach access stairs to Mountain Road Beach are located approximately 100 feet southwest of the project site. The proposed rehabilitation and preservation of two historic structures would visually enhance the area immediately surrounding this public beach access point and introduce a pedestrian-friendly café and other uses that may be enjoyed by residents and visitors when visiting the beach.

3. A Categorical Exemption, pursuant to CEQA Guidelines Sections 15301(a), 15303(c) and 15331 has been determined; therefore, the project is not anticipated to have any significant adverse impacts on the environment within the meaning of the California Environmental Quality Act. 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.

WHEREAS, the City Council has made the following findings in regard to **Variance 20-6389** to allow a roof sign [LBMC 25.54.016(H)] with uplighting [LBMC 25.54.010(C)]:

1. There are special circumstances applicable to the property involved which cause the strict application of the Zoning Ordinance to deprive the property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Post and beam construction allows for large expanses of glass with the elimination of bulky support walls. Post and beam is a hallmark of Mid-Century Modern architecture and was utilized by local designer Chris Abel at the *Coast Liquor* building's primary elevation. Of the various sign types permissible by the Sign Code, wall signs are generally the most appropriate for motorist visibility along a four-lane highway. However, the character-defining glass storefront greatly limits wall sign attachment opportunities. While two ribbons of board and batten siding segment the glazing, the width of these wall surfaces are restrictive and would be better suited for subordinate tenant signage with a pedestrian orientation. The use of blade signage which would project from the building and avoid obscuring architectural features of the building was considered. However, in order to achieve adequate visibility across the width of the highway, these signs would need to be scaled such that their appearance would have an outsized presence along a key historical elevation. Moreover, such a blade sign is inappropriate to the scale of the building along the

highway, which maintains a low, single-story profile. Commercial buildings in the immediate project vicinity either provide adequate wall area to support a highway-oriented wall sign or read as multi-story structures with appropriately-sized blade signage. Therefore, a variance to allow a roof sign is necessary to bring this property up to par with the privileges afforded to commercial buildings in the immediate vicinity and under like zoning, which are otherwise able to achieve adequate highway visibility through the use of wall or blade signage due to the vertical scale of these buildings, presence of suitable wall areas on which to place signage, and lack of competing historic preservation goals. The use of uplighting would allow for the appropriate levels of sign illumination similar to the sign lighting provided at nearby commercial properties, but designed in a manner compatible with the historic rehabilitation and preservation of the building.

2. Such 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 variance would preserve a substantial property right to provide adequate highway-oriented signage with appropriate levels of illumination suitable to the type and speed of traffic along the four-lane highway, comparable to the rights currently enjoyed by *The Colonnade* (1400 South Coast Highway), *Capri Galleria* (1417-1427 South Coast Highway), *Chakra Spa* (1390 South Coast Highway), *Subway* (1350 South Coast Highway), and the *Friendship Shelter* (1335 South Coast Highway).

3. The granting of the variance will not be detrimental to the public health, safety, convenience and welfare or injurious to property and improvements in the vicinity in which the property is located in that the proposed uplit roof sign would not obstruct ocean, beach, or hillside views from

neighboring properties, and further, do not obstruct light, air, or solar access to neighboring properties. Additionally, the project proposes the preservation of a historic resource, and the signage has been conditioned to ensure that the intensity of lighting is appropriately regulated.

4. The granting of the variance will not be contrary to the objectives of the zoning ordinance and the General Plan in that the proposed rehabilitation and restoration conforms with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

WHEREAS, an approximately 50-square-foot interior floor area addition is proposed at 1391 South Coast Highway (*Coast Liquor*), and Laguna Beach Municipal Code Section 25.56.008 states that a legal, nonconforming structure may be enlarged or expanded if: (1) the enlargement or expansion complies in every respect with all applicable provisions of Title 25; (2) the enlargement or expansion and the project as a whole complies with the design review provisions in Section 25.05.040(A) and (H); and (3) the required number of parking spaces is provided; and the City Council finds that the proposed floor area addition complies with these provisions; and

NOW, THEREFORE, BE IT RESOLVED that **Conditional Use Permit 20-6387, Planning Commission Design Review 20-6384, Planning Commission Sign Permit 20-6006, Coastal Development Permit 20-6388, and Variance 20-6389** are hereby granted to the following extent:

Approval to rehabilitate two commercial buildings and establish two retail stores, one food service establishment, and an approximately 2,500-square-foot office area at 1391 South Coast Highway and 168 Mountain Road, in conjunction with a 54.1% parking reduction based on the degree to which the historic character of the buildings will be

restored and preserved and three parking credits for providing a sidewalk café.

BE IT FURTHER RESOLVED, that the following condition(s) are set forth to protect the health, safety and welfare of the community and to assure the intent and purpose of the regulations:

1. The Conditional Use Permit shall be subject to review if written complaints are received, and shall be subject to administrative review one (1) year after issuance of the certificate of use to determine if the approved conditions of approval are in compliance. These reviews may result in a formal noticed public hearing before the Planning Commission and/or City Council. After the public hearing on the matter, the Planning Commission and/or City Council may require immediate condition compliance, amend the conditions of approval or proceed with revocation of the Conditional Use Permit as specified in Municipal Code Section 25.05.075.
2. It is understood that the conditions of approval apply herein to any future owners or lessees operating under this Conditional Use Permit. This means in legal terms that the conditions of approval for the Conditional Use Permit shall be and hereby are obligations of and binding upon the applicant and his/her heirs, successors, assigns, agents and representatives. The conditions shall constitute a covenant running with and binding the land in accordance with the provisions of California Civil Code Section 1468. Failure to comply with such conditions, and each of them, and any other related federal, state and local regulations may be grounds for revocation of the Conditional Use Permit, in addition to other remedies that may be available to the City.
3. Applicable Certificate of Use and/or Certificate of Occupancy shall not be issued until City staff has verified compliance with all conditions of approval.
4. This Conditional Use Permit shall not be operative until the owner of the subject property has

signed an affidavit in the form attached to this Resolution, whereby the property owner acknowledges and consents to the imposition of the conditions set forth in this Resolution, and agrees that such conditions shall constitute restrictions running with the land and shall be binding upon the property owner and the property owner's, successors and assigns. If the applicant is different from the owner of the subject property, then this Conditional Use Permit shall also not be operative until the applicant has signed an affidavit in the form attached to this Resolution, whereby the applicant acknowledges and consents to the imposition of the conditions set forth in this Resolution, and agrees that such conditions shall be binding upon the applicant and the applicant's heirs, successors and assignees.

5. This Conditional Use Permit shall lapse and automatically become void two years following the Effective Date unless: a) the privileges authorized are established; or b) a building permit is issued and construction is begun and thereafter diligently pursued to completion; or c) an extension of time is granted pursuant to Municipal Code Section 25.05.030 (I); provided, however, that in the event multiple discretionary governmental approvals are required for the proposed project, the two-year period shall not commence until all final approvals have been obtained.

6. If the use authorized under this Resolution and Conditional Use Permit is abandoned or terminated for any reason for a period of at least one year, the Conditional Use Permit shall automatically expire and become void.

7. 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 Conditional Use Permit has been granted shall not be substantially changed or substantially amended except pursuant to a subsequent Conditional Use Permit or Variance as might otherwise be required or granted pursuant to the terms of Title 25 of the City of Laguna Beach Municipal Code.

8. No additions or enlargements to the use of structures for which this Conditional Use Permit has been granted shall be allowed except pursuant to a subsequent Conditional Use Permit or Variance as might otherwise be required or granted pursuant to the terms of Title 25 of the City of Laguna Beach Municipal Code.

9. The permittee shall defend, hold harmless and indemnify, at his/her/its expense, the City, the City Council and other City bodies and members thereof, officials, officers, employees, agents and representatives (collectively, the City) from and against any and all third-party claims, actions or proceedings to attack, set aside, void or annul the approval of this conditional use permit, or any associated determination made pursuant to the California Environmental Quality Act. This obligation shall encompass all costs and expenses incurred by the City in defending against any claim, action or proceeding, as well as costs, expenses or damages the City may be required by a court to pay as a result of such claim, action or proceeding.

10. The use of expanded polystyrene (Styrofoam) food containers is prohibited.

11. Outdoor display or additional outdoor seating of any kind shall be prohibited, unless approved or an amendment to this Conditional Use Permit is approved. Application for such an amendment may only be accepted for processing, if outdoor display/dining is a permitted use in the applicable zoning district.

12. A City business license shall be obtained prior to the operation of any business use permitted by this Conditional Use Permit.

13. No proposed change or modification to the specifically permitted use at 1391 South Coast Highway and 168 Mountain Road, which includes a two retail stores, one food service establishment, and an approximately 2,500-square-foot office area shall be allowed except pursuant to a subsequent or amended Conditional Use Permit as may be required pursuant to the terms of Title 25 of the City of Laguna Beach Municipal Code.

14. The applicant shall not allow, act, cause or permit any lessee, agent, employee, exhibitor or concessionaire any “prohibited discharge” (as defined in Municipal Code Section 16.01.020) into the City’s storm water drainage system.

15. The proposed use is subject to the food facility requirements of the Orange County Health Department. A building permit for tenant improvements shall not be issued until the Orange County Health Department approves the plans.

16. The proposed use is subject to the grease interceptor installation requirement and must be installed in the location indicted on the City Council-approved plan.

17. Employees shall not engage in sidewalk solicitation. Sidewalk solicitation may include any of the following: (1) the distribution of product samples outside of an enclosed building, (2) interactions that may occur between employees and pedestrians outside of an enclosed building with the intent to solicit business or (3) any employee positioned at or near a doorway with the intent to attract the patronage of a pedestrian located beyond the physical boundary of the private property.

18. Trash pick-up services shall occur daily and only between the hours of 9:00 a.m. to 5:00 p.m.

Trash pick-up service levels shall be increased as necessary based on waste generation and dumpster/enclosure capacities at 1391 South Coast Highway

19. Trash from the *Coast Inn* use(s) located at 1401 South Coast Highway may only be transported across Mountain Road to 1391 South Coast Highway between the hours of 8:00 a.m. to 9:00 p.m. daily. Trash must be stored onsite at the *Coast Inn* outside of these hours. A trash storage and transportation plan must be submitted prior to the issuance of a Building Permit. The trash storage and transportation plan shall require a leak-proof container to be used whenever trash is being transported across public rights-of-way. The trash storage area at 1391 South Coast Highway shall be regularly cleaned and refuse removed daily without creating a public nuisance and without place waste or waste receptacles on the public sidewalks or other public ways. All employees shall be trained on this plan and responsible for its implementation.

20. A “stinger” truck shall maneuver all dumpsters to the full-size trash truck stationed on Mountain Road to limit traffic impacts to Gaviota Drive.

21. The operators of the uses authorized by this permit will be responsible for the cleanup of all on-site and adjacent public areas, including the sidewalks. A practical plan for monitoring and implementing this cleanup will be provided as a condition of this permit.

22. Prior to issuance of a building permit, the owner(s) of the affected properties (1391 and 1401 South Coast Highway) shall execute a reciprocal easement for the mutual benefit of the properties for the purpose of providing shared access to the consolidated trash storage facilities at 1391 South Coast Highway in perpetuity. The reciprocal easement shall be recorded and kept on file with the Department of Community Development.

23. The existing loading zone on Mountain Road must be maintained. A sign must remain

installed and shall state: 20 Minute Loading Zone: 7:00 a.m. to 6:00 p.m., Monday to Saturday for Commercial Delivery Vehicles Only and Metered Parking from 6:00 p.m. to 7:00 p.m. Monday to Saturday, 8:00 a.m. to 7:00 p.m. on Sunday and Holidays. Metered parking is subject to a three-hour parking limit, Saturday and Sundays.

24. All outdoor lighting must be hooded, fully shielded, and aimed downward and must comply with the approved exterior lighting plans.

25. Historic Construction Monitoring is required and a historic monitor must be hired prior to the issuance of a building permit.

26. The property owner shall sign an updated Historic Preservation Agreement prior to the issuance of a Building Permit.

27. Upon approval and full entitlement of the proposed project, as discussed herein and illustrated in the submitted project plans, the Coast Liquor building and Olympic Cottage structure shall be “conditionally” placed on the Laguna Beach Historic Register by the project applicant. As conditioned herein and by the City Council, as appropriate, the Coast Liquor building shall be listed on the Register as an “E” (Excellent) rated structure. Similarly, the Olympic Cottage structure shall be placed on the Register as a “K” (Key) rated structure. Such formal listing of these two properties on the City’s Register is predicated on the completion of their in-kind rehabilitation as proposed in the project plans approved by the City. Recordation of a written agreement between the city and the property owner, acknowledging the owner’s obligations and responsibilities to ensure preservation of the historic character of the structure, is required prior to building permit final.

28. Prior to any necessary re-design efforts of any project plans or preparation of construction

drawings for the Coast Liquor/Olympic Cottage Development project a qualified city-approved historic preservation professional consultant (architectural historian and/or historic architect) who meets the Secretary of the Interior's Professional Qualification Standards (36 CFR 61) for architectural history and/or historic architecture shall be hired and paid for by the applicant through the City. This individual should have at least 10 years of experience in design review and collaboration applying the four treatment approaches of the SOI Standards, as applicable. The historic preservation professional shall review the project plans prior to formal plan check submittal to the City (and through the entire plan check review process thereof) and provide comment and/or approval (if so deemed) for compliance with the SOI Standards. Such review and approval is required prior to the issuance of a demolition permit, building permit, or other type of permit associated with the proposed project (including mechanical). Any re-design efforts made by the applicant in consultation with the preservation consultant should also be reviewed by the City for acceptability.

29. The applicant should specify on the project elevation plans prepared for plan check review by the City and the historic consultant the existing and proposed exterior conditions, features, textures/finishes, and materials of both properties on the parcel: the Coast Liquor building and Olympic Cottage structure. Such information should address all existing and proposed architectural details and material types; window, door, and siding type and size; paint colors; landscape and hardscape details; lighting fixtures; signage; and any demolition, structural and shoring information as required of the project by the applicant and/or City staff.

30. A detailed exterior door and window schedule (noting existing and proposed features, including hardware, if new or existing; material specification; type and size; location; and any

conditional comments) is also required as part of the plan check submittal packet. Also required prior to the formal plan check submittal of project plans are illustrated plans indicating the location and dimensions of any and all rooftop equipment and exterior vent openings, including HVAC and any necessary screening forms required by the City on either building. This information will need to be reviewed by the qualified historic preservation professional prior to formal plan check submittal for consistency with the SOI Standards. Any revisions made to the project plans during the entire plan check review process will also need to be reviewed by a qualified historic preservation professional in association with City staff prior to final plan check approval and the issuance of any permits.

31. Any additional design plans, which may include structural and shoring plans, seismic plans, mechanical plans, etc., shall comply with the SOI Standards; State Historical Building Code, as applicable; and other relevant historic preservation rehabilitation references and guidelines (e.g. National Park Service Preservation Briefs series, National Park Service Interpreting the Standards bulletins, etc.). Such plans shall be reviewed for SOI Standards compliance by qualified historic preservation professional in association with City staff prior to final plan check approval and the issuance of any permits.

32. Original character-defining features on the exterior of the Coast Liquor property and Olympic Cottage will be substantially retained, rehabilitated, and restored according to the SOI Standards in order to ensure that all remaining historic fabric is appropriately treated and returned to its original appearance wherever feasible. Where the severity of the feature is beyond repair it may be replaced in-kind upon approval by the historic consultant. Consistent with the SOI Standards, the design of those features restored and reconstructed shall be based on photographic and

physical evidence. Compatible in-kind rehabilitation work for either improvement on site shall be inspired by associated archival/photographic evidence.

33. The overall historic architectural qualities of the Coast Liquor building will be retained and preserved. The overall historic character of the Olympic Cottage structure will be retained, restored, and preserved. The removal of any distinctive material or alteration of features, spaces, and spatial relationships that characterize the properties will be avoided. Removal of such features may be acceptable if such work was previously reviewed and approved by the historic consultant and City staff.

34. All work for ADA compliance shall follow the State Historical Building Code (SHBC) and the recommendations specified in the SOI Standards. As applicable, the SHBC shall be utilized throughout the duration of the project.

35. All modifications made to the Coast Liquor building and Olympic Cottage will be undertaken in conformance with the SOI Standards (rehabilitation). Any damage caused to a building's original historic fabric during design and/or construction activities associated with the project will be reported to the City by the applicant, general contractor, project architect, or on-site preservation monitor and repaired by the applicant immediately in a manner consistent with the SOI Standards.

36. Periodic on-site construction monitoring by a qualified historic preservation consultant hired by the applicant through the City is also required. The historic preservation consultant shall perform periodic on-site construction monitoring in those areas where exterior historic features may be impacted by the implementation of the rehabilitation and/or restoration work proposed for the Coast Liquor building and/or Olympic Cottage structure. This monitoring effort shall

ensure that all work associated with the proposed project is executed in a manner that conforms to the approved final design/construction plans and the SOI Standards. Appropriate language shall be incorporated into the general construction contract and/or project plans specifying coordination with the preservation consultant/monitoring effort including but not limited to notification procedures, responsibilities for monitoring delays, location of affected historic features, etc. The preservation consultant shall be contacted immediately if any unanticipated discoveries of historic material/features are encountered during any phase of the demolition/construction work. The consultant shall have the authority to stop work in the immediate area of the unanticipated discovery in order to assess and develop appropriate treatment for such finds. Any recommendations provided by the preservation consultant shall be reviewed by the City, the applicant, and general contractor and implemented as proposed at the cost of the applicant. At each phase of the project and upon project completion, the qualified preservation consultant shall document the project's progress at various intervals with the preparation of construction monitoring reports. Such reports are to be submitted to the City for inclusion in the project's file. Oversight and construction monitoring by a qualified preservation consultant are important to reduce the potential adverse impacts of the proposed project that may otherwise detract from the historical significance of the two resources (Coast Liquor and Olympic Cottage) or render them ineligible for inclusion in the City of Laguna Beach Historic Register as "E" (Coast Liquor) and "K" (Olympic Cottage) rated structures.

37. The wood plank and beam ceiling at 1391 South Coast Highway contributes to the overall historic integrity of the Mid-Century Modern post and beam style and character and shall be preserved. Mechanical improvements shall be designed to minimize impacts to this building

feature.

38. The Historic Register plaques shall note the cottage's association with the 1932 Olympic games (168 Mountain Road) and recognize the local contributions of Chris Abel (1391 South Coast Highway). The content of these plaques shall be developed in consultation with the historic consultant.

39. The roof sign shall be limited to three-inch returns.

40. All sign lighting shall be turned off when the businesses occupying the 1391 South Coast Highway building are closed; and (2) if there are complaints regarding the intensity of the lighting, the Director of Community Development can require the lighting to be dimmed or, if necessary, turned off.

41. The permittee shall submit a complete rooftop mechanical plan for the 1391 South Coast Highway building with the tenant improvement plan submittal to accommodate the permitted use(s). Subject to the Director of Community Development's approval, the equipment screen shall either be installed in accordance with the design review plans or omitted. If omitted, all new rooftop appurtenances shall be contained within the staking envelope in accordance with the certified staking plan and painted blue-grey to recede into the background. A paint chip shall be submitted to the City for approval prior to painting.

42. A "right turn only" sign shall be provided at the Gaviota Drive driveway.

43. A Caltrans Encroachment Permit is required for the new street trees proposed within the South Coast Highway right-of-way.

44. Prior to the issuance of a building permit, the applicant must be in compliance with the Art in Public Places Ordinance (LBMC Chapter 1.09).

45. The required parking shall be available free of charge to the tenants and customers of the businesses during their hours of operation.

46. The building exteriors shall be maintained in an exemplary manner and in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This shall include building and site maintenance on an as-needed basis to maintain the paint application, landscaping and architectural features (including but not limited to windows, doors and roofing) in excellent condition.

47. An occupant load sign shall be posted above the food service establishment front door.

48. There shall be no live entertainment allowed.

49. Expiration: If development has not commenced within two years from the final action of the approval authority on the application, the Design Review approval, including any appeals, shall 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. If the project is appealed to the Coastal Commission, this expiration period shall not begin until the appeal process is completed.

50. Interpretation. Any questions of intent or interpretation of any condition will be determined by the Director of Community Development.

51. Grounds for Revocation. The entitlement 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.

NOW THEREFORE BE IT RESOLVED that the above decision was approved and

rendered on the ____ day of _____, ____ (the "Effective Date").

ADOPTED this _____.

Bob Whalen, Mayor

ATTEST:

City Clerk

I, LISETTE CHEL, City Clerk of the City of Laguna Beach, California, do hereby certify that the foregoing Resolution No. ____ was duly adopted at a Regular Meeting of the City Council of said City held on _____, 2020, by the following vote:

AYES: COUNCILMEMBER(S):

NOES: COUNCILMEMBER(S):

PROPERTY OWNER(S) CONSENT AFFIDAVIT

The owner(s) of the above described property, and the owner(s) of all interests therein, do hereby consent to the imposition of the above stated conditions, and agree that said conditions shall constitute restrictions running with the land and shall be binding on said owner(s), the owner's heirs, successors and assigns.

Signed this _____ day of _____, _____, by

_____ Signature of Owner	_____ Signature of Owner
_____ Name (Print or Type)	_____ Name (Print or Type)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange } SS.

On _____, before me _____, a

Notary Public, personally appeared _____

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/its/their authorized capacity(ies), and that by his/her/its/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 _____
Signature of Notary Public

Place NOTARY SEAL OR STAMP
above

APPLICANT(S) CONSENT AFFIDAVIT

The applicant(s) of the above described Conditional Use Permit do hereby consent to the imposition of the above stated conditions, and agree that said conditions shall be binding on said applicant(s), the applicant's heirs, successors and assigns.

Signed this _____ day of _____, _____, by

Signature of Applicant	Signature of Applicant
Name (Print or Type)	Name (Print or Type)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange } SS.

On _____, before me _____, a

Notary Public, personally appeared _____

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/its/their authorized capacity(ies), and that by his/her/its/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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Place NOTARY SEAL OR STAMP
above