



NOTICE OF PUBLIC HEARING

LAGUNA BEACH BOARD OF ADJUSTMENT / DESIGN REVIEW BOARD

The CITY OF LAGUNA BEACH BOARD OF ADJUSTMENT / DESIGN REVIEW BOARD will hold a public hearing in the City Council Chambers, located in City Hall at 505 Forest Avenue to consider DESIGN REVIEW 15-2544, COASTAL DEVELOPMENT PERMIT 15-2238 AND MITIGATED NEGATIVE DECLARATION for the:

**Temple Hills Drive Sidewalk from Dunning Drive to Palm Drive
1217-1737 Temple Hills Drive**

SAID PUBLIC HEARING TO BE HELD: **Thursday, February 11, 2016 at 6:00 p.m. NO FURTHER PUBLIC NOTICE WILL BE GIVEN.**

Project Description: The Public Works Department requests design review and a coastal development permit to construct new sidewalk improvements in the R-1 (Residential Low Density) zone. Design review is required for sidewalks, curbs and grading within the public right-of-way.

A *Mitigated Negative Declaration* was prepared for this project pursuant to the provisions of the California Environmental Quality Act. The public review comment period concerning this environmental document was available from November 19, 2015 to December 21, 2015.

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

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

Project applicant: Tom Sandefur, Assistant City Engineer (949) 497-0792 tsandefur@lagunabeachcity.net

City staff: Belinda Ann Deines, Associate Planner (949) 464-6626 bdeines@lagunabeachcity.net

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

The plans and application may be examined and reviewed at the DEPARTMENT OF COMMUNITY DEVELOPMENT between the hours of 8:00 a.m. – 5:00 p.m. any regular workday. **Comments may be made in person at the hearing, or in writing prior to the hearing, when brought or mailed to City Hall. It is recommended that written correspondence be delivered to City Hall at least 10 days prior to the public hearing – six (6) copies are required.** It is possible that this project may be continued to some specific future date and/or modified during the Design Review process. If you challenge the nature of the proposed project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Board at, or prior to, the Public Hearing. The City staff has determined the project to be subject to a **Mitigated Negative Declaration** pursuant to the California Environmental Quality Act.

This project is located within the City of Laguna Beach Coastal Zone. The Coastal Development Permit application was filed on January 5, 2016 and does not constitute development appealable to the California Coastal Commission.

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

505 FOREST AVE.

LAGUNA BEACH, CA 92651

TEL (949) 497-3311

FAX (949) 497-0771

