



THREE ARCH BAY ZONE

Development Application Procedure

Chapter 25.44 of the Municipal Code contains development standards specific to the properties in the Three Arch Bay Zone. The stated purpose of these standards is to maintain, enhance and promote the unique character of this area, particularly with respect to mass, scale, architectural character, privacy and ocean view preservation, and protection of ocean bluffs and other environmentally sensitive areas. The development standards are included as Exhibit A. These standards are considered in conjunction with the City's Residential Design Guidelines.

The Municipal Code recognizes that the Three Arch Bay Association (TABA) will conduct its own review of development plans and submit a letter of comment to the City. Importantly, the TABA review process is independent of the City's review process; and while comment letters will be taken into consideration by City decision-makers, they will be treated as correspondence from the public. The City shall ultimately apply and enforce only those development standards that it has adopted and is not responsible for applying or enforcing any separate standards or requirements (for example, collection of plan review fees) that may have been established by TABA.

Below is a general outline of the process the City follows for projects proposed within the Three Arch Bay community. As described in the outline, City staff will provide digital plans to TABA upon initial submittal and again when the project has received zoning clearance.

1. Applicant Submittal to City	The applicant will submit a development application and all required documents (including a digital plans) to the City for Zoning Plan Check. The City will send digital plans to TABA. The City shall perform plan review and issue corrections to the applicant if necessary. (If a proposed project does not require design review pursuant to the exceptions set forth in Laguna Beach Municipal Code section 25.05.040(B)(2), and the project is considered ministerial, proof of submittal to TABA will not be required.)
2. TABA Review	TABA staff will consider initiating its separate review based on the nature of the project. It is recommended that TABA commence its review during the first round of review so that it has sufficient time to submit a comment letter in advance of the first noticed public hearing.
3. Zoning Clearance	Once the City deems the application complete and zoning clearance is granted, the applicant may schedule the project for a hearing with the Design Review Board (DRB). The plans that have been deemed complete and cleared will be electronically transmitted to TABA. In accordance with the Permit Streamlining Act, the project must be heard within 60 days unless extended by the applicant. TABA should provide its comments to the City within 30 days of receiving the digital plans unless the applicant requests additional time to resolve any issues with TABA if warranted to receive a favorable comment letter.
4. Comment Letter	The absence of a timely TABA comment letter will not preclude or delay the processing of an application or the setting and noticing of a DRB hearing date. If a comment letter is received prior to the completion of City staff's analysis of the proposed project and the preparation of the written staff report, TABA's comments will be included as public commentary and a copy will be attached to the staff report.
5. Review Standards	City staff will analyze proposed projects based on the City's zoning and development standards, the Residential Design Guidelines, and the architectural design criteria set forth in Laguna Beach Municipal Code section 25.44.060.

THREE ARCH BAY ZONE

Links to Laguna Beach Municipal Code Sections

25.44.050 Property Development Standards

- Yard Setbacks
- Permitted Projections
- Building Site Coverage
- Floor Area
- Building Stringline
- Building Height Standards
- Parking Standards
- Access and Improvements Standards
- Fences, Walls and Hedges
- Design Review
- Signs

25.44.060 Architectural Design Criteria

- Small-scale building character
- Protect privacy and views of neighboring properties
- Minimum roof pitch of 3:12
- Roof-mounted solar collectors not visible from street view
- Compatibility with surrounding homes and community
- Walls and fences for active use areas
- Landscape and hardscape plans

25.44.070 Soils and Geology

- Required for development on coastal or vacant lot.
- Reports in compliance with Title 14

