



NOTICE OF EXEMPTION

From: Community Development – Planning Division
505 Forest Avenue Laguna Beach, California 92651

FILED

OCT 17 2025

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

(above for use by County Clerk-Recorder's Office only)

1. **APPLICANT:** Rory Foubister, 840 Glenneyre St Laguna Beach, CA 92651, 949-436-2286
2. **LEAD AGENCY:** City of Laguna Beach, 505 Forest Ave. Laguna Beach, CA, 92651
3. **PROJECT PLANNER:** Jessica Mendoza, Assistant Planner (949) 497-0390
4. **PROJECT TITLE:** DR 23-1480, Dornin Investment Group
5. **PROJECT LOCATION:** 1110 Glenneyre Street, Laguna Beach, CA, 92651 (APN: 644-083-15 & 644-083-16)
6. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**
Remodel the façade of an existing commercial building, door and window modifications, new exterior building materials, a reduction of the eave overhangs, lighting, hardscape, and landscaping at a property located in the LBP (Local Business Professional) zone.

ENVIRONMENTAL DETERMINATION:

The Project is categorically exempt from CEQA pursuant to State CEQA Section 15301 (Class 1 – Existing Facilities) in that the projects consists of activities involving negligible or no expansion of existing or former use, such as the repair, maintenance, or minor alteration of existing structures or topographical features. Examples of Class 1 activities include interior or exterior repairs and alterations, and the rehabilitation of structures. Here, the proposed project will include exterior repairs and alterations to remodel the appearance of the existing commercial building. Other alterations include landscaping, lighting, site walls, and new hardscape within the existing developed area of the site, and therefore the approval of this Project will not result in a change in the general operation of the existing commercial building. Additionally, the Project does not involve a change in land use intensity. Therefore, the project is exempt under Class 1.

Further, none of the exceptions outlined in State CEQA Guidelines section 15300.2 apply. The project site does not contain any environmentally sensitive areas in that the site is fully developed with an existing commercial building and is surrounded on all sides by public streets and developed commercial and residential properties, and the City's environmentally sensitive areas maps do not identify any such areas on-site or within the immediate Project vicinity. There will be no cumulative impact resulting from successive projects of the same type in the same place, over time. Additionally, there are no unusual circumstances surrounding the project that could result in the reasonable possibility of a significant effect on the environment because this Project is merely renovating the existing commercial building. There are no unusual circumstances resulting in a significant impact on the environment. Existing terrain will be maintained, and there will be no damage to scenic resources, including trees, historic buildings, rock outcroppings or similar resources, within a highway officially designated as a state scenic highway. The work will not impact marine resources or environmentally sensitive habitats. The Project is not located on a hazardous waste site, or any other site included on a list compiled pursuant to Government Code section 65962.5. The Project will not result in significant adverse impacts to historical resources as defined by CEQA in that there are no historic resources on-site or immediately abutting the site that would be impacted by the Project. Consequently, additional environmental analysis is not necessary to meet the requirements of CEQA.

Therefore, the Planning Commission (PC) has determined that further environmental evaluation is not required because:

- ☐ The project is not subject to CEQA because it "does not involve the exercise of discretionary power," or "will not result in a direct or reasonably foreseeable indirect physical change in the environment," or, "is not a project as defined in Section 15378 of the CEQA guidelines." (Sections 15060(c)(1), (2) & (3)); or,
- ☐ "The activity is covered by the commonsense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- ☐ The project is statutorily exempt, Section _____, <name> (Sections 15260-15277); or,

☒ The project is categorically exempt per State CEQA Guidelines, Section 15301 (Class 1 – Existing Facilities).

7. If filed by applicant: Attach Certificate of Determination (Form "A") before filing.
8. Has a Notice of Exemption been filed by the public agency approving this project?
9. Was a public hearing held by the Lead Agency to consider the exemption?
Yes ☒ No ☐ If yes, the date of the public hearing was: October 15, 2025.

John R. Best
Signature

Date: 10.16.2025

John Best
Name

Title: VP of Design & Development
Dornin Investment Group

☐ Signed by Lead Agency

☒ Signed by Applicant

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

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

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CERTIFICATE OF DETERMINATION

(If Notice of Exemption filed by Project Applicant, Project Applicant must attach to Notice of Exemption)

1. Name or description of project:	DR 23-1480, Dornin Investment Group																																		
2. Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name):	1110 Glenneyre Street, Laguna Beach, CA 92651 Cross Streets: Oak Street and Brooks Street																																		
3. Entity or person undertaking project:	A. Chris Dornin, Dornin Investment Group																																		
	B. Other (Private)																																		
	(1) Name	Rory Foubister, Architect																																	
	(2) Address	840 Glenneyre St Laguna Beach, CA 92651																																	
4. Staff Determination:	The Lead Agency's Staff, having undertaken and completed a preliminary review of this project in accordance with the California Environmental Quality Act (CEQA) and the Lead Agency's Local Guidelines for Implementing CEQA has concluded that this project does not require further environmental assessment because: <table border="1"><tr><td>a. ☐</td><td colspan="2">The proposed action does not constitute a project under CEQA.</td></tr><tr><td>b. ☐</td><td colspan="2">The project is a Ministerial Project.</td></tr><tr><td>c. ☐</td><td colspan="2">The project is an Emergency Project.</td></tr><tr><td>d. ☐</td><td colspan="2">The project constitutes a feasibility or planning study.</td></tr><tr><td>e. ☒</td><td colspan="2">The project is categorically exempt.</td></tr><tr><td></td><td>Applicable Exemption Class:</td><td>1 (Existing Facilities)</td></tr><tr><td>f. ☐</td><td colspan="2">The project is statutorily exempt.</td></tr><tr><td></td><td>Applicable Exemption:</td><td></td></tr><tr><td>g. ☐</td><td colspan="2">The project is otherwise exempt on the following basis:</td></tr><tr><td>h. ☐</td><td colspan="2">The project involves another public agency which constitutes the Lead Agency.</td></tr><tr><td></td><td>Name of Lead Agency:</td><td></td></tr></table>		a. ☐	The proposed action does not constitute a project under CEQA.		b. ☐	The project is a Ministerial Project.		c. ☐	The project is an Emergency Project.		d. ☐	The project constitutes a feasibility or planning study.		e. ☒	The project is categorically exempt.			Applicable Exemption Class:	1 (Existing Facilities)	f. ☐	The project is statutorily exempt.			Applicable Exemption:		g. ☐	The project is otherwise exempt on the following basis:		h. ☐	The project involves another public agency which constitutes the Lead Agency.			Name of Lead Agency:	
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Date: 10/16/25

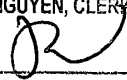
Staff: Anthony Viera, Planning Manager



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