



# REAL PROPERTY REPORT

1750 South Coast Hy

644-271-08

November 15, 2023

It is the intent of the City Council to assure that the grantee of real property within the city is furnished a report of matters of City record pertaining to any delinquent city utility charges and the authorized use, occupancy and zoning classification of real property prior to sale or exchange. It is the further intent to protect the unwary buyer of real property against undisclosed restrictions on the use of the property.

## NOTICE TO BUYER AND SELLER:

*On behalf of the City and Community Development Department, we want to welcome you to our picturesque, art-centered seaside city. The unique characteristics of our downtown and distinct neighborhoods are cultivated through a carefully planned development review process to preserve and support our unique history and location. Changes to a structure may require design review approval.*

- **Prior to entering into an agreement of sale or exchange** of any real property, the owner or authorized representative **shall obtain from the City and provide to the buyer a real property report (LBMC 14.76.050)**. This report shall be valid for a period **not to exceed six months** from date of issue. A six-month extension is available for an additional fee of \$120. Extensions must be ordered before six-month expiration.
- The preparation and delivery of a real property report **shall not impose any liability upon the City for any errors or omissions contained in the Real Property Report**, nor shall the City bear any liability not otherwise imposed by law. Parties to any real property transaction bear responsibility of research and due diligence to the transaction.

## PROPERTY INFORMATION

- **Building Site Status:** The subject property is a legal building site, according to the definition established in the Laguna Beach Municipal Code ([Section 25.08.004](#))
- **Legal Description:** Arch Beach Lot 10 Blk 12(And Lot 11 Blk 12 Tr 23. (A copy of the Assessor's Parcel Map showing the subject property is attached to this Real Property Report.) [Explore Our GIS Maps](#)
- **Parcel Identification Number:** 7563
  - **Zone:** The subject property is located in the C1 Zone. Uses permitted in this zone are listed in the [Laguna Beach Municipal Code](#).
  - **On-Site Turnaround Required:** Yes
  - **Special Subdivision Map Building Setback Requirements:** 6 feet from SCH
  - **Special Street Plan Requirements:** 100ft Coast Hwy ROW
  - **Special Subdivision Map Height Standards:** None
  - **\*Historic Register Designation Date (if applicable):**
    - \*The City has made registration of historic properties optional. [CLICK HERE FOR MORE INFORMATION](#).
- **Mapped Environmentally Sensitive Areas:** None
  - **CalFire/USDA Forestry Service Fire Designation** None

*Note to Buyer:* 87% of Laguna Beach lies in a very high fire hazard severity zone. Refer to the [City's webpage on Fire Prevention & Safety](#).

  - **Flood Zone:** X      **Flood Map Effective Date:** 12/03/2009      **Flood Map Panel:** 06059C0419J
- **Recommended Landscaping and Setbacks:** Refer to Landscape & Scenic Hwys Res Doc
- **City Utility Charges:** Access the OC Tax Assessor information via the link [Property Tax Bill & Related Information](#).
- **City Maintained Street:** Coast Hwy is not maintained by the city.

## LAND USE INFORMATION


**Use:** City records show the following structures/uses exist on the subject property:  
Commercial building

**Special Permits (Self-Service):** Variances, Design Review, or other special use permits may have been approved for this property, including any special conditions placed on the property because of the permits. Statements of use permits are openly available through the City's public property records search at <https://www.lagunabeachcity.net/government/departments/community-development/property-information-rprs>. Please follow the instructions on this report under "Building and Planning Permits" or the attached handout for how to locate these records. Design Review Board Agendas and Minutes on properties can be found on the [Agendas webpage](#).



**BUILDING & PLANNING PERMITS INFORMATION**

Completed Permits: Permits for the subject property can be viewed in the property file for the parcel. Property files are stored electronically and can be reviewed on the city’s web using the link [Search City Documents](#). (Please note: Pixelated documents are duplicates of documents attached to the same file)

- Step 1: Under ‘Search Type’, choose ‘Building’ or ‘Planning’ from the drop-down menu.
- Step 2: Under ‘Address’, type the address using the following format example: 123 Your Address\* (If the search does not return the desired address, try the following: example: 123 . If the search is still unsuccessful, try using the PIN number, which can be found via GIS using the link [City Maps \(GIS\)](#)).
- Step 3: Click ‘Search’ at the bottom of the page.
- Step 4: Scroll down to ‘Results.’ Click  at the left-hand side to view the selected document.

See attachment for additional instructions.

**UNRESOLVED ISSUES**

(Active code enforcement cases, Expired permits, Open permits, etc.):

None of record

FOR QUESTIONS ABOUT UNRESOLVED BUILDING ISSUES CALL (949) 497-0715

**NOTE:** Buyer is advised that the property may lie in the view corridor of a Record of View filed by an adjacent property owner. If applicable, a Record of View can be found via the link [Record of Views By Address](#).

**NOTE:** Tree Removal Permit: Removal of a tree from the subject property may require a permit. See the Tree Removal Permit information via the link [City of Laguna Beach - Views and Trees \(lagunabeachcity.net\)](#).

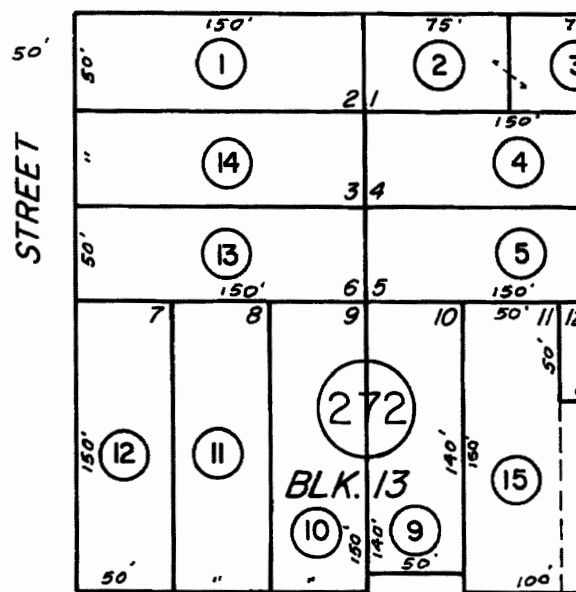
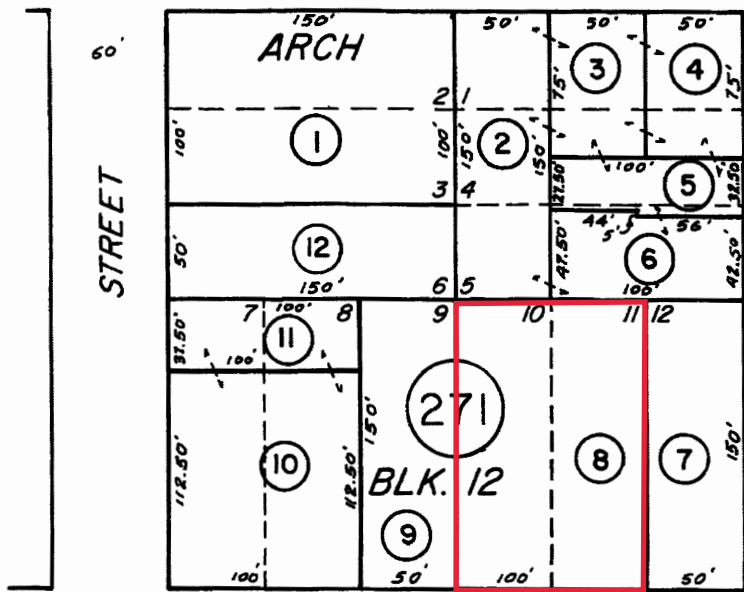
**Acknowledgment of Understanding and Agreement**

I/We understand that **requests take 30 days** and as the applicant(s) and the owner(s) and the authorized or designated representative of the owner(s), I/we shall provide to the buyer or transferee of the real property, prior to the consummation of the sale or exchange, the Real Property Report prepared by the City. I/we further understand that I/we shall provide the City with electronic confirmed receipt of the Real Property Report by the buyer(s) or the authorized or designated representative of the buyer(s).

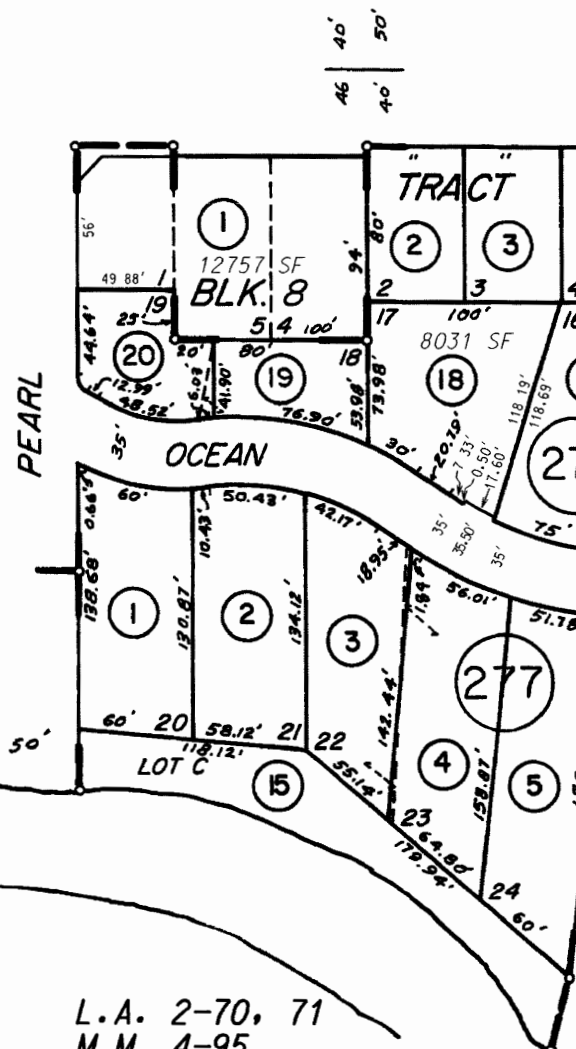
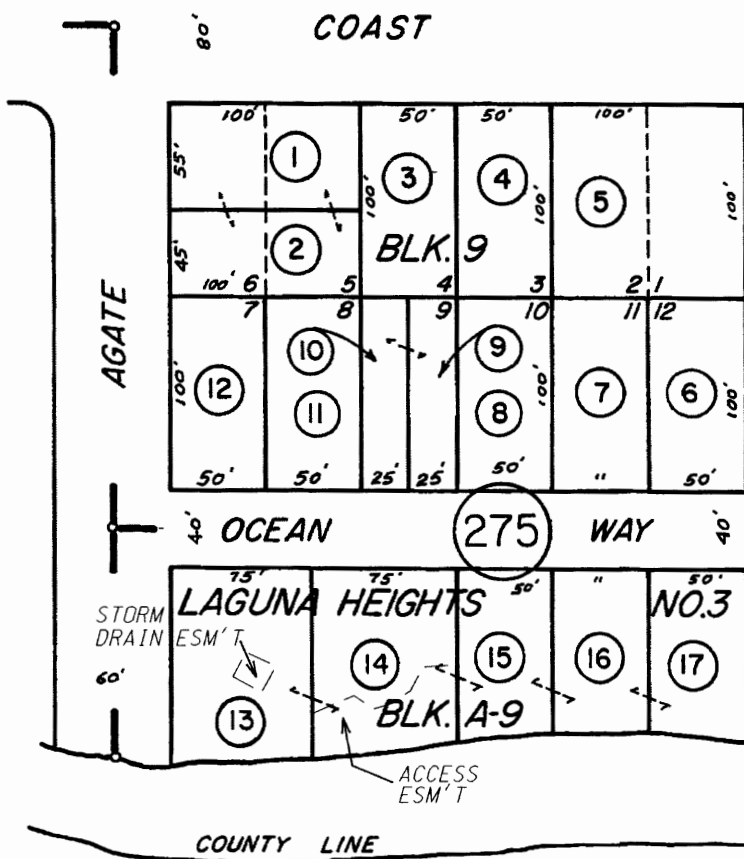
This report was issued by Joshua DeLoach on November 15, 2023, and is valid for six (6) months.

A six (6) month extension has been authorized by \_\_\_\_\_ and will expire on \_\_\_\_\_.

Questions? Contact the Planning Division at (949) 497-0714



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MARCH 1974

ARCH BEACH  
 SEAWOOD  
 LAGUNA HEIGHTS NO. 3  
 TRACT NO. 763

L.A. 2-70, 71  
 M.M. 4-95  
 M.M. 8-1  
 M.M. 25-46, 47

## CHAPTER 14.77

### DISCLOSURE OF DESIGN REVIEW PROCESS

**14.77.010 Disclosure required.** Prior to the consummation of a sale or exchange of real property situated within the City of Laguna Beach, the owner, or the authorized and designated representative of the owner, shall deliver the following disclosure statement to the buyer or transferee of the real property:

#### LOCAL OPTION REAL ESTATE TRANSFER DISCLOSURE STATEMENT

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF LAGUNA BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE PROPERTY IN COMPLIANCE WITH LAGUNA BEACH MUNICIPAL CODE CHAPTER 14.77 AND CALIFORNIA CIVIL CODE SECTION 1102.6a. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENTS(S) REPRESENTING ANY PRICIPAL(S) IN THIS TRANSCATION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

The Seller discloses the following information that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this disclosure to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AS REQUIRED IN THE CITY OF LAGUNA BEACH, AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

The City of Laguna Beach has established a regulatory process to preserve the unique character and quality of life valued by the community. (See Section 25.05.040 of the Laguna Beach Municipal Code for details.) Because the existence and operation of this regulatory process is a material fact with respect to the use and enjoyment of privately owned property in Laguna Beach, the following features of the regulatory process for development of property, including new home construction and significant remodeling of existing homes, must be disclosed to all persons acquiring title to real property in Laguna Beach:

- The Laguna Beach Municipal Code established a Design Review Board, which has the authority to regulate and permit use and development of real property in the City of Laguna Beach. The members of the Design Review Board are appointed by the Laguna Beach City Council, and the proceedings of the Board. are supported by professional staff of the City of Laguna Beach. Design Review Board actions canbe appealed to the City Council.
- The Design Review Board is authorized to exercise maximum flexibility and discretion to regulate and permit property development on a case-by-case basis, as determined and applied by the Board based on the particular issues raised and circumstances in effect at the time a development project is proposed.
- The Laguna Beach design review process is enforced with respect to most development projects proposed by a property owner, including new home construction and significant remodeling of or improvements to existing structures.

- An application for a development project must be made to the Design Review Board, and the process may include one or more public hearings on the application. Preservation of the City's village atmosphere and scenic views are included in the criteria employed in the design review process. View preservation is one of several discretionary factors considered by the Design Review Board in determining the allowable development of a particular site.
- Adjacent and nearby property owners, as well as members of the general public, are recognized by applicable law to have standing before the Design Review Board to be heard and to support or oppose any proposed development subject to the design review process.
- The development permitted by the Design Review Board may be less than that allowable under the maximum standards established by the City's applicable general zoning regulations, as determined by the Board based on its discretionary review and consideration of local circumstances and conditions identified in the design review process, which may justify more restrictive regulation of development and property use rights on a neighborhood-wide or site-specific basis.

