

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



CITY OF LAGUNA BEACH
505 Forest Avenue
Laguna Beach, CA 92651
PHONE: (949) 497-0714
FAX: (949) 497-0771

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the City of Laguna Beach has prepared an Initial Study for the following project.

PROJECT: 2354 San Clemente Street Project

LOCATION/ADDRESS: 2354 San Clemente Street, Laguna Beach, CA 92651

APN(s): 656-122-04 and 656-122-05

GENERAL PLAN DESIGNATION AND ZONING: The Project site has a General Plan land use designation of Village Low Density. The Village Low Density designation is intended to provide for single-family residential development at urban densities in areas that are predominantly developed and support existing detached single-family residences. The Project site is located in the Residential Low Density (R-1) Zone, which is intended for low-density, single-family residential areas.

PROJECT APPLICANT: Kevin Aaronson

DESCRIPTION OF PROJECT: The Project proposes to remove the existing single-family residence, detached guest house, and associated site improvements, and construct a new two-story, 3,583 square-foot single-family residence with attached 528 square-foot two-car garage, elevated deck, pool and spa, hardscaping, and landscaping. Development of the residential structure would be limited to the previously-developed southeastern parcel; the northwestern parcel would remain undeveloped. The Project also proposes street improvements within the adjacent right-of-way, including widening the northern portion of San Clemente Street to between 17 and 21 feet, ultimately terminating in a 32-foot-wide cul-de-sac. The Project would be subject to various City permits and approvals, including, but not limited to: adoption of a Final Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; Design Review DR-2021-8817; Coastal Development Permit CDP-2021-8819; and a Variance VAR-2021-8820.

ENVIRONMENTAL SETTING: The Project site is currently developed with a single-family residence and detached guest house, each approximately 500 square feet. The Project site has varied topography, and the undeveloped portion of the site primarily consists of lemonade berry scrub and a small portion of ornamental/toyon-laurel sumac chaparral on the northeast corner of the site. The Project site is located within a mapped watercourse, open space preserve, high value habitat, and a fuel modification zone.

HAZARDOUS WASTE SITE: The Project site is not included on a list enumerated in Government Code Section 65962.5.

PUBLIC COMMENT PERIOD: The public review period begins on July 30, 2024 and ends on August 29, 2024. The public and all affected agencies are hereby invited to review the Initial Study/Mitigated Negative Declaration, and submit written comments. **Comments must be received by August 29, 2024 at 5:00 p.m.**

DOCUMENT AVAILABILITY: The Initial Study/Mitigated Negative Declaration and other supporting environmental documents are available for public review at the City of Laguna Beach, Community Development Department, located at 505 Forest Avenue and on the City of Laguna Beach Website:

<https://www.lagunabeachcity.net/publicnotices>

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COMMENTS SHOULD BE DIRECTED TO:

Shaveta Sharma, Senior Planner
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ssharma@lagunabeachcity.net

NEGATIVE DECLARATION PREPARED BY:

City of Laguna Beach
505 Forest Avenue
Laguna Beach, CA 92651

Contact: Shaveta Sharma
Title: Senior Planner
Email: ssharma@lagunabeachcity.net

Signature 

Date: July 23, 2024