

# NOTICE OF INTENT TO ADOPT A RECIRCULATED MITIGATED NEGATIVE DECLARATION



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

The City of Laguna Beach circulated a Notice of Intent to Adopt a Mitigated Negative Declaration for the 2354 San Clemente Street Project (Design Review DR-2021-8817; Coastal Development Permit CDP-2021-8819; Variance VAR-2021-8820) to trustee and responsible agencies, the State Clearinghouse, the County Clerk and the public on July 30, 2024. A 30-day public review period was provided from July 30, 2024 to August 29, 2024, to receive public and agency comments on the adequacy of the environmental analysis contained in the Public Review Draft Initial Study/Mitigated Negative Declaration (IS/MND).

Subsequent to completion of the 30-day public review period and prior to consideration of the Project by the Design Review Board, the Project Applicant updated the Alternative Materials and Methods of Construction Design Report, included as Appendix G in the Public Review Draft IS/MND, to reflect the proposed widening of the cul-de-sac, consistent with the Project Description and site plans. There are no modifications to the Public Review Draft IS/MND Project Description, analysis or conclusions in the IS/MND. Appendix G of the Public Review Draft IS/MND has been modified/replaced to include the updated Alternative Materials and Methods of Construction Design Report. The recirculation of the IS/MND also provides additional opportunity for the notification of individuals who expressed interest in the Project to review the Public Review Draft IS/MND prior to consideration of the Project by the Design Review Board. Comments received in response to the previously circulated Public Review Draft IS/MND (July 30, 2024 to August 29, 2024) and comments received in response to this Recirculated Public Review Draft IS/MND (March 11, 2025 to April 10, 2025) will be considered and addressed as part of the Final IS/MND.

Notice is hereby given that the City of Laguna Beach has completed a Recirculated IS/MND of the following project at the following location:

**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-

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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 March 7, 2025 and ends on April 7, 2025. 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 April 7, 2025 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>

## COMMENTS SHOULD BE DIRECTED TO:

Shaveta Sharma, Senior Planner  
City of Laguna Beach  
505 Forest Avenue  
Laguna Beach, California, 92651  
[ssharma@lagunabeachcity.net](mailto: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](mailto:ssharma@lagunabeachcity.net)

Signature 

Date: March 6, 2025