



## PUBLIC HEARING WAIVER FOR MINOR DEVELOPMENT

**Date:** November 29, 2023

**Case No:** CDP 23-2192

**Project Location:** 2101 Glenneyre Street

**Applicant:** Nancy Balmer-Csira

**Property Owner:** Andrea Shelly

**Project Description:** Demolish structurally damaged detached one-car garage and portion of deck attached to existing residential unit and construct new detached accessory dwelling unit (444 square feet) in same location. Install wood perimeter fencing and gates (4'-0" in height within front setback and 6'-0" in height beyond front setback).

**Appealable to the Coastal Commission:** No

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Pursuant to Laguna Beach Municipal Code §25.07.013, the Community Development Director determined that the proposed project is "minor development" in that it satisfies the following requirements and qualifies for a waived public hearing.

- 1) Consistent with the certified Local Coastal Program.
- 2) Requires no discretionary approvals other than a coastal development permit.
- 3) Has no adverse effect either individually or cumulatively on coastal resources or public access to the shoreline or along the coast.

In accordance with California Environmental Quality Act Guidelines, the project is categorically exempt pursuant to Section 15332, Class 32 (In-Fill Development), which allows construction of an accessory dwelling unit on a residential property less than five acres in size. The project site is not located within an environmentally sensitive area containing habitat for endangered, rare, or threatened species, and the project would not constitute development resulting in any significant effects relating to traffic, noise, air quality, or water quality as the proposal results in one additional accessory dwelling unit located in place of an existing structurally damaged accessory structure.

If you would like a public hearing on the proposed project, please submit a written request within 15 working days of this notice, or by December 22, 2023, to **Kate Kazama, Associate Planner via email at [kkazama@lagunabeachcity.net](mailto:kkazama@lagunabeachcity.net)** or submit in person to the Community Development Department located at 505 Forest Avenue, Laguna Beach, CA 92651. If a timely request for a public hearing is not filed with the City, the Coastal Development Permit is deemed approved. Please note that the failure to request a timely public hearing may result in the loss of the ability to appeal the City's action to the Coastal Commission.

Community Development Department  
City of Laguna Beach  
(949) 497-0712