



## PUBLIC NOTICE OF WAIVER FOR DE MINIMIS DEVELOPMENT

**Date of Notice:** 9/06/2024

**Application Date:** 2/14/2024

**Case No:** CDP-2024-1443

**Project Location:** 21391 Stans Lane

**Applicant:** James Conrad Architects

**Property Owner:** Jin Zhou Trust

**Project Description:** New detached ADU.

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On July 16, 2024, an application for a de minimis waiver was filed and determined complete. The project is located within the Coastal Zone. The project is not appealable to the Coastal Commission.

Pursuant to Laguna Beach Municipal Code §25.07.009, the Director of Community Development may issue a written waiver from the coastal development permit requirements for any development that is de minimis.

Written comments will be accepted through September 16, 2024 and can be submitted to the Community Development Director by contacting Shehriyar Khan, Contract Planner by email at [skhan@lagunabeachcity.net](mailto:skhan@lagunabeachcity.net) or by mail at 505 Forest Avenue, Laguna Beach, California 92651.

No public hearing will be held.

**The Community Development Director will make a decision on September 17, 2024.** Any decision to issue a de minimis waiver will not take effect until after it is reported at the next regularly scheduled City Council meeting on September 24, 2024.

CEQA: The proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15303 - New Construction or Conversion of Small Structures, in that the project consists of construction and location of limited numbers of new, small structures.

Community Development Department  
City of Laguna Beach  
(949) 497-0713

**Property Owners within 300 ft./ Tenants within 100 ft./ Property Posted/ California Coastal Commission/  
Interested Persons List/ Publish on the website/ REPORT TO COUNCIL**