



Agenda for the Regular Meeting of the Laguna Niguel Planning Commission

**REGULAR MEETING OF
February 10, 2026 - 7:00 P.M.**

WELCOME TO YOUR PLANNING COMMISSION MEETING!

Regular meetings are held on the second and fourth Tuesday of each month at 7:00 p.m. in the Council Chambers of City Hall, 30111 Crown Valley Parkway.

Any person wishing to address the Planning Commission on any matter, whether or not it appears on this agenda, is required to complete a "Request to Speak" form available on the counter near the door. Please submit the completed form to the Recording Secretary prior to being heard by the Commission. Each individual will be allowed three (3) minutes, unless extended by the Chair. For each separate agenda item, the Chairman may limit the total time for public testimony. No action will be taken on any items not on the agenda, unless the Planning Commission makes a determination that an emergency exists or that there is a need for immediate action and the need to take action came to the attention of the City subsequent to the agenda being posted.

If you challenge the proposed action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

By Planning Commission policy, no new agenda items will commence after 11:00 p.m. If items remain after that time, they will be automatically continued to the next regularly scheduled meeting of the Planning Commission. Any documents that are provided to the Planning Commission regarding items on this agenda less than 72 hours prior to this meeting will be available for public inspection at the public review table that is located in the reception area on the first floor of City Hall at 30111 Crown Valley Parkway, Laguna Niguel, California 92677, until 5:00 p.m. on the date of the Planning Commission meeting. After 5:00 p.m., the documents will be available at the counter that is located inside the City Council Chambers at 30111 Crown Valley Parkway, Laguna Niguel, California 92677.

Thank you for attending your Planning Commission meeting.

**City Hall
30111 Crown Valley Parkway
949/362-4300 Fax 949/362-4340
www.cityoflaguneniguel.org**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADMINISTRATION OF OATH OF OFFICE TO NEWLY APPOINTED PLANNING COMMISSIONERS

APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF DECEMBER 9, 2025

ELECTION OF NEW CHAIR AND VICE CHAIR

PUBLIC COMMUNICATIONS

NOTICED PUBLIC HEARING ITEMS

1. Site Development Permit Amendments SP94-33A03 and SP80-47A13, and Conditional Use Permit UP24-02 (Shake Shack Drive-Thru – 23810 Aliso Creek Road) - PUBLIC HEARING - A request to demolish an existing vacant restaurant building and construct a new Shake Shack drive-thru restaurant. The proposed development consists of a 3,418 sq. ft. restaurant building featuring a dual-lane drive-thru ordering system, an outdoor dining patio, modifications to on-site circulation and parking, enhanced landscaping, as well as new building and drive-thru signage. In addition, the project includes permitting the sale of alcohol for indoor, on-site consumption only. The project site is generally located southeast of the Alicia Parkway and Aliso Creek Road intersection, within the Community Commercial (CC) Zoning District.

Recommended Action: That the Planning Commission open the public hearing, take public testimony, close the public hearing, and then take the following actions:

- A. Adopt Resolution No. 26-01 (Attachment A), approving Amendments to Site Development Permits SP94-33A03 and SP80-47A13, and Conditional Use Permit UP24-02 (Shake Shack Drive-Thru – 23810 Aliso Creek Road).

OTHER BUSINESS - None

REPORTS AND COMMENTS

- 1. Planning Commission**
- 2. Director/Staff Reports**

ADJOURNMENT

LAGUNA NIGUEL PLANNING COMMISSION

Commissioner Robert Brown
Commissioner Karen Ferlauto
Commissioner Roger Green
Commissioner Kathleen Hayes
Commissioner Brian Meihaus

E-mail address htamaddon@cityoflagunaniguel.org
Website address www.cityoflagunaniguel.org

Americans with Disabilities Act - In compliance with the Americans with Disabilities Act, if you are an individual who requires accommodations to participate in this meeting, please contact the City Clerk's Office at (949) 362-4300. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

The Council Chambers is wheelchair accessible and disabled parking is available in the City Hall parking lot. Assisted Listening is available in the Council Chambers. To arrange for use of a personal listening device, please contact the City Clerk prior to the meeting.

AFFIDAVIT OF POSTING

**COUNTY OF ORANGE)
CITY OF LAGUNA NIGUEL)**

I, Hannah Tamaddon, COMMUNITY DEVELOPMENT DEPARTMENT MANAGEMENT ANALYST FOR THE CITY OF LAGUNA NIGUEL, hereby certify, under penalty of perjury, that I caused the posting of this agenda by 5:00 p.m. on February 6, 2026, at City Hall, 30111 Crown Valley Parkway, Crown Valley Community Park, 29751 Crown Valley Parkway, and Sea Country Senior and Community Center, 24602 Aiso Creek Road.



POSTED BY:

**Hannah Tamaddon, Management Analyst
Community Development Department**