



NOTICE OF PUBLIC HEARING

City of Laguna Niguel – Planning Commission

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Laguna Niguel will hold a public hearing on Site Development Permit Amendments SP94-33A03 and SP80-47A13, and Conditional Use Permit UP24-02 (Shake Shack Drive-Thru - 23810 Aliso Creek Road).

DATE OF HEARING : February 10, 2026

TIME OF HEARING : 7:00 P.M., or as soon thereafter as possible

LOCATION OF HEARING : Laguna Niguel City Hall, Council Chambers
30111 Crown Valley Parkway
Laguna Niguel, CA 92677

PROJECT LOCATION: The project site is located at 23810 Aliso Creek Road (APN 654-061-25), generally located southeast of the Alicia Parkway and Aliso Creek Road intersection, within the Community Commercial (CC) Zoning District.

PROJECT DESCRIPTION: The applicant is requesting approval for the demolition of an existing vacant restaurant building and the construction of a new Shake Shack drive-thru restaurant. The proposed development consists of a 3,418 square-foot 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.

ENVIRONMENTAL REVIEW: The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303 (Class 3, New Construction or Conversion of Small Structures). This project meets the criteria for a Class 3 exemption because it involves replacing a vacant restaurant with a new restaurant building that is under 10,000 square feet of gross floor area on an already developed commercial site.

INVITATION TO BE HEARD: All interested persons are invited to the public hearing to be heard in favor of or in opposition to the proposed project or to provide comments. In addition, written comments may be submitted to the Community Development Department prior to the hearing. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Laguna Niguel prior to or at the public hearing.

The file for SP94-33A03, SP80-47A13, & UP24-02 (Shake Shack Drive-Thru - 23810 Aliso Creek Road) is available for public review at the Community Development Department of the City of Laguna Niguel, 30111 Crown Valley Parkway, Laguna Niguel, California 92677, (949) 362-4300. The Planning Commission staff report will be available on Friday afternoon, February 6, 2026. Those desiring a copy of the staff report or further information related to



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this project should contact Kyle Webber, Senior Planner, at the above address, by phone at (949) 362-4311, or by e-mail at kwebber@cityoflagunaniguel.org.

Marissa J. Asistin, CMC, City Clerk
Published in Laguna Niguel News: 1/29/26