

Emailed via Bcc 5.5.25

Re: NCC Project Update (340 St. Anns Drive): City Communication on Project Timeline and Story Pole Installation

Dear Laguna Beach Community,

With the days getting longer and the sun lingering later into the evening, it is starting to feel as though summer is just around the corner. That said, the spring flowers currently blooming on our hillsides remain one of the many reasons this time of year in Laguna Beach is so special. I hope you are enjoying the season.

Thank you for signing up to receive my updates about the proposed affordable housing project at 340 St. Ann's Drive—commonly known as the Neighborhood Congregational Church (or “NCC”) site. I appreciate your interest and look forward to keeping you informed about key milestones and what this project means in the context of evolving State housing laws.

This proposed development is one of the first projects in California to be submitted under Senate Bill 4 (SB 4). Because this is one of the first projects of its kind under SB 4—and made even more unique by the overlay of the Coastal Act to the project—it presents a unique opportunity—and challenge—for the State and local agencies to interpret and apply new legal provisions in a novel setting.

The City continues to evaluate the application and the intersection of SB 4, the Coastal Act, and various State housing laws to this project, which itself continues to evolve. Nevertheless, I wanted to begin by addressing the topic of project timeline, which I know has been the subject of recent community interest.

SB 4 imposes a strict timeline: once a qualifying application is submitted, a city has 90 days to complete a state-authorized design review, which is limited to compliance with certain objective standards, as specified by SB 4. Although an application was submitted on March 10, 2025, at this time, the proposed application is not a qualifying application, under the terms of SB 4, and is also incomplete. City staff is working with the applicant to facilitate submission of a qualifying, complete application; once submitted, the SB 4-qualifying project will trigger the various deadlines under SB 4.

While I cannot commit to a specific date at this stage, the public should anticipate that the project will likely be scheduled for a Planning Commission hearing approximately midway through the 90-day deadline after the City receives a qualifying, complete application. When that milestone occurs, you will receive a direct notification through this mailing list, and we will provide broader notice to the community as well.

Some residents have also asked about story-pole staking. The answer is yes—story poles will be installed as part of the Coastal Development Permit (“CDP”) application but is not required until 21 days before the scheduled public hearing. However, consistent with the timeline information above, the conversation regarding staking will not begin until the City has received a qualifying, complete application under SB 4

Thank you again for your interest and engagement. I remain committed to providing clear and timely updates as this important project moves forward. Please feel free to share this newsletter with others who may wish to stay informed. Anyone wishing to sign up for email update can [click this link to input](#) their email. The City team will also be updating the [City’s webpage concerning 340 St. Anns Drive](#) as appropriate. If you no longer wish to receive emails, please send me an email saying so, or follow the links below my signature line.

Thank you again for your interest and engagement. I remain committed to providing clear and timely updates as this important project moves forward. Please feel free to share this newsletter with others who may wish to stay informed.

Sincerely,

Jeremy Frimond

Assistant City Manager

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