



City of Laguna Beach
DESIGN REVIEW BOARD

May 14, 2026
5:00 PM
Meeting Agenda

PUBLIC PARTICIPATION -

You may submit comments in person on any agenda item or any item not on the agenda. You may also submit written comments on any agenda item or on any item not on the agenda via mail to the Planning Division at 505 Forest Avenue, Laguna Beach, CA. 92651 or by email at drb@lagunabeachcity.net. In order to allow sufficient time for members of the Design Review Board and staff to review and consider your written comments, written comments will be accepted for consideration up until the close of business (i.e., 5:30 p.m.) on the business day before the date on which this public meeting is scheduled.

Courtesy Virtual Broadcast: *Please take notice that the City also plans to broadcast the meeting via Cox cable channel 852. This broadcast medium is provided as a courtesy only and is not guaranteed to be technically feasible or uninterrupted. Thus, in order to guarantee live-time viewing, members of the public are encouraged to attend in person.*

1. CALL TO ORDER

2. PUBLIC COMMUNICATIONS - *At this time, members of the public may address the Design Review Board regarding any items not on the agenda but within the subject matter jurisdiction of the Design Review Board. No action may be taken on off-agenda items unless authorized by law. Comments shall be limited to three (3) minutes each and fifteen (15) minutes for all comments, unless extended for good cause by the Design Review Board.*

3. MODIFICATION OF AGENDA ORDER

4. CONSENT CALENDAR

4.1 Item: **Variance 2026-0575**
31652 Wildwood Road | APN: 056-102-04

City Staff: Community Development Department
Sammi Montalto, Associate Planner
(949) 715-0821 | smontalto@lagunabeachcity.net

Applicant: Eva Terzi, Architect
(949) 257-9759 | evgenia.terzi.arch@gmail.com

[Resolution 2026-0575 \(Approval\)](#) or
[Resolution 2026-0575 \(Denial\)](#)

5. REGULAR BUSINESS

5.1 Item:

Design Review 2025-1330

186 Sunset Terrace | APN: 656-152-33

City Staff:

Community Development Department
Shehriyar Khan, Associate Planner
(949) 715-0672 | skhan@lagunabeachcity.net

Applicant:

Warren Hutcherson, Architect
(949) 338-6905, wh3d@cox.net

Request:

A lower-level addition, new windows, and request to exceed the maximum allowable building site coverage in the R-1 (Residential Low Density) zone.

Staff Recommendation:

Continue the public hearing to the regular Design Review Board meeting of May 28, 2026.

[Item 5.1 - Staff Report](#)

5.2 Item:

Design Review 2026-0702

Revocable Encroachment Permit 2026-0703

332 Locust Street | APN: 496-031-16

City Staff:

Community Development Department
Claire Park, Assistant Planner
(949) 464-6632 | clpark@lagunabeachcity.net

Applicant:

Alder James, Architect
(949) 529-9012, agencyreviews@alderjames.com

Request:

Lower- and upper-level additions, elevated deck, barbecue area with a patio cover, landscaping, exterior modifications,

new windows/doors, hardscape, and right-of-way improvements in the R-2 (Residential Medium Density) zone.

CEQA: The project qualifies for a categorical exemption pursuant to Section 15301 - Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or no expansion of existing or former use as the project is limited to additions, elevated deck, fences, barbecue area with a patio cover, landscaping, exterior modifications, hardscape, and right-of-way improvements.

CDP: The project site is located in a non-appealable area of the Coastal Zone and does not require approval of a Coastal Development Permit because the proposed action is exempt development pursuant to Laguna Beach Municipal Code (LBMC) Section 25.07.008, Coastal Development Permits. Proposed improvements are limited to lower-and upper-level additions, elevated deck, fences, barbecue area with a patio cover, landscaping, exterior modifications, hardscape, and right-of-way improvements.

Staff Recommendation: Adopt Resolution 2026-0702 approving Design Review 2026-0702 and Revocable Encroachment Permit 2026-0703 for the property located at 332 Locust Street and finding said action categorically exempt from CEQA pursuant to Guidelines Section 15301.

- [Item 5.2 - Staff Report](#)
- [Attachment 1 - Resolution 2026-0702](#)
- [Attachment 2 - Plans](#)
- [Attachment 3 - Certified Staking Plan](#)
- [Attachment 4 - Revocable Encroachment Permit Application](#)
- [Attachment 5 - Color and Material Board and Colored Elevations](#)
- [Attachment 6 - Correspondence](#)
- [Architect Proposed Window Revisions \(see Shts A121 & A211 South Elevation, Delta D\)](#)

5.3 Item:

Design Review 2026-0597

31161 Brooks Street | APN: 056-042-05

City Staff: Community Development Department
Jessica Mendoza, Assistant Planner
(949) 497-0390 | jmendoza@lagunabeachcity.net

Applicant: Brian Opp – Oppconst@protonmail.com

Request: Lower- and upper-level additions, expansion of a deck, new windows and doors and a new roof for an existing single-family residence.

CEQA: The project qualifies for a categorical exemption pursuant to Section 15301 – Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or no expansion of existing or former use, as the project is limited to additions, elevated deck, new windows and doors and new roof material.

CDP: The project is proposed as non-appealable development. The project is proposed as exempt development under Laguna Beach Municipal Code (LBMC) Chapter 25.07. The review procedure identified in LBMC Section 25.07.012(B)(3) applies to any such determination.

Staff Recommendation: Adopt Resolution 2026-00597 approving Design Review 2026-0597 for the property located at 31161 Brooks Street and find said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.3 - Staff Report](#)
[Attachment 1 - Resolution 2026-0597](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)

5.4 **Item:**

Design Review 2025-1619
1199 Temple Hills Drive | APN: 644-173-12

City Staff: Community Development Department
Jessica Mendoza, Assistant Planner
(949) 497-0390 | jmendoza@lagunabeachcity.net

Applicant: Gregg Abel, Architect
(949) 683-1007, gregg@greggabel.com

Request: Addition and remodel of an existing single-family dwelling, extend the upper-level deck area, new roof material, retaining wall exceeding five feet in exposed height, grading and new doors and windows.

CEQA: The project qualifies for a categorical exemption pursuant to Section 15301 - Existing Facilities, in that the project consists of the repair, maintenance, or minor alteration of existing structures or topographical features, involving negligible or no expansion of existing or former use and 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.

CDP: The project is located within an appealable area of the Coastal Zone. The project is proposed as exempt development under Laguna Beach Municipal Code (LBMC) Chapter 25.07. The appeal procedures identified in LBMC Section 25.07.008(C) (Appeal of Exemption Determination to Coastal Commission) apply to any such determination.

Staff Recommendation: Adopt Resolution 2025-1619 approving Design Review 2025-1619 and Coastal Development Permit 2025-1777 for the property located at 1199 Temple Hills Drive and find said action categorically exempt pursuant to CEQA Guidelines Section 15301 and Section 15303.

[Item 5.4 - Staff Report](#)

[Attachment 1 - Resolution 2025-1619](#)

[Attachment 2 - Plans](#)

[Attachment 3 - Correspondence](#)

6. OTHER BUSINESS

7. **ADJOURNMENT** - *Adjournment to the regularly scheduled Design Review Board/Board of Adjustment meeting on May 28, 2026, at 5:00 P.M.*

ADA ACCOMMODATIONS

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the Community Development Department at (949) 497-0712 (telephone) or (949) 497-0771 (facsimile). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

COMPLIANCE WITH GOVERNMENT CODE SECTION 54957.5

Materials related to an item on this Agenda submitted to the Planning Commission after distribution of the agenda packets are available for public inspection at the Community Development Department at 505 Forest Avenue, Laguna Beach, California, during normal business hours.