



City of Laguna Beach
PLANNING COMMISSION
Council Chambers
505 Forest Avenue
Laguna Beach, CA 92651

June 4, 2025
6:00 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 Manager at 505 Forest Avenue, Laguna Beach, CA. 92651 or by email to aviera@lagunabeachcity.net. In order to allow sufficient time for members of the Planning Commission 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.

Commissioner Remote Attendance Notice - Commissioner Kellenberg will be participating remotely from the following location:

**Courtyard Scottsdale Old Town 2025 E Apache
Tempe, AZ. Business Center Conference Room**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMUNICATIONS** - At this time, members of the Public may address the Planning Commission regarding any items not on the agenda but within the subject matter jurisdiction of the Planning Commission. No action may be taken on off-agenda items unless authorized by law. Comments shall be limited to three (3) minutes each, unless extended for good cause by the Planning Commission.
- 4. CONSENT CALENDAR**

5. PUBLIC HEARINGS - *Members of the public are welcome to address the Planning Commission concerning any issue on the agenda when that item is before the Commission. Please be advised that if you testify at a public meeting and provide your name and address, this information will be incorporated into the Minutes and become part of the official City records. The usual procedure for a public hearing before the Planning Commission is: (1) Staff summarizes the request and gives comments; Commissioners may ask questions of staff. The Commissioners have visited the site unless otherwise noted in the public hearing. (2) Public hearing is declared open and testimony from the floor is heard, beginning with the applicant team and followed by any other interested parties. (3) Planning Commission makes its determination.*

5.1 Item: **Case: Fiscal Year 2025-2026 Capital Improvement Projects Determination of General Plan Consistency**

City Staff: Public Works Department
Thomas Perez | City Engineer
(949) 464-6688 | tperez@lagunabeachcity.net

Applicant: City of Laguna Beach

Location: Citywide

Request: Government Code Section 65401 requires public agencies to prepare and present the following to the Planning Commission: (1) A comprehensive list of proposed capital improvement projects for the ensuing fiscal year and (2) A report as to conformity of that plan with the adopted General Plan. The applicant requests a determination that the proposed FY 2025-2026 Capital Improvement Program is in conformance with the City's General Plan.

CEQA: Staff recommends the Planning Commission determine that the proposed project is statutorily exempt pursuant to the California Environmental Quality Act Guidelines, Section 15262 - Feasibility and Planning Studies.

CDP: The Project does not require approval of a CDP because the proposed project does not constitute development pursuant to LBMC Chapter 25.07.

Staff Recommendation: By motion, adopt a resolution finding that the proposed Fiscal Year 2025-2026 Capital Improvement Program Projects are consistent with the City's General Plan; finding said action is exempt from CEQA; and forwarding said consistency finding to the City Council.

[Item No. 5.1 Staff Report](#)
[Attachment 1 - Resolution 25-1119](#)
[Attachment 2 - Year 1 Capital Improvement Program Allocations](#)
[Attachment 3 - FY 2025-2026 Capital Improvement](#)

[Program Project Descriptions](#)
[Attachment 4 - General Plan Consistency Analysis Report](#)
[Attachment 5 - 7 Year Capital Improvement Program](#)

5.2 Item:	Case: Sign Permit 25-1085
City Staff:	Community Development Department Matthew Kilroy, Associate Planner (949) 497-0362 mkilroy@lagunabeachcity.net
Applicant:	Trevor Elkins, Sunset Signs and Printing, Inc. (714) 306-6689 permits@sunsetsignsoc.com
Location:	188 South Coast Highway APN: 641-255-10
Request:	The Applicant, Trevor Elkins, is requesting approval of a sign permit. The proposed sign permit would involve the installation of one wall sign and two suspended signs for the occupant of 188 South Coast Highway, Board & Brew.
CEQA:	Staff recommends the Planning Commission determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15301, Class 1 (Existing Facilities) and Section 15311, Class 11 (Accessory Structures).
CDP:	The project is exempt from the Coastal Development Permit requirements pursuant to LBMC Section 25.07.008, Coastal Development Permits and is located within an appealable area of the Coastal Zone. Information regarding California Coastal Commission appeal processes can be found at https://www.coastal.ca.gov/cdp/cdp-forms.html
Staff Recommendation:	By motion, adopt a resolution approving Sign Permit 25-1085 and finding said action exempt from CEQA. Item No. 5.2 Staff Report Attachment 1 - Resolution No. 25-1085 Attachment 2 - Application Attachment 3 - Plans

5.3 Item:	Case: Design Review 25-0903
City Staff:	Community Development Department Sarah Olsen, Planning Technician (949) 715-1149 solsen@lagunabeachcity.net

Applicant:	Allyson Presta, Parc Monaco Partners (949) 759-1275 alron7099@aol.com
Location:	32392 Coast Hwy APN: 056-212-31
Request:	The Applicant, Allyson Presta, is requesting approval of design review. The proposed design review would involve modification of the exterior color palette at an existing multi-tenant commercial building.
CEQA:	Staff recommends the Planning Commission determine that the Project is exempt from CEQA pursuant to Section 15301, Class 1 – Existing Facilities.
CDP:	The Project does not require approval of a CDP because the proposed action is considered exempt development pursuant to LBMC Section 25.07008(A)(3), Coastal Development Permits and is located within a non-appealable area of the Coastal Zone.
Staff Recommendation:	By motion, adopt a resolution approving Design Review 25-0903 and finding said action exempt from CEQA.

- [Item 5.3 Staff Report](#)
- [Attachment 1 - Resolution No. 25-0903](#)
- [Attachment 2 - Application](#)
- [Attachment 3 - Plans](#)

6. OTHER BUSINESS

7. COMMITTEE, COMMISSIONERS, AND STAFF REPORTS

8. ADJOURNMENT

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.