



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

September 2, 2026
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 sbeier@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 location noted below.

Striped Rock Ranch
Studio Conference Room
4094 Ashworth Road
Mariposa, CA 95338

All other Planning Commissioners in attendance at this meeting will be participating from Council Chambers

- 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**

August 19, 2026 Draft Minutes

- 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:

Temporary Use Permit 2026-1685

Applicant: Danielle Foley (PDB Collaborative) for Dune Drifter LLC (949) 529-7992 | danielle@pdbcollab.com

Prepared By: Community Development Department, Kate Kazama, Senior Planner (949) 497-0748 | kkazama@lagunabeachcity.net

Location:

30802 Coast Highway | APN: 656-191-38

Request:

To establish a construction staging area within an existing parking lot from October 2026 through October 2028 for the duration of the Pacific Edge Hotel remodel project in the REC (Recreation) zone.

CEQA:

The project qualifies for a categorical exemption pursuant to the State California Environmental Quality Act (CEQA) Guidelines, Section 15304(e), Class 4 (Minor Alterations to Land), in that the project consists of a temporary use of land having negligible or no permanent effects on the environment.

CDP:

The project is located within the Hobo Canyon area of deferred certification, and therefore any Coastal Development Permit required for the Project is subject to the original jurisdiction of the California Coastal Commission rather than the City.

Staff Recommendation:

By motion, adopt Resolution No. 2026-1685 approving Temporary Use Permit 2026-1685 and finding said action categorically exempt pursuant to State CEQA Guidelines Section 15304(e).

[Item 5.1 Staff Report](#)

[Attachment 1 - Resolution No. 2026-1685](#)

[Attachment 2 - Letter of Intent and Site Plan](#)

[Attachment 3 - Supplemental Responses from Applicant, dated August 14, 2026](#)

5.2 Item:	Design Review 2026-1651 and Coastal Development Permit 2026-1654 Applicant: City of Laguna Beach Prepared By: City of Laguna Beach Public Works and Utilities Department, Alpha Santos, Project Manager (949) 497-0729 asantos@lagunabeachcity.net
Location:	Public Right-of-Way Ocean Avenue between Forest Avenue and South Coast Highway; Beach Street between Ocean Avenue & Broadway Street
Request:	Design Review and a Coastal Development Permit for a streetscape improvement project along Ocean Avenue (between Forest Avenue and South Coast Highway) and Beach Street (between Ocean Avenue and Broadway Street) within the CBD 1 (Resident Serving), CBD 2 (Downtown Commercial), and CBD-V (Visitor Commercial) districts of the Downtown Specific Plan area.
CEQA:	The project qualifies for a categorical exemption pursuant to State CEQA Guidelines section 15301(c) (Class 1, Existing Facilities), which applies to existing highways and streets, sidewalks, gutters, and similar facilities, because the Project consists of the repair, maintenance, or minor alteration of existing public facilities involving negligible or no expansion of existing or former use. None of the exceptions in State CEQA Guidelines section 15300.2 applies.
CDP:	The project is located within an appealable area of the Coastal Zone. The decision by the Planning Commission can be appealed to the City Council upon the payment of \$2,500 and in accordance with Laguna Beach Municipal Code (LBMC) Section 25.05.070. The decision by the City Council can be appealed to the California Coastal Commission (no fee required) in accordance with LBMC Section 25.07.016(B). 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 Resolution No. 2026-1651 approving Design Review 2026-1651 and Coastal Development Permit 2026-1654, and finding said action categorically exempt from CEQA pursuant to State CEQA Guidelines section 15301(c).

Item 5.2 Staff Report
Attachment 1 - Resolution 2026-1651
Attachment 2 - Plans

Attachment 3 - Ocean Avenue, Beach Street, and Forest Avenue Exhibit
Attachment 4 - Vehicle Turning Templates
Attachment 5 - Downtown Ocean Ave Tree Report, prepared by Dudek, September 2025
Attachment 6 - Ocean Ave Tree Risk Evaluation & Assessment, prepared by Dudek, February 2026
Attachment 7 - Lower Ocean Avenue One-Way Traffic Study, prepared by KOA, October 2025
Public Correspondence (uploaded 08/31/26)

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.