



City of Laguna Beach
PLANNING COMMISSION

June 7, 2023
6:00 PM
Meeting Agenda

Public Participation - *Members of the public are invited to observe and participate by one of the following methods:*

1. *You may submit comments on any agenda item or on any item not on the agenda in writing via mail to the Planning Commission at: 505 Forest Avenue, Laguna Beach, CA. 92651 or by email to PC@lagunabeachcity.net. Please email your comments at least two days before the meeting.*
2. *You may view the meeting live on Cox cable channel 852 and online on the City of Laguna Beach website: www.lagunabeachcity.net/agendas.*
3. *You may listen and comment over the phone or computer during designated public comment periods by following the steps below: *Call (669) 900-9128, and wait for instructions. The Webinar ID is 936 9694 2810. * Let us know you want to comment on an item that is being discussed by pressing *9 on your phone. * When you hear from the meeting operator, "your phone is unmuted," please press *6, then proceed with your comment. The time for comments may be limited, so prepare your remarks accordingly. * You can also click on this link from your computer, tablet or smart phone to participate via Zoom: <https://lagunabeachcity.zoom.us/j/93696942810>.*
4. *You may speak in-person in 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

4.1 May 3, 2023 Draft Minutes

[May 3, 2023 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. If in the future, you wish to challenge any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues you (or someone else) raised at the public hearing, or in written correspondence received by the City at, or prior to, the public hearing.

- 5.1 Item:** **Case: Conditional Use Permit Amendment 23-0471 (Amending CUP 20-5699)**
Staff Contact: Jessica Mendoza, Planning Technician (949) 497-0390 | jmendoza@lagunabeachcity.net
Applicant: Jim Conrad, Architect
- Location:** 305 (aka 307) Forest Avenue, Suite 103 | APN: 641-266-13
- Request:** The applicant requests approval of Conditional Use Permit 23-0471 (amending Conditional Use Permit 20-5699) to allow Tango to provide full alcohol service.
- CEQA:** Staff recommends the Planning Commission determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, 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 not expansion of existing or former use.
- CDP:** This project is exempt from the Coastal Development Permit process pursuant to Laguna Beach Municipal Code Chapter 25.07.
- Staff Recommendation:** Staff recommends that the Planning Commission approve Conditional Use Permit 23-0471, subject to the discussion provided in the staff report and the findings and conditions of approval in the attached Resolution. .
- [Item No. 5.1 Staff Report](#)
[Exhibit A: Application](#)
[Exhibit B: 6/21/21 PC Staff Report with Attachments and Meeting Minutes](#)
[Exhibit C: 6/2/21 PC Resolution - CUP 20-5699 Resolution](#)

5.2 Item: **Case: Conditional Use Permit 23-0087 and Design Review 23-0860**
Staff Contact: Kate Kazama | Associate Planner (949) 497-0748 | kkazama@lagunabeachcity.net
Applicant: Marshall Innis, Architect

Location: 357 South Coast Highway | APN: 644-017-03

Request: The applicant requests approval of Conditional Use Permit 23-0087 amending Conditional Use Permit 20-5733 to establish and operate a restaurant with alcohol service and Design Review to install roof top equipment at 357 South Coast Highway in the CBD Visitor Commercial district.

CEQA: Staff recommends the Planning Commission determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15301 (Existing Facilities) and 15331(Historical Resource Restoration/Rehabilitation), staff recommends that the Planning Commission find that the proposed project is exempt from CEQA under the Class 1 and 31 categorical exemption because the proposed action consists of alterations and maintenance to an existing historic commercial structure not involving the expansion of the building footprint beyond the existing area and have been found to be consistent with the Secretary of Interior’s Standards of Restoration.

CDP: This project is located within an appealable area of the Coastal Zone.

Staff Recommendation: Staff recommends that the Planning Commission approve Conditional Use Permit 23-0087 and Design Review 23-0860, subject to the discussion provided in the staff report and the findings and any conditions of approval in the attached Resolution.

[Item 5.2 Staff Report](#)
[Exhibit A - Application](#)
[Exhibit B - Project Plans](#)
[Resolution](#)

5.3 Item: **Case: Design Review 23-0835**
Staff Contact: Kate Kazama | Associate Planner (949)

497-0748 | kkazama@lagunabeachcity.net

Applicant: Dr. Fariborz Farsio

Location: 343 3rd Street | APN: 644-013-01

Request: The applicant requests design review for modifications to a prior approval in the CBD Office zone. Design Review is required for exterior modifications involving change in façade color and material, roofing material, and railing material.

CEQA: Staff recommends the Planning Commission determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, 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 not expansion of existing or former use.

CDP: This project is located within a non-appealable area of the Coastal Zone.

Staff Recommendation: Staff recommends that the Planning Commission approve Design Review 23-0835, subject to the discussion provided in the staff report and the findings and any conditions of approval in the attached Resolution.

[Item No. 5.3 Staff Report](#)

[Exhibit A - Application](#)

[Exhibit B - Project Plans](#)

[Resolution](#)

5.4 Item: **Case: Conditional Use Permit 20-5984, Design Review 20-5985, Coastal Development Permit 20-5986, Variance 23-0523, and Revocable Encroachment Permit 23-0726**

Staff Contact: Anthony Viera, Principal Planner (949)

497-0398 | aviera@lagunabeachcity.net

Applicant: Anders Lasater, Architect

Location: 1890 South Coast Highway | APN: 644-272-15

Request: The applicant requests approval of a Conditional Use Permit, Design Review, Coastal Development Permit,

Variance, and Revocable Encroachment Permit to demolish an existing car wash facility and construct a new 8,204-square-foot mixed-use retail and residential project with 5,221 square feet of deck area over a subterranean garage at 1890 South Coast Highway (currently Sweetwater Hand Car Wash). On April 21, 2021, the Planning Commission continued the project with direction to address concerns related to view equity, mass and scale, and pedestrian orientation. Since the date of the hearing, the applicant has made several, substantive changes to the project in response to the Planning Commission's direction, most notably by lowering the building four feet and replacing the upper-level office program with residential.

CEQA:

Staff recommends the Planning Commission determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, 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 and exempt per Section 15332 – Infill Development Projects.

CDP:

This project is located within a non-appealable area of the Coastal Zone.

Staff Recommendation:

Staff recommends that the Planning Commission determine whether view equity has been achieved by balancing the property owner's reasonable opportunity to develop with the protection of preexisting ocean views at the nearby residences. If the Planning Commission determines that view equity has been achieved after careful review of the application materials and staff report, any evidence and testimony submitted at or prior to the public hearing, and visits to the site to evaluate the story poles, staff recommends that the Planning Commission approve Conditional Use Permit 20-5984, Design Review 20-5985, Coastal Development Permit 20-5986, Variance 23-0523, and Revocable Encroachment Permit 23-0726, subject to the discussion provided in the staff report and the findings in the attached Resolution.

[Item No. 5.4 Staff Report](#)

[Exhibit A - Applications](#)

[Exhibit B - Architectural Drawings](#)

[Exhibit C - Color Elevations and Renderings](#)

Exhibit D - Color and Material Board
Exhibit E - 5-2-18 PC SR and Mtg. Min
Exhibit F - 8-12-20 PC SR and Mtg. Min
Exhibit G - 4-21-21 PC SR and Mtg. Min
Resolution

6. OTHER BUSINESS

6.1 Promenade Update

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.