



City of Laguna Beach
DESIGN REVIEW BOARD

April 23, 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.*

Board Member Remote Attendance Notice -

Board Member Weil will be participating remotely from the following location: 17311 W Glendale Ave., Waddell, AZ 85355.

1. CALL TO ORDER

ELECTION OF OFFICERS - *The Design Review Board's adopted rules require the election of officers annually at the first meeting of April each year. The officers are the Chair and Chair Pro Tem and they would serve for a one-year term.*

- 1. Find this action not subject to the California Environmental Quality Act ("CEQA") pursuant to 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3;*
- 2. Nominate Design Review Board officers consisting of Chair and Chair Pro Tem; and*
- 3. Appoint the officers by majority approval of a motion either individually or as one motion for both positions.*

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 two (2) 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 Draft September 25, 2025, Minutes

[09.25.2025 DRAFT DRB Minutes](#)

5. REGULAR BUSINESS

5.1 Item: **Design Review 2025-0875**
195 High Drive | APN: 496-172-01

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

Applicant: Peggy Lu
(626) 734-1552 | newuspace@gmail.com

Request: The proposed project is for an upper-level addition and remodel of an existing single-family dwelling, elevated decks, landscaping, windows and doors 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 25-2532**
Coastal Development Permit 25-2533
1375 Circle Way | APN: 053-131-09

City Staff: Community Development Department
Matthew Kilroy, Associate Planner
(949) 497-0362 | mkilroy@lagunabeachcity.net

Applicant: Tim Nicol, Architect
(949)494-0026 | tim@nicolarchitecture.com

Request: Additions to an existing single-family residence, including additions 15 feet above grade, interior remodel, roof modifications, exterior alterations including doors, windows, and color, new elevator, new landscaping, and associated site improvements including hardscape to an existing single-family

residence 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 5.2 - Staff Report](#)

5.3 Item: **Design Review 2025-0337**
2550 Park Avenue | APN: 641-451-03

City Staff: Community Development Department
Heather Steven, Senior Planner
(949) 497-0332 | hsteven@lagunabeachcity.net

Applicant: Ellie & Faramarz Ebrahimi
eataii@aol.com

Request: Modifications to a prior approval including, additions and remodel (1,081 square feet), elevated deck additions (603 square feet), permitting existing roof mounted AC units, grading, spa, pond, modification to exterior materials, new window and door openings, landscaping, and hardscape.

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

CDP: The project is exempt from Coastal Development Permit requirements pursuant to 25.07.008(A)(1).

Staff Recommendation: Adopt Resolution 25-0337 approving Design Review 2025-0337 for the property located at 2550 Park Avenue and finding said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.3 - Staff Report](#)

[Attachment 1 - Resolution 2025-0337](#)

[Attachment 2 - Plans \(with certified staking plan dated June 25, 2025\)](#)

[Attachment 3 - Colors and Materials Board](#)

[Attachment 4 - DRB Meeting Minutes \(August 14, 2025, Item 5.1\)](#)

[Correspondence Brown 4-20-26](#)

[Correspondence Kawaratani 4-20-26](#)

[Correspondence Camaj 4-22-26](#)

[Correspondence Carter 4-22-26](#)

[Correspondence Di Giorgio 4-22-26](#)

[Correspondence Brown 4-22-26](#)
[Correspondence Kulkarni 4-22-26](#)
[Correspondence Ebrahimi 4-22-26](#)

5.4 Item:

Design Review 2026-0611
795 Oak Street | APN: 644-184-06

City Staff:

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

Applicant:

Timothy Nguyen, Moire Studio
timothy@moirestudioarch.com

Request:

Lower- and upper-level additions, new windows and doors, exterior siding and new roof material, landscaping, retaining walls, grading, an above-ground spa, and request to increase building site coverage.

CEQA:

The project qualifies for a categorical exemption pursuant to Section 15301 – Existing Existing Facilities, because the project consists of additions to an existing single family home that involves a negligible expansion of use.

CDP:

The project is proposed as non-appealable development. The project site is located within a non-appealable area of the Coastal Zone. 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 2026-0395 approving Design Review 2026-0395 for the property located at 795 Oak Street and find said action categorically exempt pursuant to CEQA Section 15301.

[Item 5.4 - Staff Report](#)
[Attachment 1 - Resolution No. 2026-0611](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)
[Correspondence Kawaratani 4-20-26](#)

5.5 Item:

Design Review 2026-0461
1268 Starlit Drive | APN: 644-333-16

City Staff:

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

Applicant: Mike Parker Landscape
(714) 545-1717, mike@mikeparkerlandscape.com

Request: A new swimming pool and spa, associated mechanical equipment, fencing, retaining walls, a barbecue area with a patio cover, and hardscape.

CEQA: The project qualifies for a categorical exemption pursuant to 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 site is located in the non-appealable area of the Coastal Zone. The project is proposed as exempt development under Laguna Beach Municipal Code Chapter 25.07. The review procedure identified in Laguna Beach Municipal Code Section 25.07.012(B)(3) applies to any such determination.

Staff Recommendation: Adopt Resolution 2026-0461 approving Design Review 2026-0461 for the property located at 1268 Starlit Drive and finding said action categorically exempt pursuant to CEQA Guidelines Section 15303.

[Item 5.5 - Staff Report](#)
[Attachment 1 - Resolution 2026-0461](#)
[Attachment 2 - Plans](#)

5.6 Item: **Variance 2026-0575**
31652 (31656) 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

Request: Relief from the requirement to provide one on-site parking space associated with an approved addition to the nonconforming structure.

CEQA: The project qualifies for a categorical exemption pursuant to Section 15301 – Existing Facilities and Section 15305 – Minor Alterations in Land Use Limitations in that the project consists of a variance to not require one on-site parking space but instead allow this parking space to straddle the project’s frontage along a private street in conjunction with a small addition of habitable space to the house.

CDP: The project site is located within the Categorical Exclusion Area of the Coastal Zone; therefore, a Coastal Development Permit is not required under the Exclusion Order.

Staff Recommendation: Adopt Resolution 2026-0575 approving Variance 2026-0575 for the property located at 31652 Wildwood Road and find said action categorically exempt pursuant to CEQA Guidelines Section 15301 and Section 15305.

[Item 5.6 - Staff Report](#)

[Attachment 1 - Resolution 2026-0575](#)

[Attachment 2 - Plans](#)

[Attachment 3 - March 11, 2026 Admin DR Approved Plans \(for reference only\)](#)

[Attachment 4 - Correspondence](#)

5.7 Item: **Design Review 2025-2408**
Coastal Development Permit 2025-2407
610 Mystic View | APN: 641-291-16

City Staff: Community Development Department
Matthew Kilroy, Associate Planner
(949) 497-0362 | mkilroy@lagunabeachcity.net

Applicant: Horst Noppenberger, Architect
(949) 494-9569, horst@horst-architects.com

Request: Construction of a new single-family residence with attached two-car and attached single-car garage in the R-1 (Residential Low Density) zone. Design Review is required for the new structure, new vehicular access, grading, retaining walls, elevated deck, pool, spa, pond, landscaping, and additional on-site parking space.

CEQA: The project qualifies for a categorical exemption pursuant to 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 site is located within a non-appealable area of the Coastal Zone. The proposed new single-family residence requires the approval of a coastal development permit. (See LBMC Section 25.07.004.) Coastal Development Permits are governed by Laguna Beach Municipal Code Chapter 25.07.

Staff Recommendation: Adopt Resolution 2025-2408 approving Design Review 2025-2408 and Coastal Development Permit 2025-2407 for the property located at 610 Mystic View and find said action categorically exempt from CEQA pursuant to Section 15303.

Item 5.7 - Staff Report
Attachment 1 - Resolution 2025-2408
Attachment 2 - Plans
Attachment 3 - Color and Material Board
Attachment 4 - Colored Renderings and Elevations
Attachment 5 - Geotechnical Engineering Report
Attachment 6 - Correspondence
Correspondence Auster 4-19-26
Correspondence Johnson 4-19-26
Correspondence McManus 4-20-26
Correspondence Noppenberger -4-21-26
Correspondence Sheth 4-22-26
Correspondence Auster 4-22-26

5.8 Item:

Design Review 2026-0004
Variance 2026-0445
Coastal Development Permit 2026-0003
310 Lookout | APN: 496-165-01

City Staff:

Community Development Department
Shaveta Sharma, Senior Planner
(949) 715-0958 | ssharma@lagunabeachcity.net

Applicant:

Horst Noppenberger, Architect (949) 494-9569 horst@horst-architects.com

Request:

Major remodel and expansion of an existing single-family residence and attached two-car garage that include improvements on lots with a slope greater than 30%, new elevated decks, grading, pool and spa, new retaining walls, landscape, and lighting.

CEQA:

The project qualifies for a categorical exemption pursuant to Section 15301 - Existing Facilities and Section 15305 – Minor Alterations in Land Use Limitations, 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 including allowing the non-conforming driveway grade to be retained.

CDP:

The project site is located in the non-appealable area of the Coastal Zone. The project's scope requires a Coastal Development Permit pursuant to Laguna Beach Municipal Code (LBMC) Chapter 25.07. The City's decision on the Coastal Development Permit is not appealable to the California Coastal Commission.

Staff Recommendation:

Adopt Resolution 2026-0004 approving Design Review 2026-

0004, Variance 2026-0445, and Coastal Development Permit 2026-0003 for the property located at 310 Lookout Drive and finding said action categorically exempt pursuant to CEQA Guidelines Section 15301 and 15305.

[Item 5.8 - Staff Report](#)

[Attachment 1 - Resolution 2026-0004](#)

[Attachment 2 - Plans](#)

[Attachment 3 - Color and Materials Board](#)

[Attachment 4 - Colored Elevations and 3-D Renderings](#)

5.9 Item:

Design Review 2025-2075

490 Hilledge Drive | APN: 641-272-16

City Staff:

Community Development Department
Kate Kazama, Associate Planner
(949) 497-0780 | kkazama@lagunabeachcity.net

Applicant:

Urvi Sheth | Property Owner
(678) 516-1476 | rijdas007@gmail.com

Request:

Elevated decks, new window and door openings, and exterior modifications to a street facing-façade in the R-1 (Residential Low 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.

CDP:

The project site is located in the Coastal Zone and is located within a non-appealable area of the Coastal Zone. The project is proposed as exempt development under Laguna Beach Municipal Code Chapter 25.07.

Staff Recommendation:

Conduct a public hearing and, if the Design Review Board (DRB) determines that the project is consistent with the design articulation, design integrity, and neighborhood compatibility design criteria, adopt Resolution 2025-2075, approving Design Review 2025-2075 for the property located at 490 Hilledge Drive and find said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.9 - Staff Report](#)

[Attachment 1 - Resolution 2025-2075](#)

[Attachment 2 - Plans](#)

[Attachment 3 - Certified Staking](#)

[Attachment 4 - Color and Material Board](#)

Correspondence Chorba 4-20-26
Correspondence Kawaratani 4-20-26
Correspondence Whitlatch 4-21-26
Correspondence Lewandowski 4-22-26
Correspondence Corrigan 4-22-26
Correspondence Chalmers 4-22-26
Correspondence Hale 4-22-26
Correspondence Baldrige 4-23-26

6. OTHER BUSINESS

- 7. ADJOURNMENT** - *Adjournment to the regularly scheduled Design Review Board/Board of Adjustment meeting on May 14, 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.