



City of Laguna Beach
DESIGN REVIEW BOARD

June 12, 2025
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 Design Review Board at 505 Forest Avenue, Laguna Beach, CA 92651 or by email to the 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 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 February 13, 2025 - Design Review Board Minutes
- March 27, 2025 - Design Review Board Minutes
- April 10, 2025 - Design Review Board Minutes

[FEBRUARY 13, 2025 DRAFT DRB MINUTES](#)
[MARCH 27, 2025 DRAFT DRB MINUTES](#)
[APRIL10, 2025 DRAFT DRB MINUTES](#)

- 4.2 **Item:** **Design Review 24-1841**
629 Balboa Avenue | APN: 656-058-07

City Staff: Community Development Department
Daniel Latham | Associate Planner(949) 464-6612 |
dlatham@lagunabeachcity.net

Applicant: Reza Dadashi, Designer
(949) 232-5550 | r1dadashi@gmail.com

Request: A new single-family dwelling with an attached four-car garage, new vehicular access, elevated decks, additional covered parking spaces, improvements within an environmentally sensitive area (lot slope exceeding 30%), retaining walls, hardscaping, landscaping and grading.

CDP: This project is located within the excludable area and does not require a coastal development permit.

Staff Recommendation: Continue Design Review 24-1841 to the regular meeting of the Design Review Board on July 24, 2025.

[Item 4.2 - Staff Report](#)
[Attachment 1 - Continuance Request](#)

4.3 Item: **Design Review 25-0347**
Coastal Development Permit 25-0348
2729 Victoria Drive | APN: 656-151-48

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

Applicant: Mikael Sanchez, Project Manager
949-325-3001 | mikael@foxlin.com

Request: Upper-level additions, elevated deck additions, new pool, change to roof material and exterior materials for an existing single-family dwelling.

CDP: The proposed project 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: Continue the public hearing to June 26, 2025.

[Item 4.3 - Staff Report](#)

4.4 Item: **Design Review 25-0911**

**Coastal Development Permit 25-0912
Revocable Encroachment Permit 25-0913
2155 Temple Hills Drive | APN: 641-163-38**

City Staff: Community Development Department
Monica Tuchscher, Contract Planner
mtuchscher@lagunabeachcity.net

Applicant: Anders Lasater Architects
(949) 497-1827 | eunice@anderslasaterarchitects.com

Request: Demolition of the existing structure (single-family dwelling and garage) and the construction of a new single-family dwelling, attached three car garage, an attached accessory dwelling unit, new vehicular access, elevated decks, hardscape, landscape, grading, trash enclosure within the front yard setback, and a request to not provide the required street improvements (curbs, gutters, sidewalk) in the R-1, Residential Low-Density zone (the "Project").

CDP: The proposed project 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: Continue the public hearing to June 26, 2025.

[Item 4.4 - Staff Report](#)
[Attachment 1- Reschedule Request](#)

4.5 Item: **Design Review 24-2509
Coastal Development Permit 24-2510
Revocable Encroachment Permit 24-2511
1560 Bluebird Canyon Drive | Lot B**

Location: Community Development Department
Jim Campbell, Interim Planning Manager
(949) 464-6686 | jcampbell@lagunabeachcity.net

Request: David Parker, Architect
(949) 872-6616 | dmparchitect88@gmail.com

CEQA: California Environmental Quality Act does not apply to projects which a public agency rejects or disapproves pursuant to Section 15270 of the CEQA Guidelines.

Staff Recommendation: By motion, adopt a Resolution 24-2509 (Attachment 1) denying Design Review 24-2509, Coastal Development Permit 24-2510, Revocable Encroachment Permit 24-2511, and finding said action exempt from California Environmental Quality Act (CEQA) guidelines pursuant to Section 15270.

[Item 4.5 - Staff Report \(1560 Bluebird\)](#)
[Attachment 1 - DRAFT DRB RESOLUTION 24-2509](#)

5. REGULAR BUSINESS

5.1 Item: **Design Review 24-1742**
Coastal Development Permit 24-1743
Variance 24-1744
175-177 Dumond Drive | APN: 656-161-03

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

Applicant: Warren Hutcherson, Designer
(949) 338-6905 | wh3d@cox.net

Request: Construction of two tandem covered parking spaces and lower-level access to a planned elevator below an existing duplex on a 4,675 square foot lot in the R-2 (Residential Medium Density) zone. A variance is requested to exceed the maximum height limit due to the excavation below the existing building.

CEQA: The project qualifies for a categorical exemption pursuant to the California Environmental Quality Act ("CEQA") 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 no expansion of existing or former use.

CDP: The project site is located within an area of the Coastal Zone where a final decision by the City to approve the CDP can be appealed to the California Coastal Commission in accordance with LBMC Section 25.07.016(B).

Staff Recommendation: Construction of two tandem covered parking spaces and lower-level access to a planned elevator below an existing duplex on a 4,675 square foot lot in the R-2 (Residential Medium Density) zone. A variance is requested to exceed the maximum height limit due to the excavation below the existing building.

[Item 5.1 - Staff Report](#)
[Attachment 1 - Resolution 24-1742](#)

[Attachment 2 - Plans](#)
[Attachment 3 - Variance Application](#)

- 5.2 Item:** **Design Review 23-0834**
Coastal Development Permit 24-2429
2840 Zell Drive | APN: 641-133-10
- City Staff:** Community Development Department
Kate Kazama | Associate Planner
(949) 497-0748 | kkazama@lagunabeachcity.net
- Applicant:** David Parker, Architect
(949) 872-6616 | dmparchitect88@gmail.com
- Request:** New single-family dwelling with an attached two-car garage, attached accessory dwelling unit (ADU), elevated decks, grading, retaining walls, new vehicular access, and landscaping in the R-1 (Residential Low Density) zone.
- 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 proposed single-family dwelling and related site improvements are proposed as excluded development under Laguna Beach Municipal Code (LBMC) Chapter 25.07 and Exclusionary Order No. E-93-1. The proposed attached ADU, while not subject to Design Review, requires a Coastal Development Permit (CDP). The CDP for the ADU is not eligible for appeal to the California Coastal Commission.
- Staff Recommendation:** Conduct a public hearing and, if the Design Review Board (DRB) finds sufficient facts to support the applications, adopt Resolution 23-0834 (Attachment 1) approving Design Review (DR) 23-0834 and Coastal Development Permit (CDP) 24-2429 for a new single-family dwelling with an attached two-car garage, attached ADU, elevated decks, grading, retaining walls, new vehicular access, and landscaping and finding said action exempt from CEQA under Section 15303.

- [Item 5.2 - Staff Report](#)
[Attachment 1 - Resolution](#)
[Attachment 2 - Project Plans](#)
[Attachment 3 - Plan Reduction Exhibits](#)
[Attachment 4 - Certified Staking Plan](#)
[Attachment 5 - Color and Material Board](#)
[Attachment 6 - Comparative Renderings](#)
[Attachment 7 - Public Comments](#)

Attachment 8- Design Review Report and Renderings

- 5.3 Item:** **Design Review 25-0746**
2878 Chillon Way Street | APN: 641-131-20
- City Staff:** Community Development Department
Claire Park | Planning Technician
(949) 464-6632 | clpark@lagunabeachcity.net
- Applicant:** Steve Hartman, Architect
(949) 378-3553 | SAHartmanCo@gmail.com
- Request:** Retaining walls, a patio, a fireplace, a 3,350 gallon in-ground spa, and 50 cubic yards of grading outside building footprint in the R-1 (Residential Low Density) zone.
- 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:** Pursuant to Categorical Exclusion Order E-93-1 and LBMC Section 25.07.010, the proposed project is exempt from Coastal Development Permit requirements due to its location within a categorical exclusion area.
- Staff Recommendation:** Conduct a public hearing and, by motion, adopt Resolution 25-0746 (Attachment 1) approving the construction of retaining walls, a patio, a fireplace, a 3,350 gallon in-ground spa, and 50 cubic yards of grading outside the building footprint and finding said action exempt pursuant to Section 15303(e) of the CEQA Guidelines.

[Item 5.3 Staff Report](#)
[Attachment 1 - Resolution](#)
[Attachment 2 - Plans](#)

- 5.4 Item:** **Design Review 25-0641**
1211 Skyline Dr | APN: 641-303-02
- City Staff:** Community Development Department
Claire Park | Planning Technician
(949) 486-6632 | clpark@lagunabeachcity.net
- Applicant:** Nancy Csira, Architect
nancycsira@gmail.com
- Request:** An elevated deck, new windows/doors, an upper-level addition

within the existing roofline, a trellis, a portable spa, and steps/landing 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 does not require approval of a CDP because the proposed action is considered exempt development pursuant to LBMC Section 25.07.008, Coastal Development Permits. The proposed project does not include additions that would require the project to be treated as new development.

Staff Recommendation: Conduct a public hearing and by motion adopt Resolution 25-0641 (Attachment 1) approving Design Review 25-0641 to construct a 655 square-foot elevated deck addition, new windows/doors, an 18 square-foot upper-level addition within the existing roofline, an 8 feet tall trellis, a 900 gallon portable spa, and steps/landing and finding said action exempt from CEQA under Section 15301.

- [Item 5.4 - Staff Report](#)
- [Attachment 1 - Resolution](#)
- [Attachment 2 - Plans](#)
- [Attachment 3 - Certified Staking Plan](#)
- [Attachment 4 - Neighborhood Communication Outreach](#)
- [Attachment 5 - Correspondence](#)

5.5 Item: **Design Review 25-0908**
1234 La Mirada Street | APN: 644-403-07

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

Applicant: Robert Stewart, Architect
(657) 247-4881 | r.stewart@robertstewartarchitects.net

Request: Construction of a retaining wall, grading, and an elevated deck extension in the Arch Beach Heights Specific Plan area.

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 within the excludable area and does not require a Coastal Development Permit.
Staff Recommendation:	<p>Conduct a public hearing and, by motion, adopt Resolution 25-0908 (Attachment 1) approving Design Review 25-0908 for retaining wall replacement, grading, and an elevated deck extension in the R-1 (Residential Low density) zone and finding said action exempt from the California Environmental Quality Act (CEQA) pursuant to Section S15301.</p> <p>Item 5.5 Staff Report Attachment 1 - Resolution Attachment 2 - Cleared Plans Attachment 3 - Certified Staking Plan</p>
5.6 Item:	Design Review 25-0851 992 Oriole Drive APN: 644-162-13
City Staff:	Community Development Department Daniel Latham Associate Planner (949) 464-6612 dlatham@lagunabeachcity.net
Applicant:	Katerina Burianova (949) 295-8041 Katerina@kbarchitectinc.com
Request:	Elevated deck addition (364 square feet) 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 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:	<p>Conduct a public hearing and, by motion, adopt Resolution 25-0851 (Attachment 1) approving DR 25-0851 for an elevated deck and finding said action exempt from CEQA under Section 15301.</p> <p>Item 5.6- Staff Report Attachment 1 - Resolution Attachment 2 - Plans</p>

[Attachment 3 - Certified Staking Plan](#)
[Attachment 4 - Applicant Request for DRB](#)
[Attachment 5 - Visual Impact Study](#)
[Attachment 6 - Correspondence](#)

5.7 Item:

Design Review 25-0989
Variance 25-0990
1265 La Mirada Street | APN: 644-401-05

City Staff:

Community Development Department
Daniel Latham | Associate Planner
(949) 464-6612 | dlatham@lagunabeachcity.net

Applicant:

David Purkis P.E.
(949) 661-6381 | purkeng@sbcglobal.net

Request:

Construction of a retaining wall along Summit Drive and grading in the Arch Beach Heights Specific Plan area.

CEQA:

The project qualifies for a categorical exemption pursuant to CEQA Section 15304 - Minor Alterations to Land, because the project consists of minor alterations to a slope that involve removing existing ornamental shrubs and vines on a slope, including associated grading, to support the replacement of a failed retaining wall.

CDP:

The project site is located within an excludable area of the Coastal Zone and does not require a Coastal Development Permit.

Staff Recommendation:

Conduct a public hearing and, by motion, adopt Resolution No. 25-0989 (Attachment 1) approving Design Review 25-0989 and Variance 25-0990 and finding said action exempt pursuant to CEQA Guidelines Section 15304, Minor Alterations to Land.

[Item 5.7 - Staff Report](#)
[Attachment 1 - Resolution](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Variance Application](#)

5.8 Item:

Design Review 25-0774
Coastal Development Permit 25-0775
1425 Samoa Way | APN: 641-322-06

City Staff:

Community Development Department
Daniel Besinaiz | Associate Planner
(949) 497-0745 | dbesinaiz@lagunabeachcity.net

Applicant: Larry Halonen
949-582-5960, larryhalonen@gmail.com

Request: Addition to an existing single-family residence, including 1,908 square feet of living area, 77 square feet of mechanical area, 135-square foot conversion of living area to garage space, 2,351 square feet of elevated decks, swimming pool, spa, landscaping, and an attached accessory dwelling unit (ADU) 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, 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 site is located within a non-appealable area of the Coastal Zone. A final decision by the City to approve the CDP cannot be appealed to the California Coastal Commission.

Staff Recommendation: Conduct a public hearing and, by motion, adopt Resolution 25-0774 (Attachment 1) approving Design Review 25-0774 for an addition to an existing single-family residence, including 1,908 square feet of living area, 77 square feet of mechanical area, 135 square-foot conversion of living area to garage, 2,351 square feet of elevated decks, swimming pool, spa, landscaping, and Coastal Development Permit 25-0775 for an accessory dwelling unit (ADU) and finding said action exempt pursuant to CEQA Guidelines Sections 15301 and 15303.

[Item 5.8 - Staff Report](#)
[Attachment 1 - Resolution](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Staking Plan](#)
[Attachment 4 - Landscape Plan](#)

5.9 Item: **Design Review 21-8817**
Coastal Development Permit 21-8819
Variance 21-8820
CEQA 23-0346 Initial Study/Mitigated Negative Declaration
2354 San Clemente Street | APN's: 656-122-05 & 656-122-04

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

Applicant: Geoff Sumich, Designer

Request: Demolition of the existing single-family residence, construction of a new 3,583-square-foot single-family residence and attached 528-square-foot two-car garage, elevated decks, new pool and spa, grading, retaining walls, public street improvements including a cul-de-sac to provide a fire engine turnaround, hardscaping, landscaping, excess lot coverage, fuel modification, concealed trash storage within the rear yard setback, and improvements within an environmentally sensitive area, with an encroachment into the front yard setback, and adopt an Initial Study/Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program (MMRP), pursuant to the California Environmental Quality Act in the R-1 (Residential Low Density) zone.

CDP: The proposed single-family home requires the approval of a coastal development permit pursuant to Laguna Beach Municipal Code (LBMC) Section 25.07.004.

Staff Recommendation: Conduct a public hearing and by motion adopt Resolution 21-8817 (Attachment 1) approving Design Review 21-8817, Coastal Development Permit 21-8819, and Variance 21-8820 for demolition of the existing single-family residence, construction of a new 3,583-square-foot new single-family residence with an attached 528-square-foot two-car garage, elevated decks, new pool and spa, grading, retaining walls, public street improvements including a cul-de-sac to provide a fire engine turnaround, hardscaping, landscaping, excess lot coverage, fuel modification, concealed trash storage within the rear yard setback, and improvements within an environmentally sensitive area, with an encroachment into the front yard setback, and adopt Resolution 23-0346 (Attachment 2) adopting an Initial Study/Mitigated Negative Declaration (Attachment 8) with a Mitigation Monitoring and Reporting Program (MMRP) (Attachment 9), pursuant to the California Environmental Quality Act (CEQA).

[Item 5.9 - Staff Report](#)

[Attachment 1 - Reso No. 21-8817](#)

[Attachment 2 - Reso No. 23-0346](#)

[Attachment 3- Project Plans](#)

[Attachment 4 - Variance Application](#)

[Attachment 5 - Staking Certificate](#)

[Attachment 6 - Color and Material Board](#)

[Attachment 7 - Colored Elevations and Renderings](#)

[Attachment 8 - Final MND_Recirculated](#)

[Attachment 9 - Mitigation Monitoring and Reporting Program](#)

[Attachment 10 - June 24, 2021 DRB Minutes](#)

[Attachment 11 - June 24, 2021 DRB Staff Report](#)
[Attachment 12 - Public Comments](#)
[Attachment 13 - Public Comments](#)

6. OTHER BUSINESS

- 7. ADJOURNMENT** - *Adjournment to the regularly scheduled Design Review Board/Board of Adjustment meeting on June 26, 2025 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.