



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

June 3, 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 - Chair Pro Tem Goldman will be participating remotely from the location noted below.

9420 Eden Drive
Beverly Hills, CA 90210

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**

4.1 Item:

Concept Review 2026-1002

Applicant: City of Laguna Beach, Public Works and Utilities

Department 949-497-0328 | YLee@LagunaBeachCity.net

Prepared By: Public Works and Utilities Department, Yun-Yun Lee (949) 497-0328 | YLee@lagunabeachcity.net

Location:

31151 Coast Hwy | APN: 056-020-33

499 Cliff Drive | APN: 496-184-09

1009 Cliff Drive | APN: N/A

31561 Table Rock Drive | APN: N/A

2700 Victoria Drive | APN: 656-171-72

Request:

Concept review of a proposed improvement program consisting of 39 new permanent enclosed lifeguard towers along the Laguna Beach waterfront, including evaluation of the first five tower placement locations for initial consideration.

Staff Recommendation:

Staff recommends that the Planning Commission table the item to allow staff sufficient time to complete work on lifeguard tower placement and update exhibits before the Commission resumes its review.

[Item 4.1 Staff Report](#)

- 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 2026-1050

Applicant: City of Laguna Beach, Transit and Community

Services Department (949) 497-0788 |

tdoran@lagunabeachcity.net

Prepared By: Transit and Community Services Department,

Tierney Doran | Recreation Supervisor (949) 497-0788 |

tdoran@lagunabeachcity.net

Location:

Community and Recreation Center

30516 South Coast Highway | APN: 656-191-41

Request:

Authorize the installation of a temporary pump track on the grass field at the Community and Recreation Center for a fourteen (14) day period.

CEQA: The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, Section 15304(e) - Minor Alterations to Land, in that the project consists of minor temporary use of land having negligible and no permanent effects on the environment, and do not involve removal of healthy, mature, scenic trees.

CDP: The Project is located within a non-appealable area of the Coastal Zone and qualifies as exempt development under LBMC Section 25.07.008(A)(6) related to temporary events.

Staff Recommendation: Staff recommends that the Planning Commission of the City of Laguna Beach adopt Resolution No. 2026-1050 approving Temporary Use Permit 2026-1050 and finding said action exempt from CEQA.

Item 5.1 Staff Report

[Attachment 1 - Resolution No. 2026-1050](#)

[Attachment 2 - Modular Pump Track Design Concept](#)

[Attachment 3 - July 22, 2025, City Council Agenda Report](#)

[Attachment 4 - April 28, 2026, City Council Agenda Report](#)

[Public Correspondence \(uploaded 6/2/26\)](#)

5.2 Item: **Ministerial Design Review 2026-1135, Design Review 2026-0863, and Coastal Development Permit 2026-0864; and Tentative Parcel Map 2026-0865 and Coastal Development Permit 2026-0954**
Applicant: Liane Takano, The Related Companies of California, LLC, ltakano@related.com | 949-660-7272
Prepared By: Community Development Department, Shaveta Sharma, Senior Planner (949) 715-0958 | ssharma@lagunabeachcity.net

Location: 340 St. Ann's Drive | APNs: 644-034-05, 644-034-09

Request: Ministerial Design Review 2026-1135 for demolition of an existing parsonage building and existing surface parking lot and construction of a three-story, 30,690 sq. ft. multi-family residential building (28 affordable housing rental units and 1 manager's unit) and 41-stall parking garage in the R-2 (Residential Medium Density) and Local Business Professional (LBP) zones. Design Review 2026-0863 for more than 20 cubic yards of grading outside the building footprint, retaining walls with more than 5 feet of exposed height, landscaping, and elevated deck. Coastal Development Permit 2026-0864 for such non-exempt development in the Coastal Zone.

A Tentative Parcel Map 2026-0865 to merge four parcels into two parcels in the Local Business Professional (LBP) and Residential Medium Density (R-2) zones. Coastal Development Permit 2026-0954 for such non-exempt development in the Coastal Zone.

CEQA:

The Project is within the scope of the development capacity and environmental analysis previously considered in the adopted Housing Element Initial Study/Negative Declaration. The Project would result in fewer residential units than the capacity analyzed for the site in the Housing Element, and the City has not identified substantial changes to the Project, substantial changes in the circumstances under which the Project would be undertaken, or new information of substantial importance that would require major revisions to the previously adopted Initial Study/Negative Declaration due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Accordingly, no subsequent or supplemental environmental review is required pursuant to Public Resources Code Section 21166 and State CEQA Guidelines Section 15162.

As an independent and alternative basis for the City's CEQA determination, the Housing Development Project component of the Project qualifies for streamlined, ministerial treatment under the Affordable Housing on Faith and Higher Education Lands Act of 2023, Government Code section 65913.16, because the Housing Development Project satisfies the eligibility criteria and objective development standards as allowed by that statute and the Density Bonus Law. A qualifying housing development project approved as a "use by right" under Government Code section 65913.16 is not a "project" for purposes of CEQA. (Gov. Code, §65913.16(c), (b)(12)(B).) In addition, the Merger component is statutorily exempt from CEQA pursuant to Government Code section 65913.16, subdivision (l)(7), because the Merger is consistent with the objective subdivision standards in Chapter 21.08 of the Laguna Beach Municipal Code and Density Bonus Law.

CDP:

The Project is located within a non-appealable area of the Coastal Zone.

Staff Recommendation:

Conduct a public hearing and adopt the following two resolutions:

(1) Resolution No. 2026-1135 (Attachment 1), approving Ministerial Design Review 2026-1135 for demolition of an existing parsonage building and existing surface parking lot and construction of a multi-family residential building (28 affordable housing rental units and 1 manager's unit) and 41-stall parking garage, Design Review 2026-0863 for site improvements associated with the multi-family residential

building, including grading, retaining walls, landscaping, and elevated deck, and Coastal Development Permit 2026-0864 for such non-exempt development within the coastal zone at 340 St. Ann's Drive in the Local Business Professional (LBP) and Residential Medium Density (R-2) zones; and finding that no further environmental review is required under State CEQA Guidelines Section 15162 or alternatively is not a project or is exempt under Government Code Sections 65913.16(c) and (b)(12)(B) and 65913.16(l)(7), respectively; and

(2) Resolution No. 2026-0865 (Attachment 2), recommending the City Council approve Tentative Parcel Map 2026-0865 to merge four parcels into two parcels and Coastal Development Permit 2026-0954 for such non-exempt development within the coastal zone at 340 St. Ann's Drive in the Local Business Professional (LBP) and Residential Medium Density (R-2) zones; and finding that no further environmental review is required under State CEQA Guidelines Section 15162 or alternatively is not a project or is exempt under Government Code Sections 65913.16(c) and (b)(12)(B) and 65913.16(l)(7), respectively.

Item 5.2 Staff Report

Attachment 1 - Resolution No. 2026-1135 for Ministerial Design Review 2026-1135, Design Review 2026-0863, and Coastal Development Permit 2026-0864 (uploaded 6/2/26)

Attachment 2 - Resolution No. 2026-0865 for Tentative Parcel Map 2026-0865 and Coastal Development Permit 2026-0954 (uploaded 6/2/26)

Attachment 3 - Plans, Color and Materials, 3-D Renderings, and Colored Elevations

Attachment 4 - Application and SB 4 Checklist

Attachment 5 - Phase 1 ESA, dated April 10, 2026, prepared by Altec Testing and Engineering

Attachment 6 - Geotechnical Report, dated December 2, 2025, prepared by LGC Geotechnical

Attachment 7 - Hydrology Study, dated February 2025, prepared by KES

Attachment 8 - Sanitary Sewer Analysis, dated December 2025, prepared by KES

Attachment 9 - Water Quality Management Plan, dated December 2025, prepared by KES

Attachment 10 - Traffic Memo, dated November 26, 2025, prepared by Urban Crossroads, Inc.

Attachment 11 - Public Comments

Public Comments (uploaded 6/1/26)

Public Comments (uploaded 6/2/26)

Public Comments (uploaded 6/3/26)

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.