



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

March 4, 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.

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 February 4, 2026 Draft Minutes

[February 4, 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: **General Plan Amendment 2025-2345 and Local Coastal Program Amendment 2025-2369**
Applicant: Larry Nokes, (949) 376-3500 | lnokes@nokesquinn.com
Prepared By: Community Development Department, Shaveta Sharma, Senior Planner (949) 715-0954 | ssharma@lagunabeachcity.net

Location: 600 Buena Vista Way | APN: 641-373-43

Request: Conduct a public hearing and adopt Resolution No. 25-2345, recommending City Council approval of General Plan Amendment 2025-2345 and Local Coastal Program Amendment 2025-2369 to remove a designated significant natural watercourse from the City's Open Space and Conservation Element Major Watersheds and Drainage Courses map.

CEQA: The project qualifies for an exemption pursuant to the California Environmental Quality Act Guidelines Section 15061(b)(3), as it involves no physical change and therefore, has no potential to result in a significant effect on the environment.

Staff Recommendation: General Plan Amendment and Local Coastal Program Amendment to remove a designated significant natural watercourse from the City's Open Space and Conservation Element Major Watersheds and Drainage Courses map.

Item 5.1 Staff Report

[Attachment 1 - Resolution No. 25-2345](#)

[Attachment 2 - Draft City Council Resolution for General Plan Amendment 2025-2345 and Local Coastal Program Amendment 2025-2669](#)

[Attachment 3 - Application](#)

[Attachment 4 - Site Plan](#)

[Attachment 5 - Biological Resources Review dated October 21, 2024, prepared by LSA](#)

[Attachment 6 - Hydrology Study, dated October 23, 2025, prepared by Toal Engineering, Inc.](#)

[Attachment 7 - Open Space Element Major Watersheds and Drainage Courses Map](#)

[Attachment 8 - Public Comments](#)

[Additional Public Comment](#)

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.