



City of Laguna Beach
DESIGN REVIEW BOARD

February 26, 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 to 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

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

5. REGULAR BUSINESS

5.1 Item:

**Coastal Development Permit 2026-0148
238 Chiquita Street | APN: 053-124-18**

City Staff:

Community Development Department
Sammi Montalto, Associate Planner
(949) 715-0821 | smontalto@lagunabeachcity.net

Applicant: Bill Dickey, Designer
(949) 412-5208 | bill@sunsetcoastremodels.com

Request: To consider granting a coastal development permit to develop a new, two-story 799-square foot detached accessory dwelling unit (ADU) and replacement-parking carport that exceeds allowable building site coverage on property containing a two-story City of Laguna Beach-designated historic single-family residence.

CEQA: The California Environmental Quality Act (CEQA) does not apply to projects which the lead agency rejects or disapproves pursuant to CEQA Guidelines Section 15270.

CDP: The project's scope does not qualify as exempt development, nor is the project site located in a categorical exclusion area. The subject property is, however, located in a non-appealable area of the Coastal Zone and requires the issuance of a coastal development permit for the project to proceed.

Staff Recommendation: Adopt Resolution 2026-0148 denying Coastal Development Permit 2026-0148 for the property located at 238 Chiquita Street.

[item 5.1 - Staff Report](#)
[Item 5.1 - Supplemental Staff Report](#)
[Attachment 1 - Resolution 2026-0148](#)
[Attachment 2 - Mills Act Contract](#)
[Attachment 3 - Plans](#)
[Attachment 4 - Sapphos MFR](#)
[Attachment 5 - HRG Peer Review Memo](#)
[Attachment 6 - HRG Updated Memo](#)
[Attachment 7 - Correspondence](#)
[Correspondence Lukoff 02.23.2026](#)

5.2 Item: **Design Review 2026-0152**
545 Nyes Place | APN: 656-025-15

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

Applicant: Hugo Soria, Architect, (949) 497-7112 |
hugosoriadesign@yahoo.com

Request: To modify Design Review 97-203 with the addition of a three-story elevator that will service the existing single-family residence in the R-1 (Residential Low Density) zone.

Modifications include changes to exterior color and materials.

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 non-appealable area of Coastal zone, and the proposed project includes only minor improvements to an existing single-family residence, therefore it is exempt from requiring a Coastal Development Permit.

Staff Recommendation: Adopt Resolution 2026-0152 approving Design Review 2026-0152 for the property located at 545 Nyes Place and find said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.2 - Staff Report](#)
[Attachment 1 - Resolution 2026-0152](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Color and Material Board](#)
[Attachment 4 - Colored Rendering](#)

5.3 Item: **Design Review 2026-0153**
31566 Jewel Avenue | APN: 056-087-29

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

Applicant: Stephen Burke
617-997-9044 | burkes@liro-hill.com

Request: Convert a one-car garage to living space, construct a second level an elevated deck, and grading for a new two-car carport and new vehicular access in association with an existing single-family residence in the VC (Village Community) zone.

CEQA: The project qualifies for a categorical exemption pursuant to Section 15301 - Existing Facilities, because the project consists of an addition that is less than 50 percent increase to an existing single-family structure.

CDP: The project site is located within an excludable area of the Coastal Zone and does not require a Coastal Development Permit. The project is proposed as excluded development under Laguna Beach Municipal Code Chapter (LBMC) 25.07 and Exclusionary Order No. E-93-1. The review procedure identified in LBMC Section 25.07.012(B)(3) applies to any such

determination.

Staff Recommendation: Adopt Resolution 2026-0153 approving Design Review 2026-0153 for the property located at 31566 Jewell Avenue and find said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.3 - Staff Report](#)
[Attachment 1 - Resolution 2026-0153](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Rendered Elevations](#)
[Attachment 4 - Neighbor Coorespondence](#)

5.4 Item: **Design Review 2026-2366**
585 Nyes Place | APN: 656-025-20

City Staff: Community Development Department
Sammi Montalto, Associate Planner
(949) 715-0821 | smontalto@lagunabeachcity.net

Applicant: Alura Aguilera, Architect
(949) 290-6681, alura@a2arc.com

Request: To construct a new lower-level and elevated deck to an existing single-family dwelling, in the R-1 (Residential Low Density) zone.

CEQA: The project qualifies for a categorical exemption pursuant to CEQA Guidelines 15301 Existing Facilities, in that the proposed project consists of a minor addition to an existing single-family structure.

CDP: The project site is located in the non-appealable area of Coastal zone, and the proposed project includes only minor improvements to an existing single-family residence, therefore it is exempt from requiring a Coastal Development Permit.

Staff Recommendation: Adopt Resolution 25-2366 approving Design Review 2025-2366 for the property located at 585 Nyes Place and find said action categorically exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15301.

[Item 5.4 - Staff Report](#)
[Attachment 1 - Resolution 2025-2366](#)
[Attachment 2 - Plans](#)

5.5 Item:	Design Review 2025-1269 1270 Pacific Avenue APN: 641-471-06
City Staff:	Community Development Department Nancy Balmer-Csira Planner (949) 715-1284 nbalmer@lagunabeachcity.net
Applicant:	Charles d’Arcy d’Arcy & Associates Architecture, Inc. (949) 407-7760 charles@DARCYARCHITECTURE.COM
Request:	To modify Design Review 98-078 with additions to an existing single-family dwelling for new upper-level floor area and landscaping improvements for property located 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 in the non-appealable area of the Coastal Zone and is exempt from the Coastal Development pursuant to Laguna Beach Municipal Code Chapter 25.07.
Staff Recommendation:	To modify Design Review 98-078 with additions to an existing single-family dwelling for new upper-level floor area and landscaping improvements for property located in the R-1 (Residential Low Density) zone.
	Item 5.5 Staff Report Attachment 1 - Resolution 2025-1269 Attachment 2 - Plans

5.6 Item:	Design Review 2025-2517 Coastal Development Permit 2025-2518 1755 Park Avenue
City Staff:	Community Development Department Heather Steven, Senior Planner (949) 495-0332 hsteven@lagunabeachcity.net
Applicant:	Brion Jeannette, Architect (949) 645-5854 Pang@bj-inc.com
Request:	To modify Design Review 76-93 for an existing two-story single-family dwelling including remodel and upper-level additions (aggregate additions greater than 50 percent), attached garage addition, elevator, elevated decks, change to exterior materials, pool, spa, grading, retaining walls, fuel modification

program, hardscape, and landscaping in an environmentally sensitive area in the R/HP (Residential/Hillside Protection) 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 project site is located in the non-appealable area of the Coastal Zone and the project's scope requires a Coastal Development Permit pursuant to Laguna Beach Municipal Code (LBMC) Chapter 25.07. Action on the coastal development permit is not appealable to the California Coastal Commission.

Staff Recommendation: Adopt Resolution 2025-2517 approving Design Review 2025-2517 and Coastal Development Permit 2025-2518 for the property located at 1755 Park Avenue and find said action categorically exempt pursuant to CEQA Guidelines Section 15303.

[Item 5.6 - Staff Report](#)

[Attachment 1 - Resolution 2025-2517](#)

[Attachment 2 - Plans](#)

[Attachment 3 - Certified Staking Plan 1-23-26](#)

[Attachment 4 - Color Material Board](#)

[Attachment 5 - Colored Elevations and Renderings-reduced](#)

[Attachment 6 - AM&M Nov 5, 2025](#)

[Correspondence Jones 2-25-26](#)

5.7 Item: **Design Review 2025-2332**
Coastal Development Permit 2025-2333
426 Canyon Acres | APN: 641-191-11

City Staff: Community Development Department
Shehriyar Khan, Associate Planner
(949) 715-0672 | skhan@lagunabeachcity.net

Applicant: Charles, D'Arcy, Architect
(949)-407-7760, charles@darcyarchitecture.com

Request: Construction of a new single-family residence with a two-car attached garage (major remodel) and attached accessory dwelling unit (ADU) 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 project site is located in the Coastal Zone and is located within an appealable area of the Coastal Zone.

Staff Recommendation: If the Design Review Board determines that the project is consistent with the design criteria and coastal development permit findings, then it is recommended that the Board, by motion, adopt a resolution (Attachment 1) approving Design Review 25-2332 and Coastal Development Permit 25-2333 and finding said action exempt from CEQA pursuant to Section 15303.

[Item 5.7 - Staff Report](#)

[Attachment 1 - Resolution No. 2025-2332](#)

[Attachment 2 - Plans](#)

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

[Attachment 4 - Colored Elevations & Renderings Exhibit](#)

[Attachment 5 - Early Neighborhood Communications](#)

[Attachment 6 - Biological Assessment](#)

[Attachment 7 - Correspondence](#)

5.8 Item: **Design Review 2024-1774,
Coastal Development Permit 2024-1776,
Variance 2025-2472
325 Holly Street | APN: 496-035-02**

City Staff: Community Development Department
Kate Kazama, Associate Planner
(949) 497-0748 | kkazama@lagunabeachcity.net

Applicant: Mark Warren, Architect
949-497-2724, mark@markwarrenarchitects.com

Request: To construct an attached two-story accessory dwelling unit (ADU) with elevated deck and a new attached one-car garage in the R-2 (Residential Medium Density) zone; to exceed maximum allowable building site coverage; and a variance to not provide compliant parking when the structure is increased beyond 1,500 square feet.

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 and Section 15305 - Minor Alterations in Land Use Limitations, in that the project consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.

CDP: The project site is located in the Coastal Zone and is located within a non-appealable area of the Coastal Zone. The proposed one-car garage and elevated deck are proposed as exempt development under Laguna Beach Municipal Code Chapter 25.07. The proposed attached ADU, while not subject to Design Review, requires a Coastal Development Permit (CDP). Both the CDP Exemption and the CDP for the ADU are not eligible for appeal to the California Coastal Commission.

Staff Recommendation: Adopt Resolution 2024-1774 approving Design Review 2024-1774, Coastal Development Permit 2024-1776, and Variance 2025-2472 for the property located at 325 Holly Street and find said action exempt pursuant to CEQA Guidelines Section 15303 and Section 15305 - Minor Alterations in Land Use Limitations, in that the project consists of minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.

[Item 5.8 - Staff Report](#)
[Attachment 1 - Resolution No. 2024-1774](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)
[Correspondence Johnston 2.23.26](#)

5.9 Item: **Design Review 2026-0024**
Coastal Development Permit 2026-0025
Variance 2026-0026
31985 & 31987 Coast Highway | APN: 056-160-03 & 056-160-41

City Staff: Community Development Department
Nancy Balmer-Csira | Planner
(949) 715-1284 | nbalmer@lagunabeachcity.net

Applicant: Morris Skenderian, Morris Skenderian & Associates Architects (Agent)
(949) 497-3374 | morris@msaarchitects.com

Request: Demolition of existing structures and construction of a new single-family dwelling with a two-car garage in the R-1 (Residential Low Density) zone. Design review is required for the new structure, new vehicular access, elevator height, elevated decks, grading, retaining walls, pool, spa, pedestrian entry feature, landscaping, and construction in an environmentally sensitive area (oceanfront). A variance is requested 1) to reconstruct a funicular and associated access components (stairs, landings, terrace, retaining walls, and gates) within the bluff [LBMC Section 25.50.004(B)(4)]; 2) to maintain stairs, walkways, and retaining walls within the bluff

[LBMC Section 25.50.004(B)(4)]; and 3) to exceed the maximum wall height within the front setback [LBMC Section 25.50.012(B)(3)].

- 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 an appealable area of the Coastal zone. Pursuant to Laguna Beach Municipal Code Section 25.07.004, a Coastal Development Permit (CDP) is required for construction within an environmentally sensitive area. A final decision by the city to approve the CDP may be appealed to the California Coastal Commission.
- Staff Recommendation:** Conduct a public hearing and by motion adopt Resolution 26-0024 (Attachment 1) approving Design Review 2026-0024, Coastal Development Permit 2026-0025, and Variance 2026-0026 located at 31985 and 31987 Coast Highway and finding said action exempt from CEQA pursuant to Section 15303.

Item 5.9 - Staff Report

[Attachment 1 - Resolution 2026-0024](#)

[Attachment 2 - Plans \(single full size plan set file\)](#)

[Attachment 2a - Plans \(reduced file size\)](#)

[Attachment 2b - Plans \(reduced file size\)](#)

[Attachment 2c - Plans \(reduced file size\)](#)

[Attachment 2d - Plans \(reduced file size\)](#)

[Attachment 2e - Plans \(reduced file size\)](#)

[Attachment 2f - Plans \(reduced file size\)](#)

[Attachment 2g - Plans \(reduced file size\)](#)

[Attachment 2h - Plans \(reduced file size\)](#)

[Attachment 2i - Plans \(reduced file size\)](#)

[Attachment 2j - Plans \(reduced file size\)](#)

[Attachment 2k - Plans \(reduced file size\)](#)

[Attachment 2l - Plans \(reduced file size\)](#)

[Attachment 3 - Certified Staking Plan](#)

[Attachment 4- Colored Elevations](#)

[Attachment 4a - Elevation 1 \(reduced file size\)](#)

[Attachment 4b - Elevation 2 \(reduced file size\)](#)

[Attachment 4c - Elevation 3 \(reduced file size\)](#)

[Attachment 4d - Elevation 4 \(reduced file size\)](#)

[Attachment 5 - 3D Renderings](#)

[Attachment 6 - Colors and Material Selections](#)

[Attachment 7 - Coastal Hazards Analysis](#)

[Attachment 8 - Geotechnical Report](#)

[Attachment 9 - Geotechnical & Coastal Hazards Analysis
Peer Review](#)

Attachment 10 - Variance Application
Attachment 11 - Construction Monitoring Treatment Plan
Attachment 12 - Alternative Materials & Methods Report
Attachment 13 - Correspondence
Correspondence Menne 02.20.2026 (1)
Correspondence Menne 02.20.2026 (2)
Correspondence Monda 02.22.2026
Correspondence Peterson 2.23.2026
Correspondence Weiss 2.23.26
Correspondence Chadima 2.23.26
Correspondence Coie 2-25-26
Correspondence Borthwick 02.26.2026

6. OTHER BUSINESS

- 7. ADJOURNMENT** - *Adjournment to the regularly scheduled Design Review Board/Board of Adjustment meeting on March 12, 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.