



City of Laguna Beach
DESIGN REVIEW BOARD
Council Chambers
505 Forest Avenue
Laguna Beach, CA 92651

August 13, 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

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 Item:

30722 Driftwood Drive | APN: 641-112-10
Design Review 2026-1194
Coastal Development Permit 2026-1196
Variance 2026-1195
Revocable Encroachment Permit 2026-1302

City Staff:	Community Development Department Daniel Latham, Associate Planner (949) 464-6612 dlatham@lagunabeachcity.net
Applicant:	Lindsay Merget (412) 952-4600 lindsay.merget@gmail.com
Request:	Additions totaling 1,616 square feet to an existing single-family residence including elevated decks, new windows and doors, retaining walls, grading, hardscaping and landscaping in the R-1 (Residential Low Density) zone.
Staff Recommendation:	Adopt Resolution 2026-1194 approving Design Review 2026-1194, Coastal Development Permit 2026-1196, Variance 2026-1195 and Revocable Encroachment Permit 2026-1302 for the property located at 30722 Driftwood Drive and find said action exempt from pursuant to Section 15303 - New Construction or Conversion of Small Structures, in that the project consists of a major remodel of a single-family residence.
	Item 4.1 - Staff Report Attachment 1 - Resolution 2026-1194

5. REGULAR BUSINESS

5.1 Item: **1199 Temple Hills Drive | APN: 644-173-12 Design Review 2025-1619 Coastal Development Permit 2025-1777**

City Staff:	Community Development Department Jessica Mendoza, Assistant Planner (949) 497-0390 jmendoza@lagunabeachcity.net
Applicant:	Gregg Abel, Architect (949) 683-1007 gregg@greggabel.com
Request:	Addition and remodel of an existing single-family dwelling, extend the upper-level deck area, retaining wall in excess of five feet exposed height, grading and new doors and windows in the R-1 (Residential Low Density) zone.
Staff Recommendation:	Continue the public hearing to a date certain of October 8, 2026
	Item 5.1 - Staff Report

5.2 Item: **22331 Eagle Rock Way | APN: 056-091-07**

Design Review 2026-1212

City Staff:	Community Development Department Shehriyar Khan, Associate Planner (949) 715-0672 skhan@lagunabeachcity.net
Applicant:	James Ward Henry, Designer (949) 510-5771, james@jameshenrydesign.com
Request:	Addition of 382.8 square feet of new living area at the lower level, addition of 361.8 of new living area at the upper level, addition of 421.1 square feet of new elevated deck, and an elevator 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 September 10, 2026

[Item 5.2 - Staff Report](#)

5.3 Item: **1694 Del Mar Avenue | APN: 644-451-01 Design Review 2026-1191 . Revocable Encroachment Permit 2026-1190**

City Staff:	Community Development Department Daniel Latham, Associate Planner (949) 464-6612 dlatham@lagunabeachcity.net
Applicant:	Sabrina Broch (858) 229-3770 sabrina@baudesignstudio.com
Request:	Construct a single-family residence with subterranean garage on a vacant lot in the Arch Beach Heights Specific Plan area.
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 the construction and location of limited one detached single family house on a single lot
CDP:	The project site is located within the excludable area and does not require a Coastal Development Permit. The project is proposed as excluded development under Laguna Beach Municipal Code (LBMC) Chapter 25.07 and Exclusionary Order No. E-93-1. The review procedure identified in LBMC Code Section 25.07.012(B)(3) applies to any such determination.
Staff Recommendation:	Adopt Resolution 2026-1191 approving Design Review 2026-1191 and Revocable Encroachment Permit 2026-1190 for the new single-family residence located 1694 Del Mar Avenue and

find said action categorically exempt pursuant to CEQA Guidelines Section 15303.

[Item 5.3 - Staff Report](#)

[Attachment 1 - Resolution 2026-1191](#)

[Attachment 2 - Plans, Colored Elevations and Materials Board](#)

[Attachment 3 - Certified Staking Plan](#)

[Attachment 4 - Renderings](#)

[Attachment 5 - Revocable Encroachment Permit](#)

[Attachment 6 - Biological Report](#)

[Attachment 7 - Geotechnical Report](#)

5.4 Item:

**1354 Morningside Drive | APN: 644-332-07
Design Review 2026-1379
Variance 2026-1380**

City Staff:

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

Applicant:

Shu Wu, Designer
(626) 557-7288, pc@tlabuilder.com

Request:

Additions totaling 1,885 square feet to an existing single-family residence including elevated decks, new exterior materials, windows, and landscaping in the R-1 (Residential Low Density) zone.

CEQA:

The recommended action to continue the item is not subject to CEQA.

CDP:

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

Staff Recommendation:

Conduct a public hearing and continue the project to a date certain with direction to the applicant to redesign the project to address Design Integrity, Design Articulation, Neighborhood Compatibility and Privacy for the property at 1354 Morningside Drive.

[Item 5.4 - Staff Report](#)

[Attachment 1 - Plans](#)

[Attachment 2 - Staking Plans](#)

[Attachment 3 - Variance Application](#)
[Attachment 4 - Variance Exhibit](#)
[Attachment 5 - Landscape Plan](#)
[Attachment 6 - Correspondence](#)

5.5 Item:

747 St. Anns Drive | APN: 644-111-40
Design Review 2026-1336

City Staff:

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

Applicant:

James Henry (Architect) | (949) 510-5771 |
james@jameshenrydesign.com

Request:

To construct lower- and upper-level additions, a new pool, new elevated deck, new windows and doors and a new roof for an existing single-family residence.

CEQA:

The project qualifies for a categorical exemption pursuant to Section 15301 – Existing Facilities, in that the project is limited to additions, elevated deck, new windows and doors and new roof material 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 is proposed as non-appealable development is considered exempt development under Laguna Beach Municipal Code (LBMC) Chapter 25.07.

Staff Recommendation:

Adopt Resolution 2026-1336 approving Design Review 2026-1336 for the property located at 747 St. Anns Drive and find said action categorically exempt pursuant to CEQA Guidelines Sections 15301 and 15303.

[Item 5.5 - Staff Report](#)
[Attachment 1 - Resolution 2026-1336](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Staking Plan](#)
[Attachment 4 - Neighbor Correspondence](#)

5.6 Item:

988 Noria Street | APN: 644-442-21
Design Review 2026-1077

City Staff:

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

Applicant:	Luis Hong, luis.hong@gmail.com
Request:	Remodel an existing two-story single-family dwelling, including the conversion of an existing one-car garage and adjacent storage area into a two-car garage, reduction of an existing elevated deck, modifications to doors, windows, the roof, and exterior materials, and a request to maintain existing nonconformities, including roof height exceeding the maximum permitted height, an elevated deck encroaching into the required rear yard setback, and an additional building setback encroachment, within the R-1/ABHSP (Residential Low Density / Arch Beach Heights Specific Plan) 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:	Pursuant to Categorical Exclusion Order E-93-1 and Laguna Beach Municipal Code Section 25.07.010, the proposed improvements to the existing single-family residential development are exempt from the coastal development permit requirements due to its location within a categorical exclusion area ((Area 8) – Arch Beach Heights).
Staff Recommendation:	Adopt Resolution 2026-1077 approving Design Review 2026-1077 for the property located at 988 Noria Street and find said action exempt categorically pursuant to CEQA Guidelines Section 15301.

[Item 5.6 - Staff Report](#)
[Attachment 1 - Resolution 2026-1077](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Colors & Materials](#)

5.7 Item:	660 Wendt Terrace APN: 641-373-01 Design Review 2026-1314 Coastal Development Permit 2026-1295
City Staff:	Community Development Department Heather Steven, Senior Planner (949) 497-0332 hsteven@lagunabeachcity.net
Applicant:	Scott Schaffer, Olivos Design Studio (949) 709-3372 scott@olivოსdesignstudio.com
Request:	To construct a detached accessory dwelling unit (ADU) with an

elevated deck, grading, retaining walls, and to exceed building site coverage 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 within a non-appealable area of the Coastal Zone. The proposed ADU requires a Coastal Development Permit and the review procedure identified in LBMC Code Section 25.07.012(B)(3) applies to any such determination.

Staff Recommendation: Adopt Resolution 2026-1314 approving Design Review 2026-1314 and Coastal Development Permit 2026-1295 for the property located at 660 Wendt Terrace and find said action categorically exempt pursuant to CEQA Guidelines Section 15303.

[Item 5.7 - Staff Report](#)
[Attachment 1 - Resolution 2026-1314](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)
[Attachment 4 - Correspondence](#)

5.8 Item: **146 Crescent Bay Drive | APN: 053-133-05**
Design Review 2026-0882
Coastal Development Permit 2026-0883

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

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

Request: Upper-level additions, elevated deck, landscaping, and an attached accessory dwelling unit 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 modifications to the existing single-family residence and associated site improvements are 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. The attached accessory dwelling unit (ADU) is proposed as appealable development. The decision by the Design Review Board can be appealed to the City Council upon the payment of \$2,500 in accordance with Laguna Beach Municipal Code (LBMC) Section 25.05.070. The decision by the City Council can be appealed to the California Coastal Commission (no fee required) in accordance with LBMC Section 25.07.016(B). Further information regarding California Coastal Commission appeal processes can be found at <https://www.coastal.ca.gov/cdp/cdp-forms.html>.

Staff Recommendation:

Adopt Resolution 2026-0882 approving Design Review 2026-0882 and Coastal Development Permit 2026-0883 for the property located at 146 Crescent Bay Drive and find said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.8 - Staff Report](#)

[Attachment 1 - Resolution No. 2026-0882](#)

[Attachment 2 - Project Plans](#)

[Attachment 3 - Certified Staking](#)

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

[Attachment 5 - Correspondence](#)

5.9 Item:

400 Locust Street (AKA 466 Monterey Drive) | APN: 496-153-13

Design Review 2026-1347

Coastal Development Permit 2026-1074

City Staff:

Community Development Department
Sarah Olsen, Assistant Planner
(949) 715-1149 | solsen@lagunabeachcity.net

Applicant:

Anders Lasater, Architect
(949) 497-1827 | eunice@anderslasaterarchitects.com

Request:

Addition and remodel of an existing single-family dwelling, including a lower-level addition, an attached accessory dwelling unit (ADU), exceeding the allowable building site coverage, and an elevated deck and exterior stairs for the 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 the excludable area of the Coastal Zone, Exclusionary Order No. E-93-1. The proposed ADU requires a Coastal Development Permit and the review procedure identified in LBMC Code Section 25.07.012(B)(3) applies to any such determination.

Staff Recommendation:

Adopt Resolution 2026-1347 approving Design Review 2026-1347 and Coastal Development Permit 2026-1074 for the property located at 400 Locust Street, subject to the conditions outlined in the resolution, and find said action categorically exempt pursuant to CEQA Guidelines Sections 15301 and 15303.

[Item 5.9 - Staff Report](#)

[Attachment 1 - Resolution 2026-1347](#)

[Attachment 2 - Plans](#)

[Attachment 3 - Certified Staking Plan](#)

6. OTHER BUSINESS

- 7. ADJOURNMENT** - *Adjournment to the regularly scheduled Design Review Board/Board of Adjustment meeting on September 10, 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.