



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

April 1, 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 March 4, 2026 Draft Minutes

[March 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:** **Conditional Use Permit 2025-2443**
Applicant: Morris Skenderian, Architect (949) 497-3374 | morris@msaarchitects.com
Prepared By: Community Development Department,
Shehriyar Khan, Associate Planner (949) 715-0672 | skhan@lagunabeachcity.net
- Location:** 265 Laguna Avenue | APN: 644-013-02
- Request:** The applicant requests approval of a Conditional Use Permit (CUP) to allow massage therapy services in conjunction with other spa-related services for Spa Del Rio, an existing massage spa that is proposing to relocate to a new tenant space within the Downtown Specific Plan area).
- CEQA:** The project qualifies for a categorical exemption pursuant 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 exempt from the Coastal Development Permit requirements pursuant to LBMC Section 25.07.008, Coastal Development Permits and is located within a non-appealable area of the Coastal Zone.
- Staff Recommendation:** By motion, adopt Resolution No. 2025-2443 (Attachment 1) approving Conditional Use Permit 2025-2443 and finding said action categorically exempt pursuant to CEQA Guidelines Section 15301.
- [Item 5.1 Staff Report](#)
[Attachment 1 - Resolution No. 2025-2443](#)
[Attachment 2 - Application](#)
[Attachment 3 - Plans](#)
[Attachment 4 - Letter of Intent](#)
[Attachment 5 - Laguna Beach Municipal Code Chapter 5.61 Massage Establishments](#)
- 5.2 Item:** **Concept Review 2026-0443**
Applicant: City of Laguna Beach
Prepared By: Public Works and Utilities Department,
Christian Sanford, Project Manager (949) 715-9621 | CSanford@lagunabeachcity.net

Location:	348 Glenneyre Street APN: 641-266-09
Request:	Concept Review of the proposed Mermaid Parking Lot Beautification Project, located at the corner of Mermaid Street and Glenneyre Street within the CBD 2 (Downtown Commercial) land use district of the Downtown Specific Plan area.
CEQA:	The project qualifies for a statutory exemption under CEQA Guidelines §15262, which applies to feasibility and planning studies. The proposal is strictly conceptual at this stage and involves only preliminary review of a potential future action that has not been approved, adopted, or funded. Any feedback or direction provided now is advisory only and does not commit the City to any specific project, approval, or implementation.
CDP:	An application for a Coastal Development Permit has not yet been submitted and will not be considered as part of this concept review. The project site is located within a non-appealable area of the Coastal Zone.
Staff Recommendation:	Conduct a public hearing to receive the staff presentation, review the conceptual plans and supporting materials for the proposed improvements to the existing Mermaid Parking Lot, consider public testimony, and provide general feedback and direction to guide the applicant's final design.

[Item 5.2 Staff Report](#)

[Attachment 1 - Concept Design Review Application](#)

[Attachment 2 - Concept Design Plans](#)

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.