



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

May 28, 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.*

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 three (3) 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:

**Design Review 2025-0875
195 High Drive | APN: 496-172-01**

City Staff:

Community Development Department
Jessica Mendoza, Assistant Planner

(949) 497-0390 | jmendoza@lagunabeachcity.net

Applicant:

Peggy Lu
(626) 734-1552, newuspace@gmail.com

Staff Recommendation:

Continue the public hearing to the regular Design Review Board meeting of June 25, 2026.

[Item 5.1 - Staff Report](#)

5.2 Item:

Design Review 2026-0814
1020 San Jose Street | APN: 644-421-15

City Staff:

Community Development Department
Daniel Latham, Associate Planner
(949) 464-6612 | dlatham@lagunabeachcity.net

Applicant:

Jim Conrad, Architect
949-497-0200 | jconradarc@gmail.com

Request:

Modification to Design Review Board approved plans for a new single-family residence including an upper-level addition for a new elevator, an elevated deck, door and window modifications and interior layout reconfigurations.

CEQA:

The project qualifies for a categorical exemption pursuant to Section 15301, Existing Facilities, as the project is limited to an addition to the existing structure an elevated deck addition and door and window modifications.

CDP:

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 2026-0814 approving Design Review 2026-0814 for the property located at 1020 San Jose Street and find said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.2 - Staff Report](#)

[Attachment 1 - Resolution 2026-0814](#)

[Attachment 2 - Plans](#)

[Attachment 3 - Certified Staking Plan](#)

[Attachment 4 - Public Correspondence](#)

5.3 Item:

Design Review 2025-1330

186 Sunset Terrace | APN: 656-152-33

City Staff:	Community Development Department Shehriyar Khan, Associate Planner (949) 715-0672 skhan@lagunabeachcity.net
Applicant:	Warren Hutcherson, Architect (949) 338-6905, wh3d@cox.net
Request:	Construction of a 36.9-square-foot primary entry enclosure at the street level, a 34.7-square-foot lower-level addition through conversion of existing crawlspace to living area, a minor California roof modification at the front elevation, new on-grade exterior stairs, new windows, and request to exceed the maximum allowable building site coverage in the R-1 (Residential Low Density) zone.
CEQA:	The project qualifies for a categorical exemption pursuant to Section 15301 - Existing Facilities because the project involves minor additions and alterations to an existing single-family residence that include a 36.9-square-foot foyer enclosure, a 34.7-square-foot crawlspace conversion, new windows, a minor roof modification, and an interior remodel, with no grading proposed and no change to the existing residential use of the property.
CDP:	The project site is located in the Coastal Zone and is located within an appealable area of the Coastal Zone. The proposed improvements are exempt from the coastal development permit requirement pursuant to LBMC Section 25.07.008(A)(1), which exempts improvements to single-family dwellings that do not meet the thresholds requiring a coastal development permit. In this case, the project does not result in a 10 percent or greater increase in internal floor area, nor does it result in a height increase of more than 10 percent of the existing structure and, therefore, does not trigger the coastal development permit requirement.
Staff Recommendation:	Adopt Resolution 2025-1330 approving Design Review 2025-1330 for the property located at 186 Sunset Terrace and find said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.3 - Staff Report](#)

[Attachment 1 - Resolution 2025-1330](#)

[Attachment 2 - Plans](#)

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

[Attachment 4 - Applicant Request to Table Project](#)

[Attachment 5 - Correspondence](#)

5.4 Item:	Design Review 2026-0784 Variance 2026-0785 7 Smithcliffs Road APN: 053-301-47
City Staff:	Community Development Department Claire Park, Assistant Planner (949) 464-6632 clpark@lagunabeachcity.net
Applicant:	James Carlson, Architect (714) 606-5889 jfcarlson@roadrunner.com
Request:	A rooftop deck 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 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. The project scope is limited to a new rooftop deck that exceeds height.
CDP:	The project is 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.
Staff Recommendation:	Adopt Resolution 2026-0784 approving Design Review 2026-0784 and Variance 2026-0785 for the property located at 7 Smithcliffs Road and find said action categorically exempt pursuant to CEQA Guidelines Sections 15301 and 15305.

[Item 5.4 - Staff Report](#)
[Attachment 1 - Resolution 2026-0784](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Variance Application](#)

5.5 Item:	Design Review 2025-1763 Coastal Development Permit 2025-1764 26 Lagunita Drive APN: 656-171-35
City Staff:	Community Development Department Sammi Montalto, Associate Planner (949) 715-0821 smontalto@lagunabeachcity.net
Applicant:	James Conrad, Architect

Request: Remodel and additions, a new attached 244 square-foot accessory dwelling unit (ADU), expansion of an existing garage to create a third (covered) tandem parking space, and construction of a pool and spa in association with an existing single-family residence located in the Lagunita zone.

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

CDP: The project site is located within an appealable area of the Coastal Zone and may be appealed to the City Council or directly to the California Coastal Commission.

Staff Recommendation: Rescind Resolution 2025-1763 and adopt Resolution 2025-1764 approving Design Review 2025-1763 and Coastal Development Permit 2025-1764 for a new pool and spa, upper-level addition, new attached accessory dwelling unit, and excess building site coverage for the property located at 26 Lagunita Drive and find said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.5 - Staff Report](#)

[Attachment 1 - Resolution 2025-1764](#)

[Attachment 2 - Plans](#)

[Attachment 3 - Correspondence \(from January 22, 2026, DRB Meeting\)](#)

5.6 Item: **Design Review 2026-0789,**
Coastal Development Permit 2026-0890
Variance 2026-0790
536 Bluebird Canyon Drive | APN: 644-221-45

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

Applicant: Lisa Kensey | Architect
(949) 393-4741 | l.kensey@bbarchitects.com

Request: Enclose a 204 square-foot upper-level deck to create new living space, reconstruct a loft-level deck, and construct a new flat-roof livable area within an existing single-family residence.

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. Here, the applicant is proposing to enclose existing deck space as a minor addition to the existing structure, as well as replace the existing deck above.

CDP: The project is located within an appealable area of the Coastal Zone and requires a Coastal Development Permit pursuant to Laguna Beach Municipal Code Section 25.07.004 due to its location within an environmentally sensitive area associated with a mapped watercourse.

Staff Recommendation: Adopt Resolution 2026-0789 approving Design Review 2026-0789, Coastal Development Permit 2026-0890 and Variance 2026-790 for the property located at 536 Bluebird Canyon Drive and find said action exempt from CEQA pursuant to Section 15301.

[Item 5.6 - Staff Report](#)
[Attachment 1 - Resolution 2026-0789](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)
[Attachment 4 - Color and Material Board](#)

5.7 Item: **Design Review 2026-0854,
Coastal Development Permit 2026-0875,
Variance 2026-0855
139 Moss Street | APN: 656-114-33**

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

Applicant: Alex Villalpando
CJ Light and Associates Architect
(949) 851-8345

Request: Remodel and additions to an existing single-family residence, including a 37 square-foot kitchen expansion with replacement window; expansion of the existing detached garage from a one-car to a two-car garage; window and door modifications; construction of a pergola to be attached to the residence and a pergola to be attached to the existing ADU for parking; and extension of steps at the front porch 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 15331 - Historical Resource Restoration/Rehabilitation since the modifications are consistent with the Secretary of Interior Standards for the Treatment of Historic Properties.

CDP: The project site is located within the Coastal Zone. The proposed project requires a Coastal Development Permit pursuant to LBMC Section 25.07.004. The City's decision on the CDP is appealable.

Staff Recommendation: Adopt Resolution 2026-0854 approving Design Review 2026-0854, Coastal Development Permit 2026-0875, and Variance 2026-0855 for the property located at 139 Moss Street and find said action categorically exempt pursuant to CEQA Guidelines Sections 15301 and 15331.

[Item 5.7 - Staff Report](#)
[Attachment 1 - Resolution 2026-0854](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)
[Attachment 4 - Mills Act Contract](#)
[Attachment 5 - SOIS Compliance Analysis](#)
[Attachment 6 - Correspondence](#)
[Correspondence Corngold 5-22-26](#)
[Correspondence Crevier 5-26-26](#)
[Correspondence Lockwood 5-28-26](#)

5.8 Item: **Design Review 2026-0292**
2611 Glenneyre | APN: 656-101-13

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

Applicant: Mathew McGrane, Architect
(562) 686-4097 | lab4sustainable@gmail.com

Request: In-ground swimming pool, spa, and associated equipment; on-grade deck addition; exterior modifications; window and door modifications; and grading. Additionally, the project was noticed for a revocable encroachment permit (REP) for improvements within the right-of-way, however, the applicant has since removed this from the proposed scope of work.

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 within a non-appealable area of the Coastal Zone. The project is proposed as exempt development under Laguna Beach Municipal Code (LBMC) Chapter 25.07. The review procedure identified in LBMC Section 25.07.012(B) (3) applies to any such determination.

Staff Recommendation:

Adopt Resolution 2026-0292 approving Design Review 2026-0292 for the property located at 2611 Glenneyre Street and find said action categorically exempt from CEQA pursuant to Section 15301.

[Item 5.8 - Staff Report](#)

[Attachment 1 - Resolution 2026-0292](#)

[Attachment 2 - Plans](#)

[Attachment 3 - Color and Material Board](#)

[Attachment 4 - Colored Elevations and Renderings](#)

[Attachment 5 - Correspondence](#)

6. OTHER BUSINESS

- 7. ADJOURNMENT** - *Adjournment to the regularly scheduled Design Review Board/Board of Adjustment meeting on June 11, 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.