



City of Laguna Beach
DESIGN REVIEW BOARD

April 9, 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

ELECTION OF OFFICERS

- The Design Review Board's adopted rules require the election of officers annually at the first meeting of April each year. The officers are the Chair and Chair Pro Tem and they would serve for a one-year term.

- 1. Find this action not subject to the California Environmental Quality Act ("CEQA") pursuant to 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3;*
- 2. Nominate Design Review Board officers consisting of Chair and Chair Pro Tem; and*
- 3. Appoint the officers by majority approval of a motion either individually or as one motion for both positions.*

- 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 Draft DRB Minutes for November 13, 2025

[Draft DRB Minutes 11.13.25](#)

5. REGULAR BUSINESS

5.1 Item:

Design Review 2026-0004
Coastal Development Permit 2026-0003
Variance 2026-0445
310 Lookout Drive | APN: 496-165-01

City Staff:

Community Development Department
Shaveta Sharma, Senior Planner
(949) 715-0958 | ssharma@lagunabeachcity.net

Applicant:

Horst Noppenberger, Architect
(949) 494-9569 | horst@horst-architects.com

Request:

Major remodel and expansion of an existing single-family residence and attached two-car garage, new elevated decks, pool and spa, new retaining walls, landscape, lighting, and new vehicular access in the R-1 (Residential Low Density) zone with a variance to exceed driveway slope per LMBC Section 25.52.008(l)(3)(a) and retain existing side yard setbacks.

Staff Recommendation:

Continue the public hearing to the regular Design Review Board meeting of April 23, 2026.

[Item 5.1 - Staff Report](#)

5.2 Item:

Design Review 2026-0368
Variance 2026-0369
Coastal Development Permit- 2026-0370
9 Smithcliffs Road | APN: 053-301-48

City Staff:

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

Applicant:

Brion Jeannette, Architect
(949)645-5854 | Cosgrove@bj-inc.com

Request:

Construct residential additions, including upper-level additions, a 496-square foot attached Accessory Dwelling Unit (ADU), spiral staircase, elevated decks, and related improvements to 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.

CDP: The proposed project requires a Coastal Development Permit pursuant to Laguna Beach Municipal Code Section 25.07.008(A)(1)(c). The project site is located within an appealable area of the Coastal Zone.

Staff Recommendation: Adopt Resolution 2026-0368 approving Design Review 2026-0368 and Coastal Development Permit 2026-0370, but deny Variance 2026-0369, for the property located at 9 Smithcliffs Road and finding said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.2 - Staff Report](#)
[Attachment 1 - Resolution 2026-0368](#)
[Attachment 2 - Plans \(including colored elevations\)](#)
[Attachment 3 - HOA Approval](#)
[Correspondence Brion 4-7-26](#)

5.3 Item: **Design Review 2026-0300**
747 Nyes Place | APN: 656-062-20

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

Applicant: Shauna Baharie
(714) 350-7200 | shauna@legendsde.com

Request: Add a combined 172 square feet of habitable space to the home's upper and lower levels along with new windows, a 42 square foot elevated deck on the upper level, and an elevator to 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.

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 26-0300 approving Design Review 26-0300 for the property located at 747 Nyes Place and finding said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.3 - Staff Report](#)
[Attachment 1 - Resolution 2026-0300](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)

5.4 Item: **Design Review 2026-0492**
567 Dunnegan Place | APN: 053-111-28

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

Applicant: James Conrad, Architect
(949) 497-0200 | jconradarc@gmail.com

Request: Additions to a detached single-family home consisting of a lower-level deck and powder room that results in excess building site coverage, and a raised roof over the entryway; as well as a replacement pool and spa and associated mechanical equipment.

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 proposed project is exempt from requiring a coastal development permit pursuant to Laguna Beach Municipal Code Section 25.07.008(A)(1).

Staff Recommendation: Adopt Resolution 2026-0492 approving Design Review 2026-0492 for the property located at 567 Dunnegan Place and finding said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.4 - Staff Report](#)
[Attachment 1 - Resolution 2026-0492](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan for Elevated Entryway](#)
[Attachment 4 - Certified Staking Plan for Patio](#)

5.5 Item:	Design Review 2026-0395 Coastal Development Permit 2026-0396 31652 Scenic Drive APN: 056-094-24
City Staff:	Community Development Department Jessica Mendoza, Assistant Planner (949) 497-0390 jmendoza@lagunabeachcity.net
Applicant:	Matthew Gummow, Alder James Architecture 949-529-9012 matt@alderjames.com
Request:	Upper-level and lower-level additions; new elevated deck area; landscaping; replacement of windows, doors, and exterior siding; new water feature; change in roofing material to TPO membrane; and conversion 384 square feet of existing living space and the existing garage into an attached accessory dwelling unit (ADU).
CEQA:	The project qualifies for a categorical exemption pursuant to Section 15301 – Existing Existing Facilities, in that the project consists of additions to an existing single-family home.
CDP:	The project site is located in the excludable area of the Coastal Zone, therefore a Coastal Development Permit (CDP) is not required for the proposed modifications to the existing single-family residence. However, a CDP is required for the attached ADU pursuant to the Laguna Beach Municipal Code (LBMC) Section 25.07.004; however, the ADU is not subject to design review.
Staff Recommendation:	Adopt Resolution 2026-0395 approving Design Review 2026-0395 and Coastal Development Permit 2026-0396 for the property located at 31652 Scenic Drive and finding said action categorically exempt pursuant to CEQA pursuant to Section 15301.

[Item 5.5 - Staff Report](#)
[Attachment 1 - Resolution 2026-0395](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)
[Attachment 4 - Color and Material Board](#)

5.6 Item:	Design Review 2025-1819 Coastal Development Permit 2025-1820 Variance 2026-0511 399 Pearl Street APN: 644-267-16
City Staff:	Community Development Department Brenda Wisneski, Principal Planner (949) 494-6629 bwisneski@lagunabeachcity.net

Applicant:	Chris LeTourneau, Architect (949) 933-2879 chris@letourneau-architecture.com
Request:	Addition and remodel to an existing single-family residence, including upper- and lower-level additions, increase in building site coverage, elevated decks, landscaping, and an attached accessory dwelling unit (ADU). A variance is requested to allow a trellis to encroach into the rear yard setback.
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.
CDP:	The project site is located in the excludable area of the Coastal Zone, therefore a Coastal Development Permit (CDP) is not required for the proposed modifications to the existing single-family residence. However, a CDP is required for the attached ADU pursuant to the Laguna Beach Municipal Code (LBMC) Section 25.07.004, but the ADU is not subject to design review.
Staff Recommendation:	Adopt Resolution 2025-1819 approving Design Review 2025-1819 and Coastal Development Permit 2025-1820, but deny Variance 2026-0511, for the property located at 399 Pearl Street and finding said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.6 - Staff Report](#)
[Attachment 1 - Resolution 2025-1819](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)
[Attachment 4 - Variance Application](#)
[Attachment 5 - Building Site Coverage Justification](#)
[Attachment 6 - Neighborhood Building Site Coverage Computations](#)
[Attachment 7 - Correspondence](#)
[Correspondence Monahan 4-6-26](#)
[Correspondence Fluent 4-6-26](#)

5.7 Item: **Design Review 2026-0411**
Coastal Development Permit 2026-0412
Variance 2026-0520
1040 Skyline Drive | APN: 641-361-06

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

Applicant:	Scott Laidlaw 949-278-1653 slaidlaw@lsaarchitects.com
Request:	A new single-family residence with an attached garage, elevated deck, grading, hardscape, landscaping, and pool. A variance is requested to waive the requirement to provide an onsite turnaround driveway along a residential collector street (LBMC 25.53.004(C))
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 would not include an on-site vehicular turnaround.
CDP:	The project site is located within an appealable area of the Coastal Zone and requires a Coastal Development Permit pursuant to Laguna Beach Municipal Code Section 25.07.008.
Staff Recommendation:	Adopt Resolution 2026-0411 approving Design Review 2026-0411, Coastal Development Permit 2026-0412, and Variance 2026-0520 for the property located at 1040 Skyline Drive and finding said action categorically exempt pursuant to CEQA Guidelines Section 15303 and Section 15305. Item 5.7 - Staff Report Attachment 1 - Resolution 2026-0411 Attachment 2 - Plans Attachment 3 - Biological Assessment Attachment 4 - Color and Material Board Attachment 5 - 3-D Renderings Attachment 6 - Colored Elevations Attachment 7 - Correspondence

5.8 Item: **Design Review 2026-0090**
Variance 2026-0089
Coastal Development Permit 2026-0386
660 Temple Hills Drive | APN: 644-122-57

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

Applicant: Mansour Ahmadi
(714) 904-1808 | mansour@calproengineering.com

Request:	Additions greater than 50 percent of the original structure, elevated decks, retaining walls, grading, and landscaping.
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 a setback variance to maintain existing sideyard encroachments are being proposed but new construction areas comply with all applicable standards and the project would not result in any changes in land use or density.
CDP:	The proposed project requires a Coastal Development Permit pursuant to Laguna Beach Municipal Code Section 25.07.008. The project site is located within a non-appealable area of the Coastal Zone.
Staff Recommendation:	Adopt Resolution 2026-0090 approving Design Review 2026-0090, Coastal Development Permit 2026-0386, and Variance 2026-0089 for the property located at 660 Temple Hills Drive and finding said action categorically exempt pursuant to CEQA Guidelines Section 15301 and 15305.

[Item 5.8 - Staff Report](#)
[Attachment 1 - Resolution 2026-0090](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)
[Attachment 4 - Color and Material Board](#)
[Attachment 5 - Renderings](#)
[Attachment 6 - Variance Application](#)
[Correspondence Kawaratani 4-7-26](#)

5.9 Item:	Design Review 2025-1195 Coastal Development Permit 2026-0057 950 Baja Street APN: 644-437-12
City Staff:	Community Development Department Kate Kazama, Associate Planner (949) 497-0748 kkazama@lagunabeachcity.net
Applicant:	Hugo Soria, Designer (949) 497-7112 hugosoriadesign@yahoo.com
Request:	New single-family residence with an attached accessory dwelling unit and an attached three-car garage 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, because the project consists of construction and location of limited numbers of new, small structures.
CDP:	The proposed single-family dwelling and related site improvements are proposed as excluded development under Laguna Beach Municipal Code (LBMC) Chapter 25.07 and Exclusionary Order No. E-93-1. The proposed attached ADU, while not subject to Design Review, does require a Coastal Development Permit (CDP). The CDP for the ADU is not appealable to the California Coastal Commission.
Staff Recommendation:	Conduct a public hearing and adopt Resolution 2025-1195, approving Design Review 2025-1195 and Coastal Development Permit 2026-0057 for the property located at 950 Baja Street and find said action categorically exempt pursuant to CEQA Guidelines Section 15303.

[Item 5.9 - Staff Report](#)
[Attachment 1 - Resolution 2025-1195](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)
[Attachment 4 - Color and Material Board](#)
[Attachment 5 - Renderings and Color Elevations](#)
[Attachment 6 - City Council Appeal Agenda Report \(July 9, 2024\)](#)
[Attachment 7 - City Council Resolution 24.062](#)
[Attachment 8 - Geotechnical Report](#)
[Correspondence Lyall 4-6-26](#)
[Correspondence Rodriguez 4-7-26](#)
[Correspondence Etow 4-7-26](#)
[Correspondence McGuire 4-7-26](#)
[Correspondence Caenn 4-7-26](#)
[Correspondence Bond 4-7-26](#)
[Correspondence Hou 4-8-26](#)
[Correspondence Aksoy 4-8-26](#)
[Correspondence Kawaratani Revision A5 -4-9-26](#)

6. OTHER BUSINESS

7. **ADJOURNMENT** - *Adjournment to the regularly scheduled Design Review Board/Board of Adjustment meeting on April 23, 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.