



City of Laguna Beach
DESIGN REVIEW BOARD
Council Chambers
505 Forest Avenue
Laguna Beach, CA 92651
October 22, 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 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 Revised Draft Design Review Board Calendar 2027

[Revised Draft Design Review Board Calendar 2027](#)

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: Shu Wu | Tech LA Design & Construction
(626) 557-7288 | shuw@tlabuilder.com

Request: The proposed project is for an upper-level addition and remodel of an existing single-family dwelling, elevated decks, landscaping, windows and doors in the R-1 (Residential Low Density) zone.

Staff Recommendation: Continue the public hearing to a date uncertain.

[Item 5.1 - Staff Report](#)

5.2 Item: 852 Diamond Street | APN: 644-302-16

City Staff: Community Development Department
Brenda Wisneski, Principal Planner
(949) 464-6629 | bwisneski@lagunabeachcity.net

Applicant: Jeff Eastman
(949) 683-6398 | nhconstr@gmail.com

Request: Allow the existing single-family residence to encroach into the additional building setback beyond the previous approval for the property located in the R-1 zone of the Diamond Crestview Specific Plan (DCSP) area.

Staff Recommendation: Continue to a date uncertain.

[Item 5.2 - Staff Report](#)

**5.3 Item: Design Review 2026-1187
3192 Alta Laguna Boulevard | APN: 641-041-10**

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

Applicant: Armando Corado, Architect, agencyreviews@alderjames.com
(949) 529-9012, agencyreviews@alderjames.com

Request: A 646 square-foot second-story addition over the existing garage and adjoining living area that exceeds a height of 15 feet, and a new 181 square foot deck elevated approximately 9.5 feet above grade, to an existing single-family residence.

CEQA:	The project qualifies for a categorical exemption pursuant to Section 15301 - Existing Facilities. The 646 square foot living area addition represents a 35 percent increase to the existing 1,850 square foot residence, which is less than the 50 percent and 2,500-square-foot thresholds per Section 15301(e)(1).
CDP:	The project site is located within a non-appealable area of the Coastal Zone. As an addition to the single-family residence, the project is exempt development pursuant to Laguna Beach Municipal Code (LBMC) Section 25.07.008(A)(1). The review procedure identified in LBMC Section 25.07.012(B)(3) applies.
Staff Recommendation:	Adopt Resolution 2026-1187 approving Design Review 2026-1187 for the property located at 3192 Alta Laguna Boulevard and find said action categorically exempt pursuant to CEQA Guidelines Section pursuant to Section 15301.
	Item 5.3 - Staff Report Attachment 1 - Resolution 2026-1187 Attachment 2 - Plans Attachment 3 - Certified Staking Plan Attachment 4 - Color and Material Board and Elevations Attachment 5 - Correspondence

5.4 Item:

Design Review 2026-1721
1435 Skyline Drive | APN: 641-321-15

City Staff:	Community Development Department Daniel Latham, Associate Planner (949) 464-6612 dlatham@lagunabeachcity.net
Applicant:	Warren Hutcherson Designer (949) 338-6905 wh3d@cox.net

Request: To construct a 688 square foot addition to a single-family residence located within an environmentally sensitive area (slope greater than 30%) 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 minor alteration of an existing structure, involving negligible expansion of existing use.

CDP: The project is exempt from the requirement to obtain a Coastal Development Permit pursuant to Laguna Beach Municipal Code Section 25.07.008 because it involves minor improvements to a single-family dwelling.

Staff Recommendation: Adopt Resolution 2026-1721 approving Design Review 2026-1721 for the property located at 1435 Skyline Drive and find said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.4 - Staff Report](#)
[Attachment 1 - Resolution 2026-1721](#)
[Attachment 2 - Plans](#)

5.5 Item: **Design Review 2026-1975**
Variance 2026-1976
1364 Katella Street | APN: 644-391-04

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

Applicant: Vincent DiBiasi | Architect
949-378-3895 | vincent@vpdarch.com

Request: To construct additions and other exterior improvements in association with an existing single-family residence in the Arch Beach Heights Specific Plan area. Design review is required for the new additions, vehicular access, elevator height, retaining walls, grading, and landscaping. A variance is required to allow the existing non-conforming garage to be enlarged within the front-yard setback, to allow the elevated deck above the garage to extend into the front yard setback, to maintain the existing non-conforming number of parking spaces and to exceed the building site coverage maximum by more than five percent.

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 involves setback variances.

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

Staff Recommendation: Adopt Resolution 2026-1975 approving Variance 2026-1976 and Design Review 2026-1975 for the property located at 1364 Katella Street and find said action categorically exempt from

CEQA Guidelines Sections 15301 and 15305.

[Item 5.5 - Staff Report](#)
[Attachment 1 - Resolution 2026-1975](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)
[Attachment 4 - Variance Application](#)

5.6 Item:

Design Review 2025-2404
Coastal Development Permit 2025-2405
1268 Anacapa | APN: 641-303-25

City Staff:

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

Applicant:

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

Request:

Construct a new single-family residence in the R-1 (Residential Low Density) zone. Design review is required for the new structure, elevated decks, grading, retaining walls, pool and spa, vehicular access, construction within an environmentally sensitive area (lot slope exceeding 30 percent) and landscaping.

CEQA:

CEQA applies to final actions. Because the recommended action is to continue the project to a future date, CEQA does not apply at this time.

CDP:

The project site is located within a non-appealable area of the Coastal Zone. When rendered, the Design Review Board's final decision can be appealed to the City Council upon filing of an appeal application and payment of the \$2,500 fee in accordance with Laguna Beach Municipal Code Section 25.05.070. The final decision by the City Council is not appealable to the California Coastal Commission.

Staff Recommendation:

Continue the project to a date certain with direction to the applicant to redesign the project to address View Equity, Privacy, Neighborhood Compatibility, and Design Articulation.

[Item 5.6 - Staff Report](#)
[Attachment 1 - Plans](#)
[Attachment 2 - Certified Staking Plan](#)
[Attachment 3 - Color and Material Board](#)
[Attachment 4 - Colored Elevations and Renderings](#)
[Attachment 5 - Correspondence](#)

5.7 Item:	Design Review 2026-1616 Variance 2026-1615 31972 Virginia Way APN: 056-142-08
City Staff:	Community Development Department Bill Rodrigues, AICP, Planning Manager (949) 715-1149 brodrigues@lgunabeachcity.net
Applicant:	Garo Babikian, Designer (949) 922-9093 gjcreate@gmail.com
Request:	Replace an existing, non-conforming elevated deck and expand it by adding approximately 63 square feet , resulting in a total elevated deck area of 136 square feet in the VC (Village Community) zone.
CEQA:	The project qualifies for a categorical exemption pursuant to Section 15303 - New Construction or Conversion of Small Structures, and 15305 – Minor Alterations in Land Use Limitations because the project consists of a 136 square foot deck that is elevated approximately 10.75 feet above grade and encroaches into the required front yard setback.
CDP:	The project site is located within the excludable area and 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 2026-1616 approving Design Review 2026-1616 and Variance 2026-1615 for the property located at 31972 Virginia Way and find said action categorically exempt pursuant to CEQA Guidelines Sections 15303 and 15305.

[Item 5.7 - Staff Report](#)
[Attachment 1 - Resolution 2026-1616](#)
[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 November 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.