



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

September 24, 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 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:

Variance 2026-1812
1504 Skyline Drive | APN: 641-333-06

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

Applicant: Chad Peterson, Architect
(949) 407-7760 | chadp@darcyarchitecture.com

Request: To construct a trellis that encroaches into the rear yard setback more than the projections allowed pursuant to Laguna Beach Municipal Code Section 25.50.008(A).

CEQA: The project qualifies for a categorical exemption pursuant to Section 15303 - New Construction or Conversion of Small Structures, and Section 15305 - Minor Alterations in Land Use Limitations, in that the project consists of the addition of a modest 7-foot deep by 39-foot wide cantilevered open trellis structure that encroaches into a portion of the rear yard setback across the ground level of the rear of the house on an improved lot in a fully developed neighborhood where the area of improvement has less than a 20 percent slope.

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.

Staff Recommendation: Adopt Resolution 2026-1812 approving Variance 2026-1812 for the property located at 1504 Skyline Drive and find said action categorically exempt pursuant to CEQA Guidelines pursuant to Section 15301.

[Item 5.1 - Staff Report](#)
[Attachment 1 - Resolution 2026-1812](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Variance Application](#)
[Attachment 4 - Correspondence](#)

5.2 Item: **Design Review 2026-1395**
Variance 2026-1396
1151 Summit Place | APN: 644-244-04

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

Applicant: Bill Dickey | Designer
(949) 412-5208 | bill@sunsetcoastremodels.com

Request: To construct a 76-square-foot pedestrian bridge connecting the upper-level of the single-family residence to the exterior stair system, with a portion of the bridge projecting into the required rear yard setback, and associated minor stair, door, window, and access modifications in the Diamond Crestview Specific Plan Area.

CEQA: The project qualifies for a categorical exemption pursuant to Section 15301 – Existing Facilities, in that the project is limited to a remodel of an existing single-family residence 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.

CDP: The project’s scope would be 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 2026-1395 approving Design Review 2026-1395 and Variance 2026-1396 for the property located at 1151 Summit Place and find said action categorically exempt pursuant to CEQA Guidelines Sections 15301 and 15305.

[Item 5.2 - Staff Report](#)
[Attachment 1 - Resolution 2026-1395](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)
[Attachment 4 - Previously Approved Plans](#)
[Attachment 5 - Correspondence](#)

5.3 Item: **Design Review 2026-1622**
Coastal Development Permit 2026-1623
477 Center Street | APN: 644-264-14

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

Applicant: Tim Nichol | Architect
(949) 494-0026 | tim@nicholarchitecture.com

Request: Remodel and exterior door/window alterations to an existing single-family residence on the City’s Historic Register, including constructing 242 square feet of additional deck, a new trellis, and modifications to exterior hardscape, grading, and site walls; and construction of a new 760-square-foot detached ADU at the rear of the property.

CEQA: The project qualifies for a categorical exemption pursuant to Section 15301 – Existing Facilities, in that the project is limited to remodel of an existing single-family residence, 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 15331 - Historical Resource Restoration/Rehabilitation.

CDP: The proposed detached 760 square foot ADU requires a Coastal Development Permit under Section 25.07.008(A)(1)(a).

Staff Recommendation: Adopt Resolution 2026-1622 approving Design Review 2026-1622 and Coastal Development Permit 2026-1623 for the property located at 477 Center Street and find said action categorically exempt pursuant to CEQA Guidelines Sections 15301, 15303, and 15331.

[item 5.3 - Staff Report](#)
[Attachment 1 - Resolution 2026-1622](#)
[** REVISED Resolution 2026-1622](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)
[Attachment 4 - SOIS Impacts Analysis](#)
[**Memo regarding Heritage Committee Action](#)

5.4 Item: **Design Review 2026-1690**
31981 Coast Highway | APN: 056-160-02

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

Applicant: Larry Halonen
949-291-1888, | larryhalonen@gmail.com

Request: A new 35 foot 2-1/2-inch tall elevator resulting in a 27 square foot addition for the elevator shaft footprint.

CEQA: The project qualifies for a categorical exemption pursuant to Section 15301 – Existing Facilities, in that the project is limited to the construction of an elevator attached to an existing garage that is 35 feet 2-1/2 inches tall and has an area of 27 square feet. The elevator addition is less than 2,500 square feet in size and does not result increase the home's size by more than 50 percent.

CDP: The project site is located within an appealable area of the Coastal Zone. The project is proposed as exempt development

under Laguna Beach Municipal Code (LBMC) Chapter 25.07(A)(1)(c)(3) since it is an addition to an existing detached garage. 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 2026-1690 approving Design Review 2026-1690 for the property located at 31981 Coast Highway and find said action categorically exempt pursuant to CEQA Guidelines Sections 15301.

[Item 5.4 - Staff Report](#)

[Attachment 1 - Resolution 2026-1690](#)

[Attachment 2 - Plan](#)

[Attachment 3 - Staking Plan](#)

[Attachment 4 - Bluff Top Report](#)

[Scott Correspondence 9-21-26](#)

[Hawlish Correspondence 9-22-26](#)

5.5 Item:

**Design Review 2026-1587
2125 Ocean Way | APN: 644-281-02**

City Staff:

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

Applicant:

Dave Frith
949-376-3080 | dave@beachbusstudios.com

Request:

New elevator, upper and lower-level additions, interior and exterior remodel and new roof. Design review is required for additions 15 feet above grade.

CEQA:

The project qualifies for a categorical exemption pursuant to Section 15301 – Existing Facilities, in that the project is limited to minor additions such as a new elevator, upper and lower-level additions, interior and exterior remodel and new elevated deck, new windows and doors, and new roof material for an existing single-family residence that do not increase the size of the home by the lesser of more than 50 percent or 2,500 square feet.

CDP:

The project site is located within an appealable area of the Coastal Zone. 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 2026-1587 approving Design Review 2026-1587 for the property located at 2125 Ocean Way Street and find said action categorically exempt pursuant to CEQA Guidelines Sections 15301.

[Item 5.5 - Staff Report](#)

[Attachment 1 - Resolution 2026-1587](#)

[Attachment 2 - Plans](#)

[Attachment 3 - Certified Staking Plan](#)

[Attachment 4 - Bluff Top Determination Report](#)

6. OTHER BUSINESS

- 7. ADJOURNMENT** - *Adjournment to the regularly scheduled Design Review Board/Board of Adjustment meeting on October 8, 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.