



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

June 25, 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 [dbr@lagunabeachcity.net](mailto:dbr@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**

**4.1 Item:**

**Design Review 2026-0375 and Coastal Development Permit  
2026-0413  
31461 Coast Hwy | APN: 056-032-27**

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

**Applicant:** Alex Villalpando, Architect  
(949) 851-8345 | [alex@cjlight.net](mailto:alex@cjlight.net)

**Request:** To modify prior approved Design Review (DR) 2013-1910 by expanding decks on two levels of the home over existing flat roof areas.

**Staff Recommendation:** Adopt Resolution 2026-0375 approving Design Review 2026-0375 and Coastal Development Permit 2026-0413 for the property located at 31461 Coast Highway and find said action consistent with Mitigated Negative Declaration (SCH #2016031094) adopted by the Design Review Board on September 1, 2016.

[Item 4.1 - Staff Report](#)  
[Attachment 1 - Amended Resolution 2026-0375](#)

## 5. REGULAR BUSINESS

5.1 **Item:** **Design Review 2026-0922**  
**Variance 2026-0923**  
**31552 Eagle Rock Way | APN: 056-087-18**

**City Staff:** Community Development Department  
Kate Kazama, Senior Planner  
(949) 497-0748 | [kkazama@lagunabeachcity.net](mailto:kkazama@lagunabeachcity.net)

**Applicant:** Horst Noppenberger, Architect  
(949)494-9569, [horst@horst-architects.com](mailto:horst@horst-architects.com)

**Request:** To add 424 square feet to the existing home consisting of 172 square feet at the upper level and 252 square feet at the lower level, landscaping, and new window and door openings; to exceed building site coverage and floor area ratio, and to create new on-site vehicular access.

**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 and Section 15305 – Minor Alterations in Land Use Limitations in that a setback variance to encroach into the required side and rear yards are being proposed but would not result in the creation of a new parcel or any change in land use or density.

**CDP:** The project site is located within an area excluded from the Coastal Commission's permit jurisdiction pursuant to Laguna Beach Municipal Code (LBMC) Chapter 25.07 and Exclusionary Order No. E-93-1. Accordingly, the proposed project qualifies as excluded development and is exempt from a Coastal Development Permit, subject to the review procedures set forth in LBMC Section 25.07.012(B)(3).

**Staff Recommendation:** Adopt Resolution 2026-0922 approving Design Review 2026-0922 and Variance 2026-0923 for the property located at 31552 Eagle Rock Way and find said action categorically exempt pursuant to CEQA Guidelines Section 15301 and 15305.

[Item 5.1 - Staff Report](#)  
[Attachment 1 - Resolution 2026-0922](#)  
[Attachment 2 - Plans](#)  
[Attachment 3 - Certified Staking Plan](#)  
[Attachment 4 - Colored Elevations](#)  
[Attachment 5 - Color and Material Board](#)  
[Attachment 6 - Variance Application](#)  
[Correspondence Thomas - 6-25-26](#)  
[Revised Attachment 1 - Resolution 2026-0922](#)

**5.2 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](mailto:jmendoza@lagunabeachcity.net)

**Applicant:** Peggy Lu, Designer  
626-734-1552 | [newuspace@gmail.com](mailto:newuspace@gmail.com)

**Request:** Upper-level addition and remodel of an existing single-family dwelling, elevated decks, trash enclosure, landscaping, windows and doors.

**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 15303 - New Construction or Conversion of Small Structures, in that the project consists of construction and location of limited numbers of new, small structures.

**CDP:** The project site is located in the excludable area of the Coastal

Zone and does not require a Coastal Development Permit. The project is proposed as excluded development under Laguna Beach Municipal Code Chapter 25.07 and Exclusionary Order No. E-93-1. The review procedure identified in Laguna Beach Municipal Code Section 25.07.012(B)(3) applies to any such determination.

**Staff Recommendation:**

Adopt Resolution 2025-0875 approving Design Review 2025-0875 for the property located at 195 High Drive and find said action categorically exempt pursuant to CEQA Guidelines Sections 15301 and 15303.

[Item 5.2 - Staff Report](#)

[Attachment 1 - Resolution 2025-0875](#)

[Attachment 2 - Plans](#)

[Attachment 3 - Alley-accessed Driveway Garage Infeasibility Exhibit](#)

[Revised Attachment 1 - Resolution 2025-0875](#)

## **6. OTHER BUSINESS**

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