



City of Laguna Beach
PLANNING COMMISSION
Council Chambers
505 Forest Ave.
Laguna Beach, CA 92651

May 6, 2026
6:00 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 Manager at 505 Forest Avenue, Laguna Beach, CA. 92651 or by email to sbeier@lagunabeachcity.net. In order to allow sufficient time for members of the Planning Commission 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.

Commissioner Remote Attendance Notice - Chair Kellenberg will be participating remotely from the location noted below.

Melia Hanoi Hotel
Business Center Conference Room
44B Ly Thuong Kiet Street, Cua Nam Ward, Hanoi, Viet Nam

All other Planning Commissioners in attendance at this meeting will be participating from Council Chambers

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMUNICATIONS** - At this time, members of the Public may address the Planning Commission regarding any items not on the agenda but within the subject matter jurisdiction of the Planning Commission. No action may be taken on off-agenda items unless authorized by law. Comments shall be limited to three (3) minutes each, unless extended for good cause by the Planning Commission.
- 4. CONSENT CALENDAR**

- 5. PUBLIC HEARINGS** - *Members of the public are welcome to address the Planning Commission concerning any issue on the agenda when that item is before the Commission. Please be advised that if you testify at a public meeting and provide your name and address, this information will be incorporated into the Minutes and become part of the official City records. The usual procedure for a public hearing before the Planning Commission is: (1) Staff summarizes the request and gives comments; Commissioners may ask questions of staff. The Commissioners have visited the site unless otherwise noted in the public hearing. (2) Public hearing is declared open and testimony from the floor is heard, beginning with the applicant team and followed by any other interested parties. (3) Planning Commission makes its determination.*

5.1 Item:	Tentative Parcel Map 2026-0793 and Coastal Development Permit 2026-0802 Applicant: Edwin Kisiel 949-549-9650 kisiel@law.gwu.edu Prepared By: Community Development Department, Shehriyar Khan – Associate Planner (949) 715-0672 skhan@lagunabeachcity.net
Location:	2500 Glenneyre Street APN: 656-126-09, 656-146-01, 656-146-02
Request:	A tentative parcel map to merge three lots at 2500 Glenneyre Street (APN: 626-126-09), 2500 Pala Way (APN: 626-146-01), and 2500 Queda Way (APN: 626-146-02) into a single lot in the R-1 (Residential Low-Density) zone.
CEQA:	The project qualifies for a categorical exemption pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303 – New Construction or Conversion of Small Structures, consistent with the CEQA determination made by the Design Review Board on February 12, 2026, in conjunction with related entitlements.
CDP:	The Project is located within a non-appealable area of the Coastal Zone.
Staff Recommendation:	Conduct a public hearing and adopt Resolution No. 2026-0793, recommending City Council approval of Tentative Parcel Map 2026-0793 and Coastal Development Permit 2026-0802 to merge three lots at 2500 Glenneyre Street, 2500 Pala Way, and 2500 Queda Way into a single lot in the R-1 (Residential Low-Density) zone, and finding the project categorically exempt from CEQA under Guidelines Section 15303.

[Item 5.1 Staff Report](#)
[Attachment 1 - Resolution No. 2026-0793](#)
[Attachment 1 - Resolution No. 2026-0793 - Track Changes \(uploaded 5/6/26\)](#)
[Attachment 2 - Draft City Council Resolution for Tentative Parcel Map 2026-0793 and Coastal Development Permit 2026-0802](#)

Attachment 2 - Draft City Council Resolution for Tentative Parcel Map 2026-0793 and Coastal Development Permit 2026-0802 - Track Changes (uploaded 5/6/26)
Attachment 3 - Application
Attachment 4 - Tentative Parcel Map
Attachment 5 - Record of Survey
Attachment 6 - Updated Geotechnical Report
Attachment 7 - Biological Assessment (DRB February 12, 2026)
Attachment 8 - Hydrological Report (DRB February 12, 2026)
Attachment 9 - Resolution 2025-1431 (DRB February 12, 2026)

5.2 Item:	Coastal Development Permit 2026-0617 and Temporary Use Permit 2026-0618 Applicant: City of Laguna Beach Prepared By: Community Development Department, Alyssa Suárez, Associate Planner (949) 464-6686 asuarez@lagunabeachcity.net
Location:	Coast Highway between Ruby Street and 500 feet south of Vista Del Sol and portions of the following intersecting streets: Upland Road, Eagle Rock Way, Catalina Avenue, 2nd Avenue, 3rd Avenue, 4th Avenue, 5th Avenue, 9th Avenue, and 10th Avenue.
Request:	Authorize a one-year pilot program to facilitate the installation of multi-space pay stations, delineation of marked on-street parking (paid and unpaid), placement of associated regulatory signage, and landscaping maintenance along Coast Highway and intersecting streets.
CEQA:	The project is categorically exempt under CEQA §15301 (Existing Facilities) because it involves minor alterations to existing streets and rights of way with no expansion of use, including temporary pay stations, parking delineation, signage consistent with §15301(c), and limited landscaping maintenance under §15301(h). It is also exempt under CEQA §15304(e) (Minor Alterations to Land) as a temporary public parking use with negligible, non permanent environmental effects and no removal of healthy, mature, or scenic trees.
CDP:	The proposed project constitutes development in accordance with Public Resources Code §30106; therefore, a coastal development permit is required. This project is located within an appealable area of the Coastal Zone. Further information regarding California Coastal Commission appeal processes can

be found at <https://www.coastal.ca.gov/cdp/cdp-forms.html>.

Staff Recommendation:

By motion, adopt Resolution No. 2026-0617 (Attachment 1) approving Coastal Development Permit 2026-0617 and Temporary Use Permit 2026-0618 and finding said action exempt from CEQA.

[Item 5.2 Staff Report](#)

[Attachment 1 - Resolution No. 2026-0617](#)

[Attachment 2 - Plans](#)

[Attachment 3 - Paid and Unpaid Parking Breakdown Table](#)

[Attachment 4 - City Parking Infrastructure and Public Transportation Maps](#)

[Attachment 5 - Public Correspondence](#)

[Additional Public Correspondence \(uploaded 5/4/26\)](#)

[Additional Public Correspondence \(uploaded 5/5/26\)](#)

[Additional Public Correspondence \(uploaded 5/6/26\)](#)

6. OTHER BUSINESS

7. COMMITTEE, COMMISSIONERS, AND STAFF REPORTS

8. ADJOURNMENT

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.