



City of Laguna Beach  
**DESIGN REVIEW BOARD**

Council Chambers 505 Forest Ave. Laguna Beach, CA 92651

February 9, 2023

**5:00 PM**

**Meeting Agenda**

**PUBLIC PARTICIPATION** - You may view the meeting live on Cox cable channel 852 and online on the City of Laguna Beach website: [www.lagunabeachcity.net](http://www.lagunabeachcity.net). You may listen and comment over the phone or computer during designated public comment periods by following the steps below: \* To Join on your Computer, iPad or Smart Phone - Copy and paste the link below into a new window to participate via zoom: <https://lagunabeachcity.zoom.us/j/96967550268?pwd=UORqWGHlWWZtZXRXWVltSU1Pb3kwZz09>. \* To Call in from Any Phone - Call (669) 900-9128, and wait for instructions. The Webinar ID is 969 6755 0268 \* When an item you wish to comment on is discussed, click on Raise Hand or press \*9 on your phone to virtually raise your hand to let the Board know you wish to speak. When it is your turn, staff will unmute your mic and announce your name or phone number, press \*6 to unmute your mic and you may proceed with your comment. The time for comments may be limited, so prepare your remarks accordingly.

You may submit comments on any agenda item or on any item not on the agenda in writing via mail to the Zoning Administrator at: 505 Forest Avenue, Laguna Beach, CA. 92651 or by email to [rbunim@lagunabeachcity.net](mailto:rbunim@lagunabeachcity.net). Please email your comments to the Zoning Administrator no later than 3 P.M. the day before the DRB meeting. This allows sufficient time for the members of the DRB to review your comments.

**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. CONSENT CALENDAR**

3.1 Minutes for Approval

[1/26/23 DRAFT Minutes](#)

3.2 Item:

**440 High Drive | APN: 496-141-09**

**Design Review 22-0569**

**Applicant: Toby Ullman, Project Manager (949) 652-**

**City Staff:** Christian Dominguez | Senior Planner (949) 497-0745 | cdominguez@lagunabeachcity.net

**Request:** The applicant requests to table their design review application for construction of a new 2,688 square-foot single-family residence and attached two-car garage in the R-1 (Residential Low Density) zone. Design review is required for the new structure, elevated decks, skylights, grading, and landscaping. The request will allow the property owner additional time to evaluate their options for the property. A new public notice will be sent out when the project is rescheduled for a hearing.

[Staff Report](#)  
[Applicant Letter](#)

**3.3 Item:** **2841 Ridge Drive | APN: 641-502-05**  
**Design Review 22-2413**  
**Applicant: Reed Hartzog 949-532-6630 |**  
**rhartzog@ppas.com**

**City Staff:** Daniel Latham | Planning Technician (949) 464-6612 | dlatham@lagunabeachcity.net

**Request:** The applicant requests design review for a new pool in the R-1 (Residential Low Density) zone. Subsequently to the public notice being published, the applicant has removed the spa and landscape modification requests.

**CEQA:** In accordance with the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt 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. There is no evidence of any unusual or special conditions that would result in a significant effect on the environment.

**CDP:** This project is located within a non-appealable area of the Coastal Zone.

[Staff Report](#)  
[Plans](#)

**3.4 Item:** **1631 Louise Street | APN: 053-103-19**  
**Design Review 22-2045 and Variance 22-2046**  
**Applicant: David Page (714) 330-5444 |**  
**david@gardenstudiodesign.com**

**City Staff:** Daniel Latham | Planning Technician (949) 464-6612 |  
dlatham@lagunabeachcity.net

**Request:** The applicant requests design review for an above-ground spa and fence (six-foot max) in the R-1 (Residential Low Density) zone. A variance is required for placement of an above-ground spa and exceeding the four-foot fence height in the front yard setback on a through lot along the North Coast Highway side.

**CEQA:** In accordance with the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt 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. There is no evidence of any unusual or special conditions that would result in a significant effect on the environment.

**CDP:** This project is located within a non-appealable area of the Coastal Zone.

[Staff Report](#)  
[Plans](#)  
[Variance Application](#)

**3.5 Item:** **102 McKnight Drive | APN: 053-301-14**  
**Design Review 20-7698, Variance 20-7697, and Coastal**  
**Development Permit 20-7699**  
**Applicant: Robert McGraw, Architect (949) 494-0812,**  
**(949) 494-0812 | bob@mcgraw-architect.com**

**City Staff:** Martina Caron, AICP | Principal Planner (949) 464-6629 |  
mcaron@lagunabeachcity.net

**Request:** The applicant requests a continuance to February 9, 2023, for design review and a coastal development permit for a 469 square-foot addition to a single-family dwelling in the R-1, Residential Low-Density Zone. Design Review is required for additions (including upper-level

additions), elevated decks, skylights, landscaping, stringline modification, to maintain nonconforming side and blufftop setbacks in conjunction with additions exceeding 10% of the floor area, construction within an environmentally sensitive area due to oceanfront location, and the additional (third) parking space being covered. A variance is requested to encroach into the blufftop setback [LBMC 25.50.004(B)(4) and Land Use Element Action 10.2.7] and to exceed the maximum building site coverage [LBMC 25.50.020].

[Staff Report](#)  
[Applicant Letter](#)

**3.6 Item:** **2800 Chateau Way | APN: 641-132-03**  
**Design Review 22-1313**  
**Applicant: Hugo Soria, & Company 949-497-7112 |**  
**hugosoriadesign@yahoo.com**

**City Staff:** Daniel Latham | Planning Technician (949) 464-6612 |  
dlatham@lagunabeachcity.net

**Request:** Staff requests a continuance for design review for a new 4,079 square-foot, single-family dwelling in the R-1 (Residential Low Density) zone. Design review is required for the new structure, elevated decks (514 square feet), grading, tandem covered parking, and landscape. Staff is requesting a continuance to the March 23, 2023, Design Review Board meeting to ensure the project staking is completed.

[Staff Report](#)  
[Applicant Letter](#)

#### 4. REGULAR BUSINESS

**4.1 Item:** **761 Nyes Place | APN: 656-062-22**  
**Design Review 22-1621 and Coastal Development**  
**Permit 22-1622**  
**Applicant: James Conrad, Architect (949) 497-0200 |**  
**jconradarc@gmail.com**

**City Staff:** Wendy Jung | Principal Planner 949-497-0321 |  
wjung@lagunabeachcity.net

**Request:** The applicant requests design review and a coastal development permit for a new single-family residence with an attached two-car garage on a vacant building site in the R-1 (Residential Low Density) zone. Design review is required for the new structure, elevated decks, skylights, vehicular access, grading, swimming pool and spa, retaining walls, landscaping, and fuel modification.

**CEQA:** In accordance with the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt 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. There is no evidence of any unusual or special conditions that would result in a significant effect on the environment.

**CDP:** This project is located within a non-appealable area of the Coastal Zone.

[Staff Report](#)  
[Applicant Letter](#)  
[Plans](#)  
[Certified Staking Plan](#)  
[Colored Elevations](#)  
[Colors Board and Materials](#)  
[Public Commentary](#)

**4.2 Item:** **3182 Bern Drive | APN: 641-051-03**  
**Design Review 22-1616 and Coastal Exclusion per E-93-1**  
**Applicant: Michael Blakemore, Blakemore & Partners**  
**Architects (949) 376-4319 | [mike@mikeblakemore.com](mailto:mike@mikeblakemore.com)**

**City Staff:** Heather Steven | Senior Planner 949-497-0332 | [hsteven@lagunabeachcity.net](mailto:hsteven@lagunabeachcity.net)

**Request:** The applicant requests design review for a new 3,357 square foot single-family residence and attached 811 square-foot garage in the R-1 (Residential Low Density) zone. Design review is required for the new structure, air condition unit, four skylights, new vehicular access, grading, and landscaping. The project was continued by the Board on October 13, 2022. This is the second hearing.

**CEQA:** In accordance with the California Environmental Quality Act (CEQA) guidelines, staff recommends the Design

Review Board find the project is categorically exempt 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. There is no evidence of any unusual or special conditions that would result in a significant effect on the environment.

**CDP:** This project is located within a Categorical Exclusion Area and pursuant to Categorical Exclusion Order E-93-1 and LBMC Section 25.07.010, the proposed project is exempt from coastal development permit requirements due to its location within a categorical exclusion area.

[Staff Report](#)  
[Plans](#)  
[Public Commentary](#)

**4.3 Item:** **22350 3rd Avenue | APN: 056-092-42**  
**Design Review 18-0845 and Coastal Development Permit 18-0846**  
**Applicant: Anders Lasater, Architect (949) 497-1827, anders@anderslasaterarchitects.com**

**City Staff:** Chris Dominguez, Senior Planner at Cdominguez@lagunabeachcity.net

**Request:** The applicant requests design review and a coastal development permit, as directed by City Council, for a 3,589 square-foot single-family dwelling and attached 470 square-foot garage on a vacant lot in the R-1 (Residential Low Density) zone. Design review is required for the new structure, elevated decks, skylights, grading, spa, and fuel modification/landscaping.

**CEQA:** Staff recommends the Design Review Board determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, 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:** This project is located within a non-appealable area of the Coastal Zone.

[Staff Report](#)  
[Plans](#)  
[Certified Staking Plan](#)  
[CC Appeal Minutes](#)  
[CC Resolution](#)  
[Prior DRB Minutes](#)  
[Applicant Letter](#)  
[Public Commentary](#)

**4.4 Item:** **539 Reed Street | APN: 644-042-03**  
**Design Review 22-1447 and Coastal Development**  
**Permit 22-1448**  
**Applicant: Ronnie Rogers 949-338-9515 or**  
**[aixrrr@mac.com](mailto:aixrrr@mac.com)**

**City Staff:** Martina Caron, AICP | Principal Planner (949) 464-6629 | [mcaron@lagunabeachcity.net](mailto:mcaron@lagunabeachcity.net)

**Request:** The applicant requests design review and a coastal development permit to allow a 450 square foot addition to a duplex in the R-2, Residential Medium Density Zone. Design review is required for a major remodel (aggregate), upper-level additions, skylights, landscaping, and allow a trellis that was previously constructed without permits (Code Enforcement).

**CEQA:** In accordance with the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt 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. There is no evidence of any unusual or special conditions that would result in a significant effect on the environment.

**CDP:** This project is located within a non-appealable area of the Coastal Zone.

[Staff Report](#)  
[Plans](#)  
[Certified Staking Plan](#)  
[Elevations](#)  
[Color Board and Materials](#)  
[Historic Assessment](#)  
[2007 CC - DRB Minutes and Reports](#)  
[Public Commentary](#)

## Applicant Letter

### 5. OTHER BUSINESS

6. **ADJOURNMENT** - *Adjournment to the regularly scheduled virtual Design Review Board/Board of Adjustment meeting on February 23, 2023 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.