



City of Laguna Beach  
**DESIGN REVIEW BOARD**

Council Chambers 505 Forest Ave. Laguna Beach, CA 92651

March 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

[1/12/2023 DRAFT Minutes](#)

3.2 Minutes for Approval

[1/26/2023 DRAFT Minutes](#)

**3.3 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 |**  
**bob@mcgraw-architect.com**

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

**Request:** The applicant requests a continuance 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]. A continuance is requested to the April 27, 2023, hearing.

[Staff Report](#)  
[Continuance Request](#)

**3.4 Item:** **107 S La Senda Drive | APN: 056-193-30**  
**Design Review 23-0036**  
**Applicant: Robert Linnaus, Architect (949) 813-9162 |**  
**robertlinnaus@gmail.com**

**City Staff:** Garrett Wank | Assistant Planner 949-464-6626 |  
gwank@lagunabeachcity.net

**Request:** The applicant requests a continuance for design review for modifications to an existing single-family dwelling in the TAB (Three Arch Bay) zone, including the addition of an elevator exceeding the allowable building height. A continuance is requested to the March 23, 2023, hearing.

[Staff Report](#)  
[Continuance Request](#)

**3.5 Item:** **675 Oak Street | APN: 644-191-22**  
**Design Review 22-2294**  
**Applicant: Marshall Innins, Architect (949) 376-1794 |**  
**marshall@midgarchitects.com**

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

**Request:** The applicant requests design review for modifications to an existing single-family dwelling in the R-1 (Residential Low Density) zone, including roofline modifications more than 15 feet above grade, garage expansion, new standing seam metal roof, new window openings, and a new driveway gate.

**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 exempt from the Coastal Development Permit process pursuant to Laguna Beach Municipal Code Chapter 25.07.

[Staff Report](#)  
[Plans](#)  
[Certified Staking Plan](#)  
[Color Board and Materials](#)

**3.6 Item:** **2943 Rounsevel Terrace | APN: 656-166-11**  
**Design Review 22-2353**  
**Applicant: David Smith (949) 433-6020 | david@dbsa.com**

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

**Request:** The applicant requests design review for additions and a roof material change (to standing seam metal) for an

existing single-family dwelling including upper-level additions (316 square feet) and elevated deck additions (182 square feet) in the R-2 (Residential Medium Density) zone.

**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 exempt from the Coastal Development Permit process pursuant to Laguna Beach Municipal Code Chapter 25.07.

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**3.7 Item:** **1 N. Stonington Road | APN: 056-223-11**  
**Design Review 22-1849 and Variance 23-0032**  
**Applicant: Daniel Martinez, Architect 949-494-7272 |**  
**daniel@dmadesigns.com**

**City Staff:** Arlen Beck | Associate Planner (949) 715-0821 |  
abeck@lagunabeachcity.net

**Request:** The applicant requests design review for an upper-level addition in the TAB (Three Arch Bay) zone. Design review is required for a 35 square foot upper-level addition greater than 15 feet in height, grading greater than 20 cubic yard inside the building footprint, and tandem parking within the proposed expanded garage. A Variance is requested to exceed the maximum Floor Area Ratio.

**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 deferred certification area, whereas any applicable Coastal Development Permit are subject to the Coastal Commission.

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

**3.8 Item:** **641 Lombardy Lane | APN: 644-098-29**  
**Design Review 23-0194 and Revocable Encroachment Permit 23-2377**  
**Applicant: Todd Skenderian, Architect (949) 533-5984 | todd@tsarchitectslb.com**

**City Staff:** Arlen Beck, Associate Planner at  
abeck@lagunabeachcity.net

**Request:** The applicant requests design review for modifications to a prior approval in the R-1 (Residential Low Density) zone. Modifications include a 149 square-foot addition and new elevated deck area. A revocable encroachment permit is requested to construct and maintain irrigation and cobblestone in the public right-of-way.

**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](#)

**4. REGULAR BUSINESS**

**4.1 Item:** **200 Alta Vista Way | APN: 656-104-05  
Design Review 22-0378, Coastal Development Permit  
22-0379, and Revocable Encroachment Permit 22-0380  
Applicant: Brian Muehlbauer, Studio 6 Architects (949)  
388-5300 | [brian@studio6architects.com](mailto:brian@studio6architects.com)**

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

**Request:** The applicant requests design review and a coastal development permit for new 2,603 square-foot single-family residence and attached 541 square-foot two-car garage in the R-1 (Residential Low Density) zone. Design review is required for the new structure, additional building height, elevated decks, grading, retaining walls, spa, pedestrian entry feature, trash enclosure in the front yard, and landscaping. A revocable encroachment permit is needed for a 4-foot-high retaining wall, lighting, and irrigation in the unimproved right-of-way at the corner of Alta Vista Way and Highland Drive. This project was remanded back to the Design Review Board by the City Council on December 13, 2022.

**CEQA:** In accordance with the California Environmental Quality Act (CEQA) guidelines, staff recommends the Design Review Board determine that 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](#)
- [Plans](#)
- [Certified Staking Plan](#)
- [Color Board and Materials](#)
- [REP Application](#)
- [DRB Approval Minutes \(9-8-22\)](#)

[City Council Appeal Minutes \(12-13-2022\)](#)  
[City Council Appeal Resolution \(12-13-2022\)](#)  
[City Council Agenda Report \(12-13-2022\)](#)

**4.2 Item:**

**550 Thalia Street | APN: 644-065-17  
Design Review 21-8606, Variance 21-8607, and  
Revocable Encroachment Permit 21-8681  
Applicant: Michael Ashworth (310) 497-2554 |  
michael@adesignoffice.com**

**City Staff:**

Garrett Wank | Planning Technician (949) 464-6626 |  
gwank@lagunabeachcity.net

**Request:**

The applicant requests design review for modifications to a prior approval in the R-2 (Residential Medium Density) zone. Modifications include exterior remodel, deck addition (82 sf), grading, and exterior stairways. A variance is requested to encroach into the front setback [LBMC 25.12.008(C)(2)]. A revocable encroachment permit is requested to construct planters and walkways within the public right-of-way along Thalia Street.

**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](#)  
[Plans](#)

**4.3 Item:**

**20 Vista Del Sol | APN: 670-231-04  
Design Review 22-2477 and Variance 22-2478  
Applicant: James Conrad, Architect (949) 497-0200 |  
jconradarc@gmail.com**

**Request:**

The applicant requests design review for modifications to a prior approval in the TAB (Three Arch Bay) zone. Modifications include grading, retaining walls, a new pool and spa, and landscaping. A variance is requested to

exceed the maximum building height [LBMC 25.44.050(F)].

**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 deferred certification area, whereas any applicable Coastal Development Permit is subject to the Coastal Commission.

[Staff Report  
Plans](#)

**4.4 Item: 31945 Coast Highway | APN: 658-113-48  
Design Review 23-0248 and Coastal Development  
Permit 23-0249**

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

**Request:** The applicant requests design review and a coastal development permit for modifications to a prior approval in the R-1 (Residential Low Density) zone. Modifications include 251 square feet net additions, tandem parking, new elevated decks, grading, new pool and spa, landscaping, and construction within an environmentally sensitive area (oceanfront).

**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 an appealable area of the Coastal Zone.

[Staff Report  
Plans](#)

[Certified Staking Plan](#)  
[Bluff Edge Determination](#)  
[Coastal Hazards Analysis](#)

**4.5 Item:** **31626 Virginia Way | APN: 056-088-04**  
**Design Review 22-2308**  
**Applicant: Julie Laughton, Designer 714-305-2861 |**  
**julie@julielaughton.com**

**City Staff:** Arlen Beck, Associate Planner at  
abeck@lagunabeachcity.net

**Request:** The applicant requests design review for a 268 square foot second-story addition exceeding 15-feet in height, new upper-level deck, and to maintain nonconforming site conditions (setbacks, parking) in the VC (Village Community) zone.

**CEQA:** Staff recommends the Design Review Board determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, 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 not expansion of existing or former use.

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

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

**4.6 Item:** **466 Oak Street | APN: 644-097-45**  
**Design Review 22-2378**  
**Applicant: Marshall Innins, Architect (949) 376-1794 |**  
**marshall@midgarchitects.com**

**City Staff:** Arlen Beck, Associate Planner at  
abeck@lagunabeachcity.net

- Request:** The applicant requests design review for a 560 square foot addition (81 square feet on the first floor and 479 square feet on the second floor to the front unit) and a new 93 square foot second story elevated deck, a new 339 square foot two-car carport, and a new 197 square foot second story elevated deck on the proposed carport in the R-2 (Residential Medium Density) zone. The property is currently occupied by a duplex.
- CEQA:** Staff recommends the Design Review Board determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, 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 not expansion of existing or former use.
- CDP:** This project is located within a non-appealable area of the Coastal Zone.

[Staff Report](#)  
[Certified Staking Plan](#)  
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[Colored Elevations](#)  
[Hydrology Memo](#)  
[Public Commentary](#)

**5. OTHER BUSINESS**

- 6. ADJOURNMENT** - *Adjournment to the regularly scheduled virtual Design Review Board/Board of Adjustment meeting on March 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.