



City of Laguna Beach
DESIGN REVIEW BOARD
Council Chambers
505 Forest Avenue
Laguna Beach, CA 92651
October 8, 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

4.1 Draft Design Review Board Calendar 2027

[2027 Draft DRB Calendar](#)

5. REGULAR BUSINESS

5.1 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
Applicant:	Shu Wu Tech LA Design & Construction (626) 557-7288 shuw@tlabuilder.com
Request:	The proposed project is for an upper-level addition and remodel of an existing single-family dwelling, elevated decks, landscaping, windows and doors in the R-1 (Residential Low Density) zone.
Staff Recommendation:	Continue the public hearing to the regular Design Review Board meeting of October 22, 2026.
	Item 5.1 - Staff Report Attachment 1 - Continuance Request

5.2 Item:	Design Review 2025-1619 Coastal Development Permit 2025-1777 1199 Temple Hills APN: 644-173-12
City Staff:	Community Development Department Jessica Mendoza, Assistant Planner (949) 497-0390 jmendoza@lagunabeachcity.net
Applicant:	Gregg Abel, Architect (949) 683-1007 gregg@greggabel.com
Request:	Addition and remodel of an existing single-family dwelling, extend the upper-level deck area, retaining wall in excess of five feet exposed height, grading and new doors and windows in the R-1 (Residential Low Density) zone.
Staff Recommendation:	Continue the public hearing to a date certain of November 12, 2026
	Item 5.2 - Staff Report

5.3 Item:	Coastal Development Permit 2026-1033 Variance 2026-1030 2885 Rounsevel Terrace APN: 656-165-12
------------------	---

City Staff: Community Development Department
Bill Rodrigues, Planning Manager
(949) 715-0969 | brodrigues@lagunabeachcity.net

Applicant: Scott Hutcheon | Applicant
(949) 887-7738 | scott@seasonslandscaping.com

Request: To allow a side yard setback encroachment for an existing attached Accessory Dwelling Unit (ADU).

Staff Recommendation: Continue the public hearing to the regular Design Review Board meeting of December 10, 2026.

[Item 5.3 - Staff Report](#)

5.4 Item: **Design Review 2026-1077**
988 Noria St | APN: 644-442-21

City Staff: Community Development Department
Heather Steven, Senior Planner
(949) 497-0332 | hsteven@lagunabeachcity.net

Applicant: Luis Hong, luis.hong@gmail.com

Request: Remodel an existing two-story single-family dwelling, including the conversion of an existing one-car garage and adjacent storage area into a two-car garage, reduction of an existing elevated deck, modifications to doors, windows, the roof, and exterior materials, and a request to maintain existing nonconformities, including roof height exceeding the maximum permitted height, an elevated deck encroaching into the required rear yard setback, and an additional building setback encroachment, within the R-1/ABHSP (Residential Low Density / Arch Beach Heights Specific Plan) zone.

Staff Recommendation: Continue the public hearing to a date certain of November 12, 2026

[Item 5.4 - Staff Report](#)

5.5 Item: **Design Review 2026-1721**
1435 Skyline | APN: 641-321-15

City Staff: Community Development Department
Daniel Latham, Associate Planner
(949) 464-6612 | dlatham@lagunabeachcity.net

Applicant: Warren Hutcherson | Designer

(949) 338-6905 | wh3d@cox.net

Request: To construct a 688 square foot addition to a single-family residence located within an environmentally sensitive area (slope greater than 30%) in the R-1 (Residential Low Density) zone.

Staff Recommendation: Continue the public hearing to the regular Design Review Board meeting of October 22, 2026.

[Item 5.5 - Staff Report](#)

5.6 Item: **Design Review 2025-1678**
Coastal Development Permit 2025-2042
Variance 2026-1675
2647 Glenneyre | APN: 656-101-17

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

Applicant: Warren Hutcherson
949-338-6905 | wh3d@cox.net

Request: An addition to and remodel of an existing single-family residence, and construction of an accessory dwelling unit and two-car tandem garage in the R-1 (Residential Low Density) zone. A Variance is required to maintain the existing nonconforming front setback along Glenneyre Street, as the proposed addition will result in an expansion of more than 50% of the existing structure, thereby classifying the project as a major remodel. The ADU requires a Coastal Development Permit but is exempt from Design Review.

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 within a non-appealable area of the Coastal Zone. The proposed accessory dwelling unit ("ADU"), while not subject to Design Review, requires a CDP pursuant to Laguna Beach Municipal Code Section 25.07.004.

Staff Recommendation: Adopt Resolution 2025-1678 approving Design Review 2025-1678, Coastal Development Permit 2025-2042 and Variance

2026-1675 for the property located at 2647 Glenneyre Street and find said action categorically exempt pursuant to CEQA Guidelines Section 15301 and Section 15303.

[Item 5.6 - Staff Report](#)

[Attachment 1 - Resolution 2025-1678](#)

[Attachment 2 - September 10, 2026, Plans](#)

[***Attachment 2 - Updated Plan Sheet A11](#)

[Attachment 3 - November 6, 2025, Design Review Plans](#)

[Attachment 4 - Historic Assessment](#)

[Attachment 5 - November 6, 2025, Public](#)

[Correspondence](#)

[Correspondence \(10.02.2026 Ulvestad\)](#)

[Correspondence \(10.06.2026 Tuchscher-Loos\)](#)

[Correspondence \(10.07.2026 Newell\)](#)

5.7 Item:

Design Review 2026-0759

Variance 2026-0760

Coastal Development Permit 2026-0761

661 Nyes Place | APN: 656-062-09

City Staff:

Community Development Department
Shaveta Sharma, Senior Planner
(949) 715-0958 | ssharma@lagunabeachcity.net

Applicant:

James Conrad, Architect (949) 497-0200,
jconradarc@gmail.com

Request:

Remodel and addition to a single-family residence located in an environmentally sensitive area, exterior façade modifications including roofline, new elevated decks, and lighting. A Variance is requested to encroach into the front yard setback and exceed the maximum height allowed curb elevation. A Coastal Development Permit is required for the proposed attached Accessory Dwelling Unit.

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, and Section 15305 - Minor Alterations in Land Use Limitations.

CDP:

The project site is located in the non-appealable area of the Coastal Zone. The project's scope requires a Coastal Development Permit pursuant to Laguna Beach Municipal Code

(LBMC) Chapter 25.07. The City's decision on the Coastal Development Permit is not appealable to the California Coastal Commission.

Staff Recommendation:

Adopt Resolution 2026-0759 approving Design Review 2026-0759, Variance 2026-0760, and Coastal Development Permit 2026-0761 for the property located at 661 Nyes Place and find said action categorically exempt pursuant to CEQA Guidelines Sections 15301 and 15303.

[Item 5.7 - Staff Report](#)

[Attachment 1 - Resolution 2026-0759](#)

[Attachment 2 - Plans](#)

[Attachment 3 - Colored Elevations and Colors and Materials](#)

[Attachment 4 - 3-D Renderings](#)

6. OTHER BUSINESS

- 7. ADJOURNMENT** - *Adjournment to the regularly scheduled Design Review Board/Board of Adjustment meeting on October 22, 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.