



City of Laguna Beach
PLANNING COMMISSION
City Council Chambers
505 Forest Avenue
Laguna Beach, CA

July 15, 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.*

1. CALL TO ORDER

2. ROLL CALL

3. ELECTION OF OFFICERS

3.1 Election of Chairperson

3.2 Election of Chair Pro Tem

4. 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.*

5. CONSENT CALENDAR

June 17, 2026 Draft Minutes

- 6. 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.*

6.1 Item:

Sign Permit 2026-1342

Applicant: Keith Lee, Studio 941, LLC. (949) 683-5385 | studio941@cox.net

Prepared By: Community Development Department, Sarah Olsen, Assistant Planner (949) 715-1149 | solsen@lagunabeachcity.net

Location:

239 Broadway Street | APN: 641-255-14 and 641-255-05

Request:

Master Sign Program Amendment to include new signage for Surfing Heritage and Culture Center (SHACC) in the CBD-2 (Downtown Commercial) District of the Downtown Specific Plan area.

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 15311 – Accessory Structures, in that the project consists of construction, or placement of minor structures accessory to existing commercial facilities.

CDP:

The Project does not require approval of a CDP because the project is considered exempt development pursuant to Laguna Beach Municipal Code (LBMC) Section 25.07.008. The Project site is located within the Coastal Commission's appeal jurisdiction and a CDP Exemption will be filed with the California Coastal Commission following the approval of the sign permit application. 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. 2026-1342 approving Sign Permit 2026-1342 and finding said action exempt from CEQA.

Item 6.1 Staff Report (uploaded 7/15/26, 9:45 a.m.)
Attachment 1 - Resolution No. 2026-1342
Attachment 2 - 2026 Amended Master Sign Program
Plans (SHACC)
Attachment 3 - 2008 Amended Master Sign Program
Plans (Union Bank of California)
Attachment 4 - Application

6.2 Item:

Concept Review 2026-1002

Applicant: City of Laguna beach, Public Works and Utilities

Department 949-497-0328 | YLee@LagunaBeachCity.net

Prepared By: Public Works and Utilities Department, Yun-Yun

Lee, Project Manager (949) 497-0328 |

YLee@lagunabeachcity.net

Location:

31151 Coast Hwy (Aliso Beach | APN: 056-020-33

499 Cliff Drive (Picnic Beach) | APN: 496-184-09

Shaw's Cove | APN: N/A

Table Rock South Beach | APN: N/A

2700 Victoria Drive (Victoria Beach) | APN: 656-171-72

Request:

Concept review of a proposed improvement program consisting of 39 new permanent enclosed lifeguard towers along the Laguna Beach waterfront, including evaluation of the first five tower placement locations for initial consideration.

CEQA:

The project qualifies for a statutory exemption pursuant to Section 15262 (Feasibility and Planning Studies). The proposal is in the conceptual stage and involves only preliminary review of a potential future action that has not yet been approved, adopted, or funded. Any feedback or direction provided at this stage is non-binding and will not commit the City to future actions.

CDP:

An application for a Coastal Development Permit has not yet been submitted and will not be considered as part of this concept review. The project site 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:

Conduct a public hearing, receive the staff presentation, review the conceptual plans and supporting materials for the proposed permanent enclosed lifeguard towers at up to 39 beach locations, consider public testimony, and provide general feedback and direction to inform the applicant's final design.

[Item 6.2 Staff Report](#)
[Attachment 1 - Location Map](#)
[Attachment 2 - Engeo's Geotechnical Report](#)

7. OTHER BUSINESS

8. COMMITTEE, COMMISSIONERS, AND STAFF REPORTS

9. 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.