



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

May 20, 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 Pro Tem Goldman will be participating remotely from the location noted below.

9420 Eden Drive
Beverly Hills, CA 90210

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**

4.1 March 18, 2026 Draft Minutes

[March 18, 2026 Draft Minutes](#)

4.2 April 1, 2026 Draft Minutes

[April 1, 2026 Draft Minutes](#)

- 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: **Design Review 25-0261**
Applicant: City of Laguna Beach
Prepared By: Public Works and Utilities Department, Thomas Perez, City Engineer (949) 464-6688 | tperez@lagunabeachcity.net

Location: 31796 Coast Highway | APNs: 056-105-04, -07, and -35

Request: Review and consider the proposed final colors, materials, and landscaping plan for Fire Station #4 and provide input. Final approval of these items is an administrative decision by the City Manager (or designee) after considering input received from the Planning Commission, Morris Skenderian, and the public, consistent with Condition No. 31 of City Council Resolution #25.043.

CEQA: A CEQA determination has already been made for this project, and no additional environmental analysis is required in conjunction with this item.

CDP: This project is located in the Coastal Zone. No new CDP is required as this public meeting is solely to receive input on elements already covered by the existing approval.

Staff Recommendation: Receive and consider the proposed final colors, materials, and landscaping plan for Fire Station #4 and provide input and general feedback and direction for the final design. Final approval of these items is an administrative decision by the City Manager (or designee) after considering the input received, consistent with Condition No. 31 of City Council Resolution #25.043.

Item 5.1 Staff Report
Attachment 1 - Exterior Building Finishes (3-D
Renderings, Colored Elevations, Color and Materials
Board).pdf
Attachment 2 - Landscape Plan
Public Correspondence (uploaded 5/20/26)

- 5.2 Item:** **Design Review 2026-0844, Coastal Development Permit 2026-0845 and Variance 2026-0841**
Applicant: Anders Lasater, Architect (949) 497-1827 | anders@anderslasaterarchitects.com
Prepared By: Community Development Department,
Shehriyar Khan, Associate Planner (949) 715-0672 | skhan@lagunabeachcity.net
- Location:** 1040 South Coast Highway | APN: 644-087-12
- Request:** A modification to a previously approved project to authorize the reconfiguration of the upper-level residential floor plan, expansion of the elevated decks, and modification of the planter along South Coast Highway on a mixed-use commercial building in the C-1 Zone.
- CEQA:** The project qualifies for a categorical exemption 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
- CDP:** The Project is located within a non-appealable area of the Coastal Zone.
- Staff Recommendation:** By motion, adopt Resolution No. 2026-0844 (Attachment 1) approving Design Review 2026-0844, Coastal Development Permit 2026-0845, and Variance 2026-0841, and finding said action exempt from CEQA.

Item 5.2 Staff Report
Attachment 1 - Resolution No. 2026-0844
Attachment 2 - Application
Attachment 3 - Plans
Attachment 4 - Color Elevations and Material Board
Attachment 5 - July 2, 2025 Planning Commission
Agenda Report and Supplemental Report
Attachment 6 - July 16, 2025 Planning Commission
Agenda Report
Attachment 7 - July 16, 2025 Planning Commission

Resolution No. 25-1044
Attachment 8 - August 12, 2025 City Council Agenda
Report
Attachment 9 - August 12, 2025 Resolution No. 25.073
Public Correspondence (uploaded 5/19/26)

- 5.3 Item:** **Conditional Use Permit 2026-0726 and Coastal Development Permit 2026-0727**
Applicant: Marshall Innins, Architect (949) 376-1794 | marshall@midgarchitects.com
Prepared By: Community Development Department, Claire Park, Assistant Planner (949) 464-6632 | clpark@lagunabeachcity.net
- Location:** 104 North Coast Highway | APN: 496-012-26
- Request:** Establish and operate a commercial parking lot to allow for market-rate, public self-parking at an existing service station located on the northwest corner of Broadway Street and North Coast Highway in the Central Business District-Visitor Commercial (CBD-VC) zoning district of the Downtown Specific Plan.
- 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.
- CDP:** 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, waive the parking study requirement pursuant to LBMC Section 25.52.006(I)(1), and adopt Resolution No. 2026-0726 (Attachment 1) approving Conditional Use Permit 2026-0726 and Coastal Development Permit 2026-0727 and finding said action exempt from CEQA.

Item 5.3 Staff Report
Attachment 1 - Resolution No. 2026-0726
Attachment 2 - Plans
Attachment 3 - Letter of Intent
Attachment 4 - TUP 22-2426 and CDP 23-0585, PC Staff Report dated May 3, 2023
Public Correspondence (uploaded 5/20/26)

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.