



City of Laguna Beach
PLANNING COMMISSION

July 5, 2023

6:00 PM

Meeting Agenda

Public Participation - *Members of the public are invited to observe and participate by one of the following methods:*

- 1. *You may submit comments on any agenda item or on any item not on the agenda in writing via mail to the Planning Commission at: 505 Forest Avenue, Laguna Beach, CA. 92651 or by email to PC@lagunabeachcity.net. Please email your comments at least two days before the meeting.*
- 2. *You may view the meeting live on Cox cable channel 852 and online on the City of Laguna Beach website: www.lagunabeachcity.net/agendas.*
- 3. *You may listen and comment over the phone or computer during designated public comment periods by following the steps below: *Call (669) 900-9128, and wait for instructions. The Webinar ID is 936 9694 2810. * Let us know you want to comment on an item that is being discussed by pressing *9 on your phone. * When you hear from the meeting operator, "your phone is unmuted," please press *6, then proceed with your comment. The time for comments may be limited, so prepare your remarks accordingly. * You can also click on this link from your computer, tablet or smart phone to participate via Zoom: <https://lagunabeachcity.zoom.us/j/93696942810>.*
- 4. *You may speak in-person in 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 June 7, 2023 Draft Minutes

[June 7, 2023 Draft Minutes](#)

4.2 Item:

Case: Temporary Use Permit 23-0152 and Coastal Development Permit 23-0151
Staff Contact: Arlen Beck, Associate Planner (949) 715-0821 | abeck@lagunabeachcity.net
Applicant: Branden Sjulín

Location: 359 3rd Street | APN: 641-264-10

Request: The applicant requests a Coastal Development Permit to demolish the existing structure and construct a new parking lot with eight parking spaces and a Temporary Use Permit for temporary use of the parking lot at 359 3rd Street in the CBD-O Zone of the Downtown Specific Plan area for a period of three years. Staff finds the application consistent with the intent and purpose of the Downtown Specific Plan, as well as the goals and policies of the City's General Plan. **The applicant has withdrawn the application. No action is necessary.**

CEQA: Staff recommends the Planning Commission 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 demolition and removal of a single-family residence in an urbanized area, and Section 15311 – Accessory Structures, in that the proposed temporary parking lot is accessory to an existing commercial use.

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

- 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. If in the future, you wish to challenge any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues you (or someone else) raised at the public hearing, or in written correspondence received by the City at, or prior to, the public hearing.*

5.1 Item: **Case: Design Review 23-0835**
Staff Contact: Kate Kazama, Associate Planner (949) 497-0748 | kkazama@lagunabeachcity.net
Applicant: Dr. Fariborz Farsio

Location: 343 3rd Street | APN: 641-264-18

Request: The applicant requests design review for modifications to a prior approval in the CBD Office zone. Design Review is required for exterior modifications involving change in façade color and material, roofing material, and railing material.

CEQA: Staff recommends the Planning Commission 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 demolition and removal of a single-family residence in an urbanized area, and Section 15311 – Accessory Structures, in that the proposed temporary parking lot is accessory to an existing commercial use.

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

Staff Recommendation: Staff recommends that the Planning Commission approve Design Review 23-0835, subject to the discussion provided in the staff report and the findings and any conditions of approval in the attached Resolution.

[Item No. 5.1 Staff Report](#)
[Exhibit A - Application](#)
[Exhibit B - Project Plans](#)
[Resolution](#)
[Late Public Commentary Received](#)

6. OTHER BUSINESS

6.1 Item: **Case: Promenade on Forest Concept Designs**
Staff Contact: Thomas Perez, Assistant Director of Public Works (949) 464-6688 | tperez@lagunabeachcity.net
Applicant: City of Laguna Beach, Public Works Department

Location: Lower Forest Avenue | Public Right-of-Way

Request: The Public Works Department requests review of conceptual designs for the Promenade on Forest and to recommend to the City Council which design option should be further studied for Design Review, compliance

with CEQA, and Coastal Development Permit approval.

CEQA:

In accordance with the California Environmental Quality Act (CEQA), the recommended actions are exempt from CEQA per Section 15061(b)(3), which is the commonsense exemption that the CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Project entitlements will include compliance with CEQA. The level of environmental review required for CEQA compliance will be determined with the preliminary design phase of the project, and mitigation measures required to lessen environmental impacts would be applied as a part of the discretionary review process. The selection of a preferred concept to be further studied therefore does not constitute an approval of a project that is subject to CEQA.

CDP:

Project entitlements will include coastal development permit approval. The proposed project constitutes development within the coastal zone for which a Coastal Development Permit is required. A portion of the project is located within an appealable area of the Coastal Zone. The selection of a preferred concept to be further studied therefore does not require a coastal development permit.

Staff Recommendation:

Staff recommends that the Planning Commission recommend to the City Council which design option should be further studied for Design Review and other required project entitlements and to provide comments to be considered in future design phases

[Item No. 6.1 Staff Report](#)
[Exhibit A - Summary of comments](#)
[Exhibit B - Promenade Walk](#)
[Exhibit C - Forest Stroll](#)
[Late Public Commentary Received](#)

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.