



City of Laguna Beach
DESIGN REVIEW BOARD

Council Chambers 505 Forest Ave. Laguna Beach, CA 92651

April 27, 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. 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=U0RqWGhLWWZtZXRXWVltSU1Pb3kwZz09>. * 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. 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

[2/23/23 DRAFT Minutes](#)

3.2 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,
(949) 494-0812 | bob@mcgraw-architect.com**

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

Request: The applicant requests a continuance to May 11, 2023, 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, 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].

[Staff Report](#)
[Applicant Letter](#)

3.3 Item: **2471 Riviera Drive | APN: 053-319-04
Design Review 22-2048 and Variance 22-2219
Applicant: Carlton Graham, Architect (949) 715-2365 |
carltongraham@gmail.com**

City Staff: Wendy Jung | Principal Planner (949) 497-0321 |
wjung@lagunabeachcity.net

Request: The applicant requests design review and a variance for a new single-family residence in the R-1 (Residential Low Density) zone. Design review is required for demolition of the existing single-family dwelling and construction of a new single-family dwelling, elevated decks, additional building site coverage, additional covered parking, grading, retaining walls, skylights, pool, spa, landscaping, and construction within an environmentally sensitive area due to oceanfront and water quality. A variance is requested to maintain existing improvements (walkways, stairs, and walls) on an oceanfront bluff [Laguna Beach Municipal Code Section 25.50.004(B)(4)]. A continuance is requested to the May 11, 2023, hearing.

[Staff Report](#)

[Applicant Letter](#)
[Public Commentary](#)

3.4 Item: **1370 Circle Way | APN: 053-135-03**
Design Review 23-0221 and Revocable Encroachment
Permit 23-0220
Applicant: Tim Nicol, Architect (949)494-0026 |
tim@nicolarchitecture.com

City Staff: Kate Kazama | Associate Planner (949) 497-0748 |
kkazama@lagunabeachcity.net

Request: The applicant requests design review and a revocable encroachment permit for modifications to a prior approval in the R-1 (Residential Low Density) zone. Modifications include an upper-level addition (14 square feet), elevated-deck addition (332 square feet), minor roof alterations, in-ground spa, landscaping, increased or enlarged window and door openings, grading, and new site features within the 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 an appealable area of the Coastal Zone.

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

3.5 Item: **2310 Glenneyre Street | APN: 656-125-22**
Design Review 23-0259
Applicant: Ryan Rigsbee, Engineer 805-405-3275 |
ryan@rigsengr.com

City Staff: Daniel Latham | Assistant Planner (949) 464-6612 |
dlatham@lagunabeachcity.net

Request: The applicant requests Design Review for and upper-level addition (135 square feet), new elevated deck (235 square feet), new shipping container pool, new and expanded windows and doors, and a five-foot pedestrian entry feature in the R-1 Residential Low Density 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.

[Staff Report](#)
[Plans](#)
[Certified Staking Plan](#)

3.6 Item: **2315 Hillview Drive | APN: 641-421-10**
Design Review 23-0068
Applicant: Saeed Kamkar, Designer (949) 307-2723 |
saeeddesignstudio@yahoo.com

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

Request: The applicant requests design review for modifications to a prior approval. Proposed modifications include a pool and spa and landscaping in the R-1 (Residential Low Density) zone. Design review is required for the proposed pool, spa, and landscape changes.

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
Plans](#)

4. REGULAR BUSINESS

4.1 Item: **1502 Temple Hills Drive | APN: 644-134-05
Design Review 22-1996 and Revocable Encroachment
Permit 22-1997
Applicant: Drew Blake, Designer (949) 235-3739 |
dabstudio@aol.com**

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

Request: The applicant requests design review for a 370 sf lower-level addition; 342 sf upper-level addition, exterior material changes, 320 sf deck addition, grading, pool and spa, two off-street parking spaces, and landscaping in the R-1 (Residential Low Density) zone. A Revocable Encroachment Permit is required for fences, gates, and walkways within the public right-of-way.

CEQA: This 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 the excludable area and does not require a Coastal Development Permit.

[Staff Report
Plans
Certified Staking Plan
January 12, 2023 DRB Minutes](#)

4.2 Item: **478 Locust Street | APN: 496-153-21
Design Review 22-2264 and Revocable Encroachment
Permit 22-2295
Applicant: Anders Lasater, Architect (949)4979-1827 |
anders@anderslasaterarchitects.com**

City Staff: Kate Kazama | Associate Planner (949) 497-0748 |
kkazama@lagunabeachcity.net

Request: The applicant requests design review and a revocable encroachment permit for a new single-family residence (2,931 square feet), attached two-car garage (617 square feet), and spa in the R-1 (Residential Low Density) zone. Design review is required for the new structure, elevated decks (227 square feet), grading, landscaping, pedestrian entry feature, spa, and revocable encroachment permit.

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 the excludable area and does not require a Coastal Development Permit.

[Staff Report](#)
[Applicant Letter](#)
[Plans](#)
[Certified Staking Plan](#)
[Colored Elevations](#)
[Materials Board](#)

4.3 Item: **483 Jasmine Street | APN: 496-155-03**
Design Review 23-0042
Applicant: Anders Lasater, Architect (949) 497-1827 |
anders@anderslasaterarchitects.com

City Staff: Daniel Latham | Assistant Planner (949) 464-6612 |
dlatham@lagunabeachcity.net

Request: The applicant requests design review for a new two-story accessory dwelling unit (ADU) addition (approximately 20 feet) to an existing detached garage and converting the garage into ADU living space, adding a new deck at second level of ADU, and a new garage addition R-1 (Residential Low Density) zone. Design review is required for an ADU exceeding 16 feet in height and the elevated deck. This project was continued from the Design Review Board hearing on April 13, 2023 to give the Board the opportunity to evaluate view equity.

CEQA: Staff recommends the Design Review Board determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, Section 15331 - Historical Resource Restoration/Rehabilitation and is limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995), Weeks and Grimmer

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

[Staff Report](#)
[Plans](#)
[Historic Impacts Analysis Memo](#)
[Heritage Committee Meeting Minutes](#)

4.4 Item: **31101 Brooks Street | APN: 056-042-35**
Design Review 22-1633, Variance 22-1634, and
Revocable Encroachment Permit 22-1635
Applicant: Gregg Abel, Designer (949) 497-3442 |
gad1@cox.net

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

Request: The applicant requests design review for additions to an existing single-family dwelling in the R-1 zone. Design review is required for upper-level additions (278 square feet), elevated decks (501 square feet), spa, skylights, water feature, pedestrian entry feature, grading, landscape, revocable encroachment permit for improvements in the public right-of-way, and to maintain nonconforming site conditions (front and rear yard setbacks, driveway grade) in conjunction with additions greater than 10 percent of the existing structure. A variance is requested from LBMC 25.56.009 (Modification of existing nonconforming structure) to demolish, reconstruct, and modify an existing nonconforming portion of the structure within the rear

yard. This project was continued from the January 26, 2023, Design Review Board meeting and this is the third hearing.

CEQA: This 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 in a non-appealable area of the Coastal Zone.

[Staff Report](#)
[Plans](#)
[Landscape Plan](#)
[Lighting Plan](#)
[Certified Staking Plan](#)
[10/27/23 DRB Minutes](#)
[1/26/23 DRB Minutes](#)

4.5 Item: **2800 Chateau Way | APN: 641-132-03**
Design Review 22-1313
Applicant: Hugo Soria, & Company 949-497-7112 |
hugosoriadesign@yahoo.com

City Staff: Daniel Latham | Assistant Planner (949) 464-6612 |
dlatham@lagunabeachcity.net

Request: The applicant requests design review for a new 4,079 square-foot, single-family dwelling in the R-1 (Residential Low Density) zone. Design review is required for the new structure, elevated decks (514 square feet), grading, tandem covered parking, and landscaping. This meeting was continued from the Design Review Board meeting on March 23, 2023 to ensure the story poles accurately represent the project during the Board's site visit.

CEQA: This 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 the excludable area and does not require a Coastal Development Permit.

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

4.6 Item: **761 Nyes Place | APN: 656-062-22**
Design Review 22-1621 and Coastal Development
Permit 22-1622
Applicant: James Conrad, Architect (949) 497-0200 |
jconradarc@gmail.com

City Staff: Wendy Jung | Principal Planner 949-497-0321 |
wjung@lagunabeachcity.net

Request: The applicant requests design review and a coastal development permit for a new single-family residence with an attached two-car garage on a vacant building site in the R-1 (Residential Low Density) zone. Design review is required for the new structure, elevated decks, skylights, vehicular access, grading, swimming pool and spa, retaining walls, landscaping, and fuel modification. This is the third hearing.

CEQA: This 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](#)
[Applicant Letter](#)
[Plans](#)
[Certified Staking Plan](#)
[Public Commentary](#)

4.7 Item: **820 Gainsborough Drive | APN: 644-291-08**
Concept Review 23-0129
Applicant: Leigh Bell, Architect (949) 235-2051 |
leigh@leighsnowarchitects.com

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

Request: The applicant requests concept review for a new 2,584 square-foot single-family residence and attached garage in the Diamond/Crestview Specific Plan area. Design review is required for the new structure, elevated decks, grading, and landscaping/fuel modification.

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

[Staff Report](#)
[Plans](#)
[Geotechnical Investigation](#)
[Biological Assessment](#)

5. OTHER BUSINESS

- 6. ADJOURNMENT** - *Adjournment to the regularly scheduled virtual Design Review Board/Board of Adjustment meeting on January 27, 2022 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.