



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

October 21, 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. 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 September 16, 2026 Draft Minutes

[September 16, 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:

Sign Permit 2026-1039 and Variance 2026-1040

Applicant: Marco Marmolejo, Agent for The Ranch (949) 412-7516 | marco@mar-development.com

Prepared By: Community Development Department, Sarah Olsen, Assistant Planner (949) 715-1149 | solsen@lagunabeachcity.net and Claire Park, Assistant Planner (949) 464-6632 | clpark@lagunabeachcity.net

Location: 31106 Coast Highway (APN 056-240-47) | APN 056-240-35

Request: Remove and replace one illuminated freestanding sign fronting Coast Highway, and re face one illuminated freestanding sign on The Ranch property within the CH M (Commercial Hotel Motel) and OSC (Open Space Conservation) zones. A variance is requested to: (1) exceed the maximum allowable sign area for the site (LBMC Section 25.54.008(D)); (2) exceed the maximum allowable sign area and height for a freestanding sign (LBMC Chapter 25.54, Table 2); and (3) allow an internally illuminated sign (LBMC Section 25.54.016(E)).

CEQA: The project qualifies for a categorical exemption under the California Environmental Quality Act Guidelines, Section 15301 (Existing Facilities) and Section 15311 (Accessory Structures), as it involves minor alterations to an existing freestanding sign and the installation of a new freestanding sign.

CDP: The project is exempt from the Coastal Development Permit requirements pursuant to LBMC Section 25.07.008 (Exemptions), and the project is located within an appealable area of the Coastal Zone. 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. 2026-1040 (Attachment 1) approving Sign Permit 2026-1039 and Variance 2026-1040 and finding said action exempt from CEQA.

[Item 5.1 Staff Report](#)

[Attachment 1 - Resolution No. 2026-1040](#)

[Attachment 2 - Project Plans](#)

[Attachment 3 - Variance Application](#)

[Attachment 4 - South Coast Water District Letter dated May 26, 2026](#)

5.2 Item:

Design Review 2026-1967

Applicant: City of Laguna Beach, Public Works & Utilities Department (949) 715-8621 | CSanford@lagunabeachcity.net
Prepared By: Public Works & Utilities Department, Christian Sanford, Project Manager (949) 715-8621 | CSanford@lagunabeachcity.net

Location:

348 Glenneyre Street | APN: 641-266-09

Request:

Design Review for the Mermaid Parking Lot Beautification Project, consisting of entrance improvements to the City owned Mermaid Public Parking Lot No. 5 within the CBD 2 (Downtown Commercial) District of the Downtown Specific Plan area. The project includes constructing brick veneer seat walls around the two existing entrance planters; installing new landscaping within the planters; adding decorative brick paving at the Glenneyre Street entrance; relocating the existing pay station and trash receptacle; installing bollards at the relocated pay station; removing one parking lot sign and one bike route sign; and slurry sealing and restriping the parking lot.

CEQA:

The project qualifies for a categorical exemption pursuant to Section 15301 (Class 1, 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:

The project is located within a non-appealable area of the Coastal Zone and is proposed as exempt development under Laguna Beach Municipal Code (LBMC) Section 25.07.008(A)(2). The review procedure identified in LBMC Section 25.07.012(B) (3) applies to any such determination.

Staff Recommendation:

By motion, adopt Resolution No. 2026-1967 (Attachment 1) approving Design Review 2026-1967, finding the project exempt from the Coastal Development Permit requirement pursuant to LBMC Section 25.07.008, and finding said action categorically exempt from CEQA.

[Item 5.2 Staff Report](#)

[Attachment 1 - Resolution No. 2026-1968](#)

[Attachment 2 - Plans](#)

5.3 Item:

Concept Review 2026-1646

Applicant: City of Laguna Beach, Public Works and Utilities Department
Prepared By: Public Works and Utilities Department, Alpha

Location:	Public Right-of-Way Fisherman's Cove (Cliff Drive between Beverly Street & High Drive)
Request:	Concept review of the proposed Fisherman's Cove Beach Access Improvements Project, involving the removal of deteriorating asphalt and concrete walkway/stairs and replacement with a full concrete accessway, installation of hydroturf on adjacent concrete drainage surface, and installation of riprap at a drainage swale outlet and existing water diversion unit. No project approval or other discretionary action is requested at this time.
CEQA:	This concept review is limited to Planning Commission discussion and feedback and does not authorize or approve any activity that could cause a physical change in the environment. As such, it is not a "project" under the California Environmental Quality Act (CEQA. Any future discretionary action on the project will be subject to environmental review pursuant to CEQA. 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 project, consider public testimony, and provide general feedback and direction for the applicant's final design.

Item 5.3 Staff Report
[Attachment 1 - Concept Review Application](#)
[Attachment 2 - Conceptual Plans](#)
[Attachment 3 - Geotechnical Analysis and Wave Runup Study \(ENGEO, January 23, 2026\)](#)

5.4 Item:	Concept Review 2026-1942 Applicant: City of Laguna Beach, Public Works and Utilities Department Prepared By: Public Works and Utilities Department, Christian Sanford, Project Manager (949) 497-0711 CSanford@lagunabeachcity.net
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Location:	Public Right-of-Way Diver's Cove (Cliff Drive between Park Drive & High Drive)
Request:	Concept review of the proposed Diver's Cove Beach Access Improvements Project, involving the removal of deteriorating concrete walkway/stairs and replacement with a concrete accessway, replacement of handrailing, and installation of drainage improvements. No project approval or other discretionary action is requested at this time.
CEQA:	This concept review is limited to Planning Commission discussion and feedback and does not authorize or approve any activity that could cause a physical change in the environment. As such, it is not a "project" under the California Environmental Quality Act (CEQA). Any future discretionary action on the project will be subject to environmental review pursuant to CEQA. 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 project, consider public testimony, and provide general feedback and direction for the applicant's final design.

Item 5.4 Staff Report

[Attachment 1 - Concept Review Application](#)

[Attachment 2 - Conceptual Plans](#)

[Attachment 3 - Geotechnical Analysis and Wave Runup Study \(ENGEO, January 23, 2026\)](#)

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.