



City of Laguna Beach
DESIGN REVIEW BOARD
Council Chambers
505 Forest Avenue
Laguna Beach, CA 92651

June 11, 2026
5:00 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 Division at 505 Forest Avenue, Laguna Beach, CA. 92651 or by email at drb@lagunabeachcity.net. In order to allow sufficient time for members of the Design Review Board 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. 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 three (3) minutes each and fifteen (15) minutes for all comments, unless extended for good cause by the Design Review Board.*

3. MODIFICATION OF AGENDA ORDER

4. CONSENT CALENDAR

5. REGULAR BUSINESS

5.1 Item:

Variance 2026-1030
Coastal Development Permit 2026-1033
2885 Rounsevel Terrace | APN: 656-165-12

City Staff:

Community Development Department

Matthew Kilroy, Associate Planner
(949) 497-0362 | mkilroy@lagunabeachcity.net

Applicant:

Scott Hutcheon | Applicant

(949) 887-7738 | scott@seasonslandscaping.com

Request:

To allow an existing Accessory Dwelling Unit (ADU) to encroach up to approximately 9.3 inches into the required 4-foot side setback.

Staff Recommendation:

Continue the public hearing to the regular Design Review Board meeting of July 23, 2026.

[Item 5.1 - Staff Report](#)
[Correspondence Raidy 6-5-26](#)

5.2 Item:

Coastal Development Permit 2026-0706
Variance 2026-0708
341 Holly Street | APN: 496-035-01

City Staff:

Community Development Department
Brenda Wisneski, Principal Planner
(949) 464-6629 | bwisneski@lagunabeachcity.net

Applicant:

Warren Hutchernson, Design Consultant
949-388-6905 | wh3d@cox.net

Request:

To construct an attached accessory dwelling unit (ADU) located on the upper level of an existing single-family residence in the R-2 (Residential Medium Density) zone and a variance to expand the nonconforming residential structure beyond 1,500 square feet of gross floor area, given that only one uncovered parking space would be provided on site.

CEQA:

The project qualifies for a categorical exemption pursuant to Section 15301 – Existing Existing Facilities, in that the project consists of constructing an accessory dwelling unit attached to an existing single family residence and Section 15305 - New Construction or Conversion of a Small Structure, in that the project includes a variance to allow one uncovered parking space where two covered spaces are required.

CDP:

The project site is located in the non-appealable area of the Coastal Zone. The proposed attached ADU requires a Coastal Development Permit (CDP), but it is not eligible for appeal to the California Coastal Commission.

Staff Recommendation: Adopt Resolution 2026-0706 approving Coastal Development Permit 2026-0706 and Variance 2026-0708 for the property located at 341 Holly Street and find said action categorically exempt pursuant to CEQA Guidelines Section 15301 and 15305.

[Item 5.2 - Staff Report](#)
[Attachment 1 - Resolution 2026-0706](#)
[Attachment 2 - Plans](#)

5.3 Item: **Design Review 2026-0779**
Coastal Development Permit 2026-0780
954 Rembrandt Drive | APN: 644-232-42

City Staff: Community Development Department
Heather Steven, Senior Planner
(949) 497-0332 | hsteven@lagunabeachcity.net

Applicant: Horst Noppenberger, Architect
(949) 494-9569 horst@horst-architects.com

Request: Modifications to a prior approval (DR-2015-1554) for a new single-family dwelling with attached garage, which is under construction. Modifications include converting a flat roof to a 729 square foot elevated deck on Level 3; converting mechanical area to habitable space and expanding the elevated deck areas on Level 1 and Level 2; and changes to doors and windows, and changing deck railing material on Level 1 in the R-1 (Residential Low Density) 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 site is located in the Coastal Zone and requires a Coastal Development Permit. The project's scope is proposed as non-appealable development.

Staff Recommendation: Adopt Resolution 2026-0779 approving Design Review 2026-0779 and Coastal Development Permit 2026-0780 for the property located at 954 Rembrandt Drive and find said action categorically exempt pursuant to CEQA Guidelines Section 15303.

[Item 5.3 - Staff Report](#)
[Attachment 1 - Resolution 2026-0779](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)

[Attachment 4 - Materials Board and Colored Elevations](#)
[Attachment 5 - Applicant's Project Description](#)
[Correspondence - Bollesen 6-8-26](#)
[Correspondence Mussellem 6-11-26](#)

5.4 Item:

Design Review 2025-2532
Coastal Development Permit 2025-2533
1375 Circle Way | APN: 053-131-09

City Staff:

Community Development Department
Matthew Kilroy, Associate Planner
(949) 497-0362 | mkilroy@lagunabeachcity.net

Applicant:

Tim Nicol, Architect
(949)494-0026 | tim@nicolarchitecture.com

Request:

Additions to an existing single-family residence, including additions 15 feet above grade, interior remodel, roof modifications, exterior alterations to doors, windows, and color, new elevator, new landscaping, and associated site improvements including hardscape to an existing single-family residence.

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:

The proposed project requires a Coastal Development Permit pursuant to Laguna Beach Municipal Code Section 25.07.008(A)(1)(b) and (c). The project site is located within an appealable area of the Coastal Zone.

Staff Recommendation:

Adopt Resolution 2025-2532 approving Design Review 2025-2532 and Coastal Development Permit 2025-2533 for the property located at 1375 Circle Way and find said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.4 - Staff Report](#)
[Attachment 1 - Resolution 2025-2532](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Geotechnical Report April 10, 2026](#)
[Attachment 4 - Bluff Edge Determination December 21, 2023](#)
[Attachment 5 - Bluff Edge Report Final Review May 14, 2026](#)
[Attachment 6 - Color and Material Board](#)

[Attachment 7 - Colored Elevations](#)
[Correspondence Nark 6-4-26](#)
[Correspondence Goul 6-1-2026](#)

5.5 Item:

Design Review 2026-0375
Coastal Development Permit 2026-0413

31461 Coast Hwy | APN: 056-032-27

City Staff:

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

Applicant:

Alex Villalpando, Architect
(949) 851-8345 | alex@cjlight.net

Request:

To modify prior approved Design Review (DR) 2013-1910 by expanding decks on two levels of the home over existing flat roof areas.

CEQA:

The proposed project is within the scope of the Mitigated Negative Declaration (SCH #2016031094) adopted by the Design Review Board on September 1, 2016.

CDP:

The proposed deck expansions on the single-family residence require a coastal development permit ("CDP") pursuant to Laguna Beach Municipal Code (LBMC) 25.07.004. The CDP may be appealed to the California Coastal Commission due to the property's location in the appealable area of the Coastal zone.

Staff Recommendation:

Adopt Resolution 2026-0375 approving Design Review 2026-0375 and Coastal Development Permit 2026-0413 for the property located at 31461 Coast Highway and find said action consistent with Mitigated Negative Declaration (SCH #2016031094) adopted by the Design Review Board on September 1, 2016.

[Item 5.5 - Staff Report](#)
[Attachment 1 - Resolution 2026-0375](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)
[Attachment 4 - Adopted Mitigated Negative Declaration](#)
[Correspondence Ruden 6-4-26](#)
[Correspondence Thomas 6-11-26](#)
[Correspondence Nokes 6-11-26](#)

6. OTHER BUSINESS

- 7. ADJOURNMENT** - *Adjournment to the regularly scheduled Design Review Board/Board of Adjustment meeting on June 25, 2026, 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.