



City of Laguna Beach
DESIGN REVIEW BOARD

March 26, 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

- 1.1 • Honoring Outgoing Design Review Board Vice Chair Jessica Gannon.

- 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. MODIFICATION OF AGENDA ORDER

4. CONSENT CALENDAR

- 4.1 Draft DRB Minutes March 28, 2024

[03.28.2024 DRB Draft Minutes](#)

- 4.2 Draft DRB Minutes for May 9, 2024

[05.09.2024 DRB Draft Minutes](#)

5. REGULAR BUSINESS

5.1 Item:

Design Review 2026-0090
Coastal Development Permit 2026-0386
Variance 2026-0089
660 Temple Hills Drive | APN: 644-122-57

City Staff:

Community Development Department
Kate Kazama | Associate Planner
(949) 497-0748 | kkazama@lagunabeachcity.net

Applicant:

Mansour Ahmadi
(714) 904-1808 | mansour@calproengineering.com

Request:

Additions greater than 50 percent of the original structure, elevated decks, retaining walls, grading, and landscaping in the R-1 (Residential Low Density) zone.

Staff Recommendation:

Continue the public hearing to the Design Review Board's regular meeting of April 9, 2026.

[Item 5.1 - Staff Report](#)

5.2 Item:

Design Review 2025-0875
195 High Drive | APN: 496-172-01

City Staff:

Community Development Department
Jessica Mendoza, Assistant Planner
(949) 497-0390 | jmendoza@lagunabeachcity.net

Applicant:

Peggy Lu
(626) 734-1552 | newuspace@gmail.com

Request:

The proposed project is for an upper-level addition and remodel of an existing single-family dwelling, elevated decks, landscaping, windows and doors in the R-1 (Residential Low Density) zone.

Staff Recommendation:

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

[Item 5.1 - Staff Report](#)

[Attachment 1 - Continuance Request](#)

5.3 Item:

Design Review 2026-0154
156 Chiquita Street | APN: 053-151-07

City Staff:	Community Development Department Isidoro Serna, Planning Technician (949) 715-8616 iserna@lagunabeachcity.net
Applicant:	Adrian Manrique (949) 401-0051 iconicscapes21@gmail.com
Request:	Modifications to a prior approval (DR 04-038) for an in-ground swimming pool and spa and associated mechanical equipment.
CEQA:	The proposed project qualifies for a categorical exemption 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 no expansion of existing or former use.
CDP:	The subject property is located in the Coastal Zone. The proposed project does not require a Coastal Development Permit as it is exempt development pursuant to Laguna Beach Municipal Code (LBMC) 25.07.008(A)(1) because the project consists of a new swimming pool, spa, and associated mechanical equipment.
Staff Recommendation:	Adopt Resolution 2026-0154 approving Design Review 2026-0154 for the property located at 156 Chiquita Street and find said action categorically exempt pursuant to CEQA Guidelines Section 15301. Item 5.3 - Staff Report Attachment 1 - Resolution 2026-0154 Attachment 2 - Plans

5.4 Item:

Design Review 2026-0257 1204 Victory Walk | APN: 641-222-38

City Staff:	Community Development Department Daniel Latham, Associate Planner (949) 464-6612 dlatham@lagunabeachcity.net
Applicant:	Erik Jensen, Property Owner EJensen@blizzard.com
Request:	Revision to an approved landscape plan allowing for the replacement of two Red Gum Eucalyptus trees with two native trees and establishment of various native drought tolerant shrub and groundcover species.

CEQA:	The project qualifies for a categorical exemption pursuant to Section 15304 - Minor Alterations to Land, in that the project consists of minor alterations in the condition of land, water, and or vegetation which do not involve removal of healthy, mature, scenic trees.
CDP:	The project site is located in the non-appealable area of the Coastal Zone. The proposed project is exempt development pursuant to Laguna Beach Municipal Code Section 25.07.007(A) (1).
Staff Recommendation:	Adopt Resolution 2026-2057 approving a revised landscape plan allowing for the replacement of two Red Gum Eucalyptus trees with two native trees and establishment of various native drought tolerant shrub and groundcover species for the property located at 1204 Victory Walk and find said action categorically exempt pursuant to CEQA Guidelines Section 15304.

[Item 5.4 - Staff Report](#)
[Attachment 1 - Resolution 2026-0257](#)
[Attachment 2 - Proposed Landscape Plan](#)
[Attachment 3 - Prior Approved Landscape Plan](#)
[Attachment 4 - Arborist Report dated April 29, 2021](#)
[Correspondence Young 3-23-26](#)
[Correspondence Young part 2 3-23-26](#)
[Correspondence Shirley 3-24-26](#)

5.5 Item:	Design Review 2026-0252 22 N La Senda Drive APN: 056-172-33
City Staff:	Design Review 2026-0252 22 North La Senda Drive APN: 056-172-33
Applicant:	Morris Skenderian, Architect (949) 497-3374 morris@msaarchitects.com
Request:	Construct an internal access elevator and additions consisting of 160 square feet of habitable space and 27 square feet of non-habitable garage area.
CEQA:	The project qualifies for a categorical exemption pursuant to Section 15301 – Existing Existing Facilities, in that the proeject consist of an additon to an existing single family structure.
CDP:	The project site is located within a deferred certification area. If the proposed project is approved by the City, the applicant is responsible for submitting directly to the California Coastal

Commission for their review of and action on the Coastal Development Permit.

Staff Recommendation: Adopt Resolution 2026-0252 approving Design Review (DR) 2026-0252 for the property located at 22 N. La Senda Drive and find said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.5 - Staff Report](#)
[Attachment 1 - Resolution 2026-0252](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)
[Attachment 4 - Three Arch Bay Letter dated March 5, 2026](#)

5.6 Item: **Design Review 2026-0217**
855 Manzanita Drive | APN: 641-363-22

City Staff: Community Development Department
Brenda Wisneski, Principal Planner
(949) 497-6629 | bwisneski@lagunabeachcity.net

Applicant: Warren Hutcherson
(949) 338-6905 | wh3d@cox.net

Request: Enclose an 85-square foot second-story deck for habitable area in association with 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 a minor alteration of an existing structure involving negligible expansion of the existing use.

CDP: The project is located within a non-appealable area of the Coastal Zone. The proposed project is considered to be without risk of adverse environmental effect on coastal resources, including public access, therefore, the proposed development is exempt and a coastal development permit is not required in accordance with Laguna Beach Municipal Code (LBMC) Chapter 25.07.008.

Staff Recommendation: Adopt Resolution 2026-0217 approving Design Review 2026-0217 for the property located at 855 Manzanita Drive and find said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.6 - Staff Report](#)
[Attachment 1 - Resolution 2026-0217](#)
[Attachment 2 - Plans](#)

[Attachment 3 - Certified Staking Plan](#)

5.7 Item:

Design Review 2025-2507
Variance 2025-2508
1169 Katella Street | APN: 644-413-03

City Staff:

Community Development Department
Shehriyar Khan, Associate Planner
(949) 715-0672 | skhan@lagunabeachcity.net

Applicant:

Todd Skenderian, (949)715-5461 | todd@tsarchitectsLB.com

Request:

New 787 square foot lower-level addition and 65 square foot mechanical room, partially converted from existing crawlspace in the Arch Beach Height Specific Plan area. A variance is requested to exceed the maximum 30-foot height allowed for the structure pursuant to Laguna Beach Municipal Code Sections 25.35.100 and 25.10.008(D)(1). Other site improvements include interior remodeling, grading, hardscape, exterior on-grade stairs, and relocation of an air conditioning unit.

CEQA:

The project qualifies for a categorical exemption pursuant to Section 15301, Existing Facilities, and Section 15305, Minor Alterations in Land Use Limitations, in that the project consists of some minor additions located beneath the footprint of the existing single-family home where calculation of the home's height changes though there is no change to the existing roof's ridgeline elevation.

CDP:

The project site is located in the non-appealable area of Coastal zone. The project is proposed as exempt development under Laguna Beach Municipal Code Chapter 25.07. The review procedure identified in Laguna Beach Municipal Code Section 25.07.012(B)(3) applies to any such determination.

Staff Recommendation:

Adopt Resolution 2025-2507 approving Design Review 2025-2507 and Variance 2025-2508 for the property located at 1169 Katella Street and finding said action categorically exempt pursuant to CEQA Guidelines Section 15301 and Section 15305.

[Item 5.7 - Staff Report](#)

[Attachment 1 - Resolution 2025-2507](#)

[Attachment 2 - Plans](#)

[Attachment 3 - Variance Application](#)

[Attachment 4 - Exterior Color Materials Board](#)

[Attachment 5 - Height Excess Exhibit](#)

[Correspondence Coad 3-24-26](#)

[Correspondence Prynn 3-25-26](#)

5.8 Item:	Design Review 2026-0278 Coastal Development Permit 2026-0279 Variance 2026-0280 855 La Vista Lane APN: 641-352-57
City Staff:	Community Development Department Shehriyar Khan, Associate Planner (949) 715-0672 skhan@lagunabeachcity.net
Applicant:	Gregg Abel (949) 683-1007 gregg@greggabel.com
Request:	Construct a detached accessory dwelling unit with aggregate storage, an elevated deck, grading, stairs, air conditioning unit, and associated retaining walls within a watercourse setback.
CEQA:	The project qualifies for a categorical exemption pursuant to Section 15303, New Construction or Conversion of Small Structures, and Section 15305, Minor Alteration is Land Use Limitations, because the proposed project scope involves the construction of an accessory dwelling unit location partially within a modified (i.e., underground piped) watercourse setback.
CDP:	The project site is located in the non-appealable area of the Coastal Zone. A Coastal Development Permit is requested to authorize development of an accessory dwelling unit pursuant to Laguna Beach Municipal Code ("LBMC") Chapter 25.17.010(d)(1)(B)(iii). Action on the coastal development permit is not appealable to the California Coastal Commission.
Staff Recommendation:	Adopt Resolution 2026-0278 approving Design Review 2026-0278, Coastal Development Permit 2026-0279, and Variance 2026-0280 for the property located at 855 La Vista Drive and find said action categorically exempt pursuant to CEQA Guidelines Section 15303.

[Item 5.8 - Staff Report](#)
[Attachment 1 - Resolution 2026-0278](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Color and Materials Board](#)
[Attachment 4 - Colored Elevations and Renderings](#)
[Attachment 5 - Certified Staking Plan](#)
[Correspondence Williams 3-25-26](#)

5.9 Item:	Design Review 2026-0171 Coastal Development Permit 2026-0172
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1388 Capistrano Avenue | APN: 644-446-10

City Staff:	Community Development Department Nancy Balmer-Csira, Contract Planner (949) 517-1284 nbalmer@lagunabeachcity.net
Applicant:	Denise Xagorarakis, Architect (949) 422-4364 denise@xagdesigns.com
Request:	Additions to a single-family dwelling, reconstruction of the two-car garage within the same footprint, pool, spa, and an attached accessory dwelling unit (ADU) in the Arch Beach Heights Specific Plan (ABHSP) area.
CEQA:	The proposed project qualifies for a categorical exemption 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:	The project site is located within a non-appealable area of the Coastal Zone. A Coastal Development Permit is required for the attached accessory dwelling unit (ADU) pursuant to the Laguna Beach Municipal Code Section 25.07.004. The other proposed improvements are considered exempt development pursuant to LBMC Section 25.07.008.
Staff Recommendation:	Adopt Resolution 2026-0171 approving Design Review 2026-0171 and Coastal Development Permit 2026-0172 for the property located at 1388 Capistrano Avenue and finding said action categorically exempt pursuant to CEQA Guidelines Section 15303.

[Item 5.9 - Staff Report](#)
[Attachment 1 - Resolution 2026-0171](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)
[Attachment 4 - Updated Certified Staking Plan](#)
[Attachment 5 - Correspondence](#)

5.10 Item: **Design Review 2026-0006**
Variance 2026-0007
35 (32276) N La Senda

City Staff:	Community Development Department Nancy Balmer-Csira Contract Planner (949) 715-1284 nbalmer@lagunabeachcity.net
Applicant:	Brian Jowett, Brandon Architects

Request: To construct a new single-family dwelling with an attached three-car garage and detached Accessory Dwelling Unit (ADU) in the TAB (Three Arch Bay) zone. Design review is required for a new structure, widened vehicular access, additional covered parking, skylights, elevated decks, grading, retaining walls, pool, spa, air conditioning condenser location, trash enclosure within the front setback, and landscaping. A variance is requested to exceed the maximum allowable floor area; to exceed the 21-foot building height as measured above the lowest finished floor; and to allow a flat roof area. The proposed ADU does not require design review except for the attached elevated deck.

CEQA: The project qualifies for a categorical exemption pursuant to Sections 15303 - New Construction or Conversion of Small Structures, and 15305 - Minor Alterations in Land Use Limitations in that the project consists of construction and location of limited numbers of new, small structures where deviations from building height, floor area, and to allow a partial flat roof area are requested.

CDP: A coastal development permit is required for the non-exempt development within the coastal zone, including the ADU; however, the coastal development permit will be considered by the California Coastal Commission.

Staff Recommendation: Adopt Resolution 2026-0006 approving Design Review 2026-0006 and Variance 2026-0007 for the property located at 35 North La Senda Drive and finding said action categorically exempt from CEQA.

[Item 5.10 - Staff Report](#)

[Attachment 1 - Resolution 2026-0006](#)

[Attachment 2 - Plans](#)

[Attachment 3 - TAB ARB Comment Letter](#)

[Attachment 4 - Certified Staking Plan](#)

[Attachment 5 - Correspondence \(from Feb. 12, 2026, DRB Meeting\)](#)

[Attachment 6 - Feb. 12, 2026, Staff Report \(from Feb. 12, 2026, DRB Meeting\)](#)

[Attachment 7 - Revised Variance Application \(submitted March 5, 2026\)](#)

[Attachment 8 - Geotechnical Report](#)

[Attachment 9 - Geotechnical Project Memorandum](#)

[Attachment 10 - Shoring Engineer Letter](#)

[Attachment 11 - Construction & Grading Compliance Letter](#)

5.11 Item:

**Design Review 2025-0407
Coastal Development Permit 2025-0408
31565 Eagle Rock Drive**

City Staff:

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

Applicant:

Stan Andrade, Andrade Architects, Inc.
(949) 715-7474, stan@andradearchitects.com

Request:

Construct a new 2,714 square foot, single-family dwelling with an attached two-car garage, elevated decks (220 square feet), grading, pool, spa, landscaping, hardscape, new vehicular access, public street and sidewalk improvements, a detached 297 square foot accessory dwelling unit (ADU), and demolish a 330 square foot storage building.

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:

Pursuant to Categorical Exclusion Order E-93-1 and Laguna Beach Municipal Code Section 25.07.010, the proposed single-family residential development is exempt from the coastal development permit requirements due to its location within a categorical exclusion area (Area 1(a) – Hillcrest). However, the proposed accessory dwelling unit is not exempt and requires a Coastal Development Permit.

Staff Recommendation:

Adopt Resolution 2025-0407 approving Design Review 2025-0407 and Coastal Development Permit 2025-0408 for the property located at 31565 Eagle Rock Way and finding said action categorically exempt pursuant to CEQA Guidelines Section 15303.

[Item 5.11 - Staff Report](#)
[Attachment 1 - Resolution 2025-0407](#)
[Attachment 2 - Plans \(rev 1-30-26\)](#)
[Attachment 3 - Certified Staking Plan](#)
[Attachment 4 - Color Elevations and Renderings](#)
[Attachment 5 - View Equity Exhibit](#)
[Attachment 6 - Geotech Report](#)
[Attachment 7 - Correspondence](#)
[Correspondence Kawaratani 3-23-26](#)
[5.11 Correspondence Wren 3-23-26](#)
[Correspondence Christoph 3-26-26](#)

6. OTHER BUSINESS

- 7. ADJOURNMENT** - *Adjournment to the regularly scheduled Design Review Board/Board of Adjustment meeting on April 9, 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.