



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

March 18, 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.

Commissioner Remote Attendance Notice - Chair Kellenberg will be participating remotely from the location noted below.

Heritage Stay Hotel
Business Center
Jaipur, Rajasthan,
India

All other Planning Commissioners in attendance at this meeting will be participating from 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**

February 18, 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:

Concept Review 2026-0331

Applicant: City of Laguna Beach

Prepared By: Public Works and Utilities Department, Alpha Santos-Guinto, Project Manager (949) 497-0729 |

asantos@lagunabeachcity.net and Sarah Olsen, Assistant Planner (949) 715-1149 | solsen@lagunabeachcity.net

Location:

Ocean Avenue (between Forest Avenue and South Coast Highway), Beach Street (between Ocean Avenue and Broadway Street) Public-Right of Way

Request:

Concept review of the proposed Ocean Avenue and Beach Street Streetscape Improvements Project, located within the CBD-1 Resident Serving, CBD-2 Downtown Commercial, and CBD Visitor Commercial districts of the Downtown Specific Plan area.

CEQA:

The project qualifies for a statutory exemption pursuant to Section 15262 (Feasibility and Planning Studies). The proposal is in the conceptual stage and involves only preliminary review of a potential future action that has not yet been approved, adopted, or funded. 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 streetscape improvements for the Ocean Avenue and Beach Street areas, consider public testimony, and provide general feedback and direction for the applicant's final design.

Item 5.1 Staff Report

[Attachment 1 - Concept Design Review Application](#)

[Attachment 2 - Concept Design Plans](#)

[Attachment 3 - Concept Turning Templates](#)

[Attachment 4 - Tree Report.pdf](#)

[Public Comments \(uploaded 03/18/26\)](#)

5.2 Item:

Municipal Code Amendment 2026-0381 and Local Coastal Program Amendment 2026-0382

Applicant: City of Laguna Beach

Prepared By: Jane Abzug, Assistant City Attorney (949) 497-0476 | jabzug@lagunabeachcity.net and Anthony Viera, Deputy Director of Community Development (949) 497-0398 | aviera@lagunabeachcity.net

Location:

Citywide

Request:

An Ordinance amending Title 25 (Zoning), Title 21 (Plats and Subdivisions), and Title 22 (Excavating, Grading, and Filling) of the Municipal Code and Local Coastal Program to streamline the design review and other permit processes.

CEQA:

The recommended action is exempt under the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15301 because it consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Furthermore, under State CEQA Guidelines Section 15265, CEQA does not apply to activities and approvals pursuant to the Coastal Act necessary for the preparation and adoption of a local coastal program ("LCP") because the Coastal Commission's LCP review and approval procedures have been found to be functionally equivalent to the environmental review process.

CDP:

Tiles 21, 22, and 25 of the Municipal Code are components of the City's certified Local Coastal Program ("LCP"). Amendments to the certified LCP are subject to California Coastal Commission approval. After the local adoption process is completed, the City will submit the ordinance to the Coastal Commission for certification. Further information regarding California Coastal Commission processes can be found at <https://www.coastal.ca.gov/lcp/mrfcj/lcp-amendment-process.html>

Staff Recommendation:

By motion, adopt a Resolution recommending to the City Council adoption of the Ordinance amending the Municipal Code (MC Amendment 2026-0381) and the Local Coastal Program (LCP Amendment 2026-0382), and finding said action exempt from CEQA.

[Item 5.2 Staff Report](#)

[Attachment 1 - Resolution No. 26-0381, including Ordinance as Exhibit A](#)

[Attachment 2 - Chart of DR Efficiency Ordinance Changes](#)

[Public Comment \(uploaded 03/17/26\)](#)

[Additional Public Comment \(uploaded 03/18/26\)](#)

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.