



City of Laguna Beach
PLANNING COMMISSION
Council Chambers
505 Forest Ave.
Laguna Beach, CA 92651
September 16, 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 Goldman and Commissioner Whitin will be participating remotely from the locations noted below.

Chair Goldman
9420 Eden Drive
Beverly Hills, CA 90210

Commissioner Whitin
1417 N. Orange Grove Ave.
Los Angeles 90046

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

4.1 September 2, 2026 Draft Minutes

[September 2, 2026 Draft Minutes](#)

4.2 Item: **Temporary Use Permit 2026-1685**
Applicant: Danielle Foley (PDB Collaborative) for Dune Drifter LLC (949) 529-7992 | danielle@pdbcollab.com
Prepared By: Community Development Department, Kate Kazama, Senior Planner (949) 497-0748 | kkazama@lagunabeachcity.net

Location: 30802 Coast Highway | APN: 656-191-38

Request: To establish a temporary construction employee parking lot within an existing paved surface lot from October 2026 through October 2028 for the duration of the Pacific Edge Hotel remodel project in the REC (Recreation) zone.

CEQA: The project qualifies for a categorical exemption pursuant to the State California Environmental Quality Act (CEQA) Guidelines, Section 15304(e), Class 4 (Minor Alterations to Land), in that the project consists of a temporary use of land having negligible or no permanent effects on the environment.

CDP: The project is located within the Hobo Canyon area of deferred certification, and therefore any Coastal Development Permit required for the Project is subject to the original jurisdiction of the California Coastal Commission rather than the City.

Staff Recommendation: By motion, adopt Resolution No. 2026-1685 approving Temporary Use Permit 2026-1685 and finding said action categorically exempt pursuant to State CEQA Guidelines Section 15304(e).

[Item 4.2 Staff Report](#)

[Attachment 1 - Resolution No. 2026-1685](#)

[Attachment 2 - Resolution No. 2026-1685 \(Revision Markup\)](#)

[Attachment 3 - Conceptual Site Plan, TUP 2016-1478 \(Exhibit A to Resolution No. 2026-1685\)](#)

[Attachment 4 - Correspondence Received Following the September 2, 2026 Public Hearing](#)

[Public Correspondence \(uploaded 09/14/26\)](#)

[Public Correspondence \(uploaded 09/15/26\)](#)

[Public Correspondence \(uploaded 9-16-26 at 8:07am\)](#)

[Public Correspondence \(uploaded 9-16-26 at 4:17pm\)](#)

- 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 2026-1390

Applicant: Dennis Lee, Success Sign Group (626) 444-8181 | ssgsign@gmail.com

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

Location:

858 South Coast Highway | APN: 644-061-12

Request:

Installation of two wall signs totaling 46.2 square feet at an existing restaurant located in the C-1, Local Business District, and after-the-fact approval of an existing 4.9 square foot wall sign near the building entrance.

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. The project also qualifies pursuant to Section 15311 – Accessory Structures, in that the project is limited to on-premises signs accessory to an existing commercial building.

CDP:

The project is exempt from the Coastal Development Permit requirements pursuant to LBMC Section 25.07.008, Coastal Development Permits and is located within a non-appealable area of the Coastal Zone.

Staff Recommendation:

By motion, adopt Resolution No. 2026-1390 approving Sign Permit 2026-1390 and finding said action exempt from CEQA.

[Item 5.1 Staff Report](#)

[Attachment 1 - Resolution No. 2026-1390](#)

[Attachment 2 - Sign Plan](#)

[Attachment 3 - Sign Color Swatch](#)

5.2 Item:

DR 2026-1760 and CDP 2026-1762

Applicant: City of Laguna Beach, Public Works and Utilities

Department

Prepared By: City of Laguna Beach, Public Works and Utilities Department, Yun-Yun Lee, Project Manager (949) 497-0328 | YLee@LagunaBeachCity.net

Location:

260 Cliff Drive | APN: 496-012-30

Request:

Design Review and Coastal Development Permit for the Jahraus Park Renovation Capital Improvement Project, including accessibility and pedestrian circulation improvements, rehabilitation of existing park features, landscape and irrigation improvements, pathway lighting, parking and site amenity improvements, and associated civil work within the CBD-P (Public Parks) District of the Downtown Specific Plan.

CEQA:

The project qualifies for a categorical exemption under CEQA pursuant to Section 15301 (Class 1, Existing Facilities), as it involves the repair, maintenance, and minor alteration of an existing public park and its facilities and topographical features, with negligible or no expansion of use.

CDP:

A Coastal Development Permit is required pursuant to LBMC Section 25.07.004 and is governed by Chapter 25.07. The project is located within an appealable area of the Coastal Zone. Information on California Coastal Commission appeal procedures is available at <https://www.coastal.ca.gov/cdp/cdp-forms.html>

Staff Recommendation:

By motion, adopt a resolution approving Design Review 2026-1760 and Coastal Development Permit 2026-1762 subject to the findings and conditions of approval set forth in the resolution, and finding said action categorically exempt from CEQA under State CEQA Guidelines Section 15301.

[Item 5.2 Staff Report](#)

[Attachment 1 - Resolution No. 2026-1760](#)

[Attachment 2 - Plans](#)

[Attachment 3 - Plant Palette List](#)

[Attachment 4 - Excerpt of Planning Commission Minutes, November 5, 2025 \(Item 5.2, Concept Review 25-2035\)](#)

5.3 Item:

Concept Review 2026-1761

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

Prepared By: Public Works and Utilities Department, Yun-Yun Lee, Project Manager (949) 497-0328 | YLee@lagunabeachcity.net

Location:	Main Beach Park – Marine Safety Headquarters to Laguna Avenue (307 South Coast Highway) APNs: 496-021-05, -06, -07, -08, -09, -11, -12, & -13 and 644-017-07 & -08
Request:	Concept review of the proposed Main Beach Boardwalk Improvement Project, consisting of replacement of approximately 2,045 existing wood decking boards along the Main Beach Boardwalk, estimated at approximately 1,200 linear feet, and at the associated boardwalk access stairs, within the existing boardwalk footprint, alignment, and structural configuration, including consideration of replacement decking material alternatives. No project approval or other discretionary action is requested at this time.
CEQA:	Pursuant to CEQA Guidelines Section 15262, the concept review is exempt from the California Environmental Quality Act under the statutory exemption for feasibility and planning studies.
CDP:	The project site is located within an appealable area of the Coastal Zone, and coastal development permit requirements have not yet been determined and are not before the Planning Commission as part of this concept review.
Staff Recommendation:	Staff recommends that the Planning Commission conduct a public hearing, receive the staff presentation, review the conceptual exhibits and decking material alternatives for the proposed Main Beach Boardwalk Improvement Project, consider public testimony, and provide feedback to inform material selection and the preparation of construction documents. Staff further recommends that the Planning Commission determine that the project is statutorily exempt from CEQA pursuant to Section 15262.

[Item 5.3 Staff Report](#)

[Attachment 1 - Existing Conditions Photographs](#)

[Attachment 2 - Project Location Aerial Exhibit](#)

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.