



City of Laguna Beach
DESIGN REVIEW BOARD
Council Chambers
505 Forest Avenue
Laguna Beach, CA 92651
July 23, 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.*

Board Member Remote Attendance Notice -

Board Member Weil will be participating remotely from the following location: 17311 W Glendale Ave., Waddell, AZ 85355.

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 (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

5. REGULAR BUSINESS

5.1 Item:

**2885 Rounsevel Terrace | APN: 656-165-12
Coastal Development Permit 26-1033
Variance 26-1030**

City Staff: Community Development Department
Bill Rodrigues, Planning Manager
(949) 497-0362 | mkilroy@lagunabeachcity.net

Applicant: Scott Hutcheon | Applicant
(949) 887-7738 | scott@seasonslandscaping.com

Request: Variance to an existing Accessory Dwelling Unit (ADU)

Staff Recommendation: Continue the public hearing to the regular Design Review Board meeting August 13, 2026.

[Item 5.1 - Staff Report](#)

5.2 Item: **553 Lombardy | APN: 644-097-61**
Design Review 2026-0788

City Staff: Community Development Department
Sammi Montalto, Associate Planner
(949) 715-0821 | smontalto@lagunabeachcity.net

Applicant: Katerina Burianova, Architect
(949) 295-8041, katerina@kbarchitectinc.com

Request: To construct a 126-square-foot elevated deck with an exterior spiral staircase at the rear of an existing single-family residence in the R-1 (Residential Low Density) zone.

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 project does not require a Coastal Development Permit because it qualifies as exempt development pursuant to Laguna Beach Municipal Code Section 25.07.008. The proposed improvements consist of minor alterations to an existing single-family residence that do not constitute development requiring a Coastal Development Permit.

Staff Recommendation: Adopt Resolution 2026-0788 approving Design Review 2026-0788 for the property located at 553 Lombardy and find said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.2 - Staff Report](#)
[Attachment 1 - Resolution 2026-0788](#)
[Attachment 2 - Plans](#)

[Attachment 3 - Certified Staking Plan](#)
[Attachment 4 - Public Correspondence](#)
[Correspondence Tanaka 07-20-26](#)
[Correspondence Tanaka 07-21-26](#)

5.3 Item:

1590 Via Corsica | APN: 053-302-02
Design Review 2026-1261
Revocable Encroachment Permit 2026-1262
Variance 2026-1263

City Staff:

Community Development Department
Sammi Montalto, Associate Planner
(949) 715-0821 | smontalto@lagunabeachcity.net

Applicant:

Armando Corado, Architect
(949) 529-9012, armando@alderjames.com

Request:

Addition to and remodel of an existing single-family dwelling by adding a new upper level and elevated deck, new spa grading, landscaping and pool, in the R-1 (Residential Low Density) zone. The project also includes a Revocable Encroachment Permit for a driveway apron, entry walkways, site walls, irrigation, and planters within the public right-of-way, and a Variance to allow the reconstructed and expanded garage and associated roof eaves to encroach into the required side yard setback.

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 and Section 15305 - Minor Alterations in Land Use Limitations in that a setback variance to encroach into the required side yard is proposed but would not result in the creation of a new parcel or any change in land use or density.

CDP:

The project is exempt from the requirement to obtain a Coastal Development Permit pursuant to Laguna Beach Municipal Code Section 25.07.008 because it qualifies as a minor remodel. Accordingly, the proposed development is exempt from Coastal Development Permit requirements.

Staff Recommendation:

Adopt Resolution 2026-1261 approving Design Review 2026-1261, Revocable Encroachment Permit 2026-1262, and Variance 2026-1263 for the property located at 1590 Via Corsica and find said action categorically exempt pursuant to CEQA Guidelines Section 15301 and Section 15305.

[Item 5.3 - Staff Report](#)

[Attachment 1 - Resolution 2026-1261](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking Plan](#)
[Attachment 4 - Color and Material Board & Colored Elevations](#)
[Attachment 5 - Public Correspondence](#)

5.4 Item: **1588 Skyline Drive | APN: 641-112-10**
Design Review 2026-1183
Variance 2026-1184

City Staff: Community Development Department
Daniel Latham, Associate Planner
(949) 46-6612 | dlatham@lagunabeachcity.net

Applicant: David Bailey, Architect
(949) 573-1050 | david@dlbarch.com

Request: Additions to a single-family residence including an elevated deck, new windows and doors and new chimney in the R-1 (Residential Low Density) zone. A Variance is requested to encroach into the special subdivision side yard setback.

CEQA: The project qualifies for a categorical exemption pursuant to Section 15301 - Existing Facilities, in that the project consists of additions and minor modifications to an existing single-family residence within the existing footprint and a cantilevered deck extension and Section 15305 - Minor Alterations in Land Use Limitations in that the proposed improvements but would not result in the creation of a new parcel or any change in land use or density.

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

Staff Recommendation: Adopt Resolution 2026-1183 approving Design Review 2026-1183 and Variance 2026-1184 for additions, elevated deck expansion, windows and doors and new chimney for the property located at 1588 Skyline Drive and find said action categorically exempt pursuant to CEQA Guidelines Sections 15301 and 15305.

[Item 5.4 - Staff Report](#)
[Attachment 1 - Resolution 2026-1183](#)
[Attachment 2 - Plans](#)
[Attachment 3 - Certified Staking](#)

[Attachment 4 - Variance Application](#)

5.5 Item:	30722 Driftwood Drive APN: 641-112-10 Design Review 2026-1194 Coastal Development Permit 2026-1196 Variance 2026-1194 Revocable Encroachment Permit 2026-1302
City Staff:	Community Development Department Daniel Latham, Associate Planner (949) 464-6612 dlatham@lagunabeachcity.net
Applicant:	Lindsay Merget (412) 952-4600 lindsay.merget@gmail.com
Request:	Additions totaling 1,616 square feet to an existing single-family residence including elevated decks, new windows and doors, retaining walls, grading, hardscaping and landscaping in the R-1 (Residential Low Density) zone.
CEQA:	The recommended action to continue the item is not subject to CEQA review. Alternatively, if staff is directed to return with a resolution supporting the project, the project qualifies for a categorical exemption pursuant to Section 15303 - New Construction or Conversion of Small Structures, in that the project consists of a major remodel of a single-family residence and Section 15305 - Minor Alterations in Land Use Limitations in that the proposed improvements but would not result in the creation of a new parcel or any change in land use or density.
CDP:	The project site is located within a non-appealable area of the Coastal Zone. The decision by the Design Review Board can be appealed to the City Council upon the payment of \$2,500 and in accordance with Laguna Beach Municipal Code Section 25.05.070. However, the decision by the City Council is not appealable to the California Coastal Commission.
Staff Recommendation:	Conduct a public hearing and continue the project to a date certain with direction to the applicant to redesign the project to comply with the required side yard setback, which would eliminate the variance request, for the property at 30722 Driftwood Drive. Alternatively, if the Design Review Board (Board) determines that the project is consistent with the design criteria and the Board can make the variance findings, the Board should direct staff to prepare a resolution with the Board's variance findings for consideration at the August 13, 2026 Board meeting.

[Item 5.5 - Staff Report](#)
[Attachment 1 - Plans](#)

[Attachment 2 - Certified Staking](#)
[Attachment 3 - Color and Materials Board](#)
[Attachment 4 - Colored Elevations and Renderings](#)
[Attachment 5 - Variance Application](#)
[Attachment 6 - Revocable Encroachment Permit Plan.](#)
[Correspondence Peluso 7-21-26](#)

5.6 Item:

661 Nyes Place | APN: 656-062-09
Design Review 2026-0759, Variance 2026-0760
Coastal Development Permit 2026-0761

City Staff:

Community Development Department
Shaveta Sharma, Senior Planner
(949) 715-0958 | ssharma@lagunabeachcity.net

Applicant:

James Conrad, Architect (949) 497-0200,
jconradarc@gmail.com

Request:

Remodel and addition to a single-family residence, exterior façade modifications including materials and roofline, new elevated decks, new retaining walls, landscape, and lighting. A Variance is requested to encroach into the front yard setback and exceed the maximum height allowed curb elevation. A Coastal Development Permit is required for the proposed attached Accessory Dwelling Unit.

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 and 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, and Section 15305 - Minor Alterations in Land Use Limitations

CDP:

The project site is located in the non-appealable area of the Coastal Zone. The project's scope requires a Coastal Development Permit pursuant to Laguna Beach Municipal Code (LBMC) Chapter 25.07. The City's decision on the Coastal Development Permit is not appealable to the California Coastal Commission.

Staff Recommendation:

Adopt Resolution 2026-0759 approving Design Review 2026-0759, Variance 2026-0760, and Coastal Development Permit 2026-0761 for the property located at 661 Nyes Place and find said action categorically exempt pursuant to CEQA Guidelines Sections 15301 and 15303.

[Item 5.6 - Staff Report](#)

[Attachment 1 - Resolution 2026-0759](#)
[Attachment 2- Plans updated](#)
[Attachment 3 - Colored Elevations and Colors and Materials](#)
[Attachment 4 - 3-D Renderings](#)
[Correspondence Grefe 07-23-2026](#)

5.7 Item:	854 Tia Juana Street APNs: 644-474-19, 644-474-18, 644-474-17 Design Review 2026-0817 Coastal Development Permit 2026-0816
City Staff:	Community Development Department Daniel Latham, Associate Planner (949) 464-6612 dlatham@lagunabeachcity.net
Applicant:	Horst Noppenberger, Architect (949) 494-9569 horst@horst-architects.com
Request:	A new single-family residence with attached two-car garage, retaining walls, elevated decks, floor area exceedance, grading, spa, hardscaping, landscaping and an attached accessory dwelling unit (ADU) in the R-1 (Residential Low Density) zone. This project also proposes a lot merger and street extension.
CEQA:	CEQA does not apply to projects that are continued.
CDP:	The project site is located within an appealable area of the Coastal Zone. The decision by the Design Review Board can be appealed to the City Council upon the payment of \$2,500 and in accordance with Laguna Beach Municipal Code Section 25.05.070. The decision by the City Council is appealable to the California Coastal Commission.
Staff Recommendation:	Staff recommends that the Design Review Board continue the project to a date certain with direction to the applicant to address view equity.

[Item 5.7 - Staff Report](#)
[Attachment 1 - Plans and Renderings](#)
[Attachment 2 - Certified Staking Plan](#)
[Attachment 3 - Color and Material Board](#)
[Attachment 4 - Colored Elevations](#)
[Attachment 5 - Biological Report](#)
[Attachment 6 - Geotechnical Report](#)
[Attachment 7 - Hydrology Report](#)
[Attachment 8 - Alternative Materials and Methods Report](#)

6. OTHER BUSINESS

- 7. ADJOURNMENT** - *Adjournment to the regularly scheduled virtual Design Review Board/Board of Adjustment meeting on September 10, 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.