



City of Laguna Beach
DESIGN REVIEW BOARD

March 12, 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 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 Item:

**Coastal Development Permit 2026-0148
238 Chiquita St. | APN: 053-124-18**

City Staff:

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

Applicant:

Bill Dickey, Designer
(949) 412-5208 | bill@sunsetcoastremodels.com

Request: To consider granting a coastal development permit to develop a new, two-story 799-square foot detached accessory dwelling unit (ADU) and replacement-parking carport that exceeds allowable building site coverage on property containing a two-story City of Laguna Beach-designated historic single-family residence.

Staff Recommendation: Adopt Resolution 2026-0148 denying Coastal Development Permit 2026-0148 for the property located at 238 Chiquita Street

[Item 4.1 - Staff Report](#)
[Attachment 1 - Resolution 2026-0148](#)
[Correspondence - Mr. Kisiel 03.11.2026 @ 0921 hrs](#)

5. REGULAR BUSINESS

5.1 Item: **Design Review 25-0875**
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 March 26, 2026.

[Item 5.1 - Staff Report](#)
[Attachment 1 - Continuance Request](#)

5.2 Item: **Design Review 25-1819**
Coastal Development Permit 25-1820
399 Pearl Street | APN: 644-267-16

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

Applicant: Chris LeTourneau, Architect

Request: Addition and remodel to an existing single-family residence, including upper- and lower-level additions, increase in building site coverage, elevated decks, landscaping, and an attached accessory dwelling unit (ADU) in the R-1 (Residential Low Density) zone.

Staff Recommendation: Table the public hearing to allow the project to be re-noticed for a future Design Review Board's meeting.

[Item 5.2 - Staff Report](#)
[Attachment 1 -Table Request](#)

5.3 Item: **Design Review 2026-0004**
Coastal Development Permit 2026-0003
310 Lookout Drive | APN: 496-165-01

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

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

Request: Major remodel and expansion of an existing single-family residence and attached two-car garage that include improvements on lots with a slope greater than 30%, new elevated decks, grading, pool and spa, new retaining walls, landscape, and lighting.

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 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 2026-0004 approving Design Review 2026-0004 and Coastal Development Permit 2026-0003 for the property located at 310 Lookout Drive and find said action categorically exempt pursuant to CEQA Guidelines Section 15301.

[Item 5.3 - Staff Report](#)
[Attachment 1 - Continuance request](#)

5.4 Item:	Design Review 26-0027 755 Nyes Place APN: 656-062-21
City Staff:	Community Development Department Alyssa Suárez, Associate Planner (949) 464-6686 asuarez@lagunabeachcity.net
Applicant:	Nancy Balmer-Csira (949) 244-6364 nancycsira@gmail.com
Request:	Construct a 264 square-foot deck addition, including the installation of two 18-inch diameter footings, and a new patio door and window configuration for an existing single-family residence. 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; 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.
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 Chapter 25.07.
Staff Recommendation:	Conduct a public hearing and by motion adopt Resolution 26-0027 (Attachment 1) approving Design Review 26-0027 for property located at 755 Nyes Place and finding said action exempt from CEQA pursuant to Section 15301 and 15303.

[Item 5.4 - Staff Report](#)
[Attachment 1 - Resolution 2026-0027](#)
[Attachment 2 - 755 Nyes Place DRB Cleared Plans](#)
[Attachment 3 - 755 Nyes PI Certified Staking Plan](#)
[Attachment 4 - Site Photos](#)
[Attachment 5 - Correspondence](#)

5.5 Item:	Design Review 2025-1957 Coastal Development Permit 2025-1956 Variance 2025-1958 868 Bluebird Canyon Drive, APN 644-231-01
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City Staff:	Community Development Department Sammi Montalto, Associate Planner (949) 715-0821 smontalto@lagunabeachcity.net
Applicant:	Gregg Abel, Architect (949) 683-1007, -gregg@greggabel.com
Request:	Construction of a detached accessory dwelling unit (ADU); and a new pool and spa within the required watercourse setback.
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 non-appealable area of the Coastal Zone. The proposed ADU requires a Coastal Development Permit; however, the pool and spa are exempt development pursuant to Laguna Beach Municipal Code Section 25.07.007(A)(1).
Staff Recommendation:	Adopt Resolution 2025-1957 approving Design Review 2025-1957, Coastal Development Permit 2025-1956, and Variance 2025-1958 for the property located at 868 Bluebird Canyon Drive and find said action categorically exempt pursuant to CEQA Guidelines Section 15303.

[Item 5.5 - Staff Report](#)
[Attachment 1 - Resolution 2025-1957](#)
[Attachment 2 - Plans](#)
[Correspondence Candelaria 3-12-2026](#)

6. OTHER BUSINESS

7. **ADJOURNMENT** - *Adjournment to the regularly scheduled Design Review Board/Board of Adjustment meeting on March 26, 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.