



City of Laguna Beach
PLANNING COMMISSION
Council Chambers
505 Forest Ave.
Laguna Beach, CA 92651
August 5, 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.

1. CALL TO ORDER

2. ROLL CALL

3. ELECTION OF OFFICERS

3.1 Election of Chairperson

3.2 Election of Chair Pro Tem

4. 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.

5. CONSENT CALENDAR

5.1 July 15, 2026 Draft Minutes

- 6. 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.*

6.1 Item:	Conditional Use Permit 2026-1377 Applicant: Michael Bermingham, Le Macaron Prepared By: Community Development Department, Jessica Mendoza (949) 497-0390 jmendoza@lagunabeachcity.net
Location:	184 S. Coast Highway (primary address; also identified as 176 S. Coast Highway and formerly identified as 188 S. Coast Highway in Resolution No. 21 9542); APN: 641-255-10
Request:	Amendment to Conditional Use Permit 21 9542 to delete Condition No. 19 of Resolution No. 21 9542, which limits gelato sales to macaron gelato sandwiches and prohibits standalone gelato sales for the take out food establishment specializing in French macarons at 176 South Coast Highway. The amendment would allow gelato to be served in cups and cones. Pursuant to LBMC Section 25.05.030(K), the request is processed as a subsequent Conditional Use Permit.
CEQA:	The Project qualifies for a categorical exemption pursuant to State CEQA Guidelines Section 15301 (Class 1, Existing Facilities).
CDP:	This project is located within an appealable area of the Coastal Zone. The Project is exempt from Coastal Development Permit requirements pursuant to LBMC Section 25.07.008 because the Project involves no physical development and no change in the density or intensity of use of land or water, or of access thereto.
Staff Recommendation:	By motion, adopt Resolution No. 2026-1377 approving Conditional Use Permit 2026-1377, finding the Project categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301, and determining the Project exempt from Coastal Development Permit requirements pursuant to LBMC Section 25.07.008.

[Item 6.1 Staff Report](#)
[Attachment 1 - Resolution No. 2026-1377](#)

[Attachment 2 - Application](#)
[Attachment 3 - Letter of Intent](#)
[Attachment 4 - Plans](#)
[Attachment 5 - Le Macaron Menu](#)
[Attachment 6 - Resolution No. 21-9542 \(CUP 21-9542 for a take out food establishment specializing in French macarons\)](#)

- 6.2 Item:** **Temporary Use Permit 2026-1290 and Coastal Development Permit 2026-1291**
Applicant: Orange County Farm Bureau (949) 301-9180 | ocfb@sbcglobal.net
Prepared By: Community Development Department, Claire Park, Assistant Planner (949) 464-6632 | clpark@lagunabeachcity.net
- Location:** 521 Forest Ave and 635 Laguna Canyon Road, APNs: 641-241-14 and 641-241-07
- Request:** Continue the operation of the Farmers' Market at 521 Forest Avenue (Lot 12 – Lumberyard Lot) and 635 Laguna Canyon Road (portion of Lot 11 – Forest/Laguna Canyon Lot), with an increased number of vendors from 46 vendors to 58 vendors plus two (2) City reserved booth spaces, for a total of sixty (60) spaces in the Downtown Specific Plan area.
- CEQA:** The project qualifies for a categorical exemption pursuant to the California Environmental Quality Act Guidelines, Section 15304(e) – 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 a non-appealable area of the Coastal Zone.
- Staff Recommendation:** By motion, adopt Resolution No. 2026-1290 approving Temporary Use Permit 2026-1290 and Coastal Development Permit 2026-1291 and finding said action exempt from CEQA.

[Item 6.2 Staff Report](#)
[Attachment 1 - Resolution No. 2026-1290](#)
[Attachment 2 - Application](#)
[Attachment 3 - Plans](#)
[Attachment 4 - Correspondence](#)

- 6.3 Item:** **Design Review 2026-1541**
Applicant: City of Laguna Beach (949) 497-0792 |

uescalona@lagunabeachcity.net

**Prepared By: Public Works and Utilities Department,
Ulises Escalona, Senior Project Manager (949) 497-0792
| uescalona@lagunabeachcity.net**

Location: An approximately one-mile segment of the North Coast Interceptor (Reach 5) extending through Aliso Canyon between Country Club Drive and the South Orange County Wastewater Authority (SOCWA) Coastal Treatment Plant | Portions of APNs: 056-240-03, 056-240-04, 056-240-12, 056-240-35, 056-240-36, 056-240-47, 056-240-48, 056-240-50, 056-240-51, 056-240-68, 120-191-79, and 120-191-80

Request: The North Coast Interceptor Reach 5 Replacement Project, proposed by the City of Laguna Beach Public Works and Utilities Department, requires adoption of the Initial Study/Mitigated Negative Declaration (IS/MND) and associated Mitigation Monitoring and Reporting Program (MMRP) pursuant to the California Environmental Quality Act (CEQA), along with approval of Design Review 2026 1541 for permanent above-ground utility improvements, including the connection/diversion vault, air release/vacuum valve assemblies, isolation valve vault, and associated utility appurtenances. Design Review is required for the proposed permanent above ground utility structures and related improvements, including work within environmentally sensitive areas, grading exceeding 20 cubic yards, and the clearing and restoration of native vegetation.

CEQA: Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the Project pursuant to the California Environmental Quality Act (CEQA); SCH # 2025011039.

CDP: The Project is located within an appealable area of the Coastal Zone and requires a Coastal Development Permit from the California Coastal Commission, which has permit jurisdiction.

Staff Recommendation: By motion, adopt Resolution No. 2026-1541 to:

- Adopt the Initial Study/Mitigated Negative Declaration (IS/MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the North Coast Interceptor Reach 5 Replacement Project pursuant to the California Environmental Quality Act (CEQA); and
- Approve Design Review 2026-1541 for the project.

[Item 6.3 Staff Report](#)

[Attachment 1 - Resolution No. 2026-1541](#)

[Exhibit A: Initial Study/Mitigated Negative Declaration](#)

[Exhibit B: Mitigation Monitoring and Reporting Program](#)

[Exhibit C: Response to Comments](#)

[Exhibit D: Draft Conditions of Approval](#)

6.4 Item:	Design Review 2026-0453, Coastal Development Permit 2026-0454 and Conditional Use Permit 2026-0455 Applicant: Bob White, Forest Studio (949) 497-0202 bob@foreststudio.com Applicant Representative: Nancy Csira, Applicant Representative (949) 244-6364 nancycsira@gmail.com Prepared By: Community Development Department, Heather Steven, Senior Planner (949) 497-0332 hsteven@lagunabeachcity.net
Location:	1947 Rim Rock Canyon Road APN: 641-401-23
Request:	The applicant requests approval of Design Review, a Coastal Development Permit, and a Conditional Use Permit to construct a new 3,515.9 square foot single family dwelling with a guest room, an attached two car garage, a detached accessory dwelling unit (ADU), and four uncovered parking spaces. Design Review is required for the new structures and associated site improvements, including grading, retaining walls, patio covers, pool, spa, soaking tub, fencing and equipment, fuel modification plan, AM&M requests, hardscape, and landscaping. A Coastal Development Permit is required for demolition of existing structures and construction of the new residence and detached ADU. A Conditional Use Permit is requested because the proposed detached ADU exceeds the objective ADU standards, including the maximum 16 foot height limit established in the applicable ADU regulations.
CEQA:	The Project qualifies for a categorical exemption under CEQA pursuant to Section 15301 (Class 1, Existing Facilities), which includes demolition and removal of up to three single family residences, and Section 15303 (Class 3, New Construction or Conversion of Small Structures), as the Project involves construction and placement of a limited number of new, small structures.
CDP:	The Project is located within a non-appealable area of the Coastal Zone. The proposed project requires a Coastal Development Permit and the review procedure identified in LBMC Code Section 25.07.012(B)(3) applies to any such determination.
Staff Recommendation:	By motion, adopt Resolution No. 2026-0453 approving Design Review 2026-0453, Coastal Development Permit 2026-0454, and Conditional Use Permit 2026-0455 and finding said action exempt from CEQA.

Item 6.4 Staff Report
Attachment 1 - Resolution No. 2026-0453
Attachment 2 - Application
Attachment 3 - Plans
Attachment 4 - Certified Staking Plan
Attachment 5 - Request for Alternate Materials, Design,
and Methods of Construction (AM&M) (October 27,
2025)
Attachment 6 - Amortization Agreement (May 12, 2011;
recorded June 13, 2011)
Attachment 7 - Amortization Agreement (recorded
December 26, 2018)
Attachment 8 - Preliminary Historical Assessment
Review Memo (January 13, 2017)
Attachment 9 - Public Correspondence

7. OTHER BUSINESS

8. COMMITTEE, COMMISSIONERS, AND STAFF REPORTS

9. 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.