



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

December 3, 2025
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 - Commissioner Goldman will be participating remotely from the following location noted below.

1 Hotel Central Park
Business Center
1414 6th Ave.
New York, NY 10019

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 October 15, 2025 Draft Minutes

[October 15, 2025 Draft Minutes](#)

4.2 Item: **Design Review 24-2666, Conditional Use Permit 24-2667 and Sign Permit 24-2668**
Applicant: AC Atherton, Architect, (949) 613-4745 | aca@summit7d.com
Prepared By: Community Development Department, Samantha Beier, AICP, Planning Manager (949) 497-0730 | sbeier@lagunabeachcity.net

Location: 825 South Coast Highway | APN: 644-024-01 and -09

Request: Staff requests that the Planning Commission continue its review to the January 21, 2026 Planning Commission meeting to allow for additional staff analysis of the application.

Staff Recommendation: Staff recommends that the Planning Commission approve the request for a continuance of Design Review 24-2666, Conditional Use Permit 24-2667 and Sign Permit 24-2668 to January 21, 2026.

[Item 4.2 Staff Report](#)

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: **General Plan Consistency 25-2355**
Applicant: City of Laguna Beach
Prepared By: City Manager's Office, Louie Lacasella, Senior Management Analyst (949) 497-0736 | llacasella@lagunabeachcity.net

Location: Site 1: APN 644-151-21, 1437 Cerritos Dr. (Afrasiabi Parcel); Site 2: APN 641-171-04 (Bortz Parcel); Site 3: APN 644-417-03, 1000 Fernando Ave. (Clairmont Parcel); Site 4: APN 641-231-11, 255 Woodland Dr.

Request: The City of Laguna Beach is requesting a General Plan Consistency Determination related to the acceptance of donated land at four properties within the City. On June 24, 2024, September 24, 2024, and April 8, 2025, the City Council directed staff to pursue acceptance of the donation of the subject properties, identified as Sites 1 through 4. Pursuant to Administrative Policy 5 21A, a General Plan Consistency Determination is required for this action. In addition, under California Government Code Section 65402(a), the Planning Commission must determine whether the proposed acquisition is consistent with the General Plan. Staff has reviewed the request and finds that all the necessary considerations can be made. Accordingly, staff recommends that the Planning Commission find the Project to be consistent with City's General Plan.

CEQA: This request is not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15378(b)(5), as the acceptance of land donations constitutes an administrative action by a government entity that will not result in direct or indirect physical changes to the environment.

CDP: This request includes four sites. Site 1 is located within the appealable area of the Coastal Zone, while Sites 2 through 4 are located within the nonappealable area of the Coastal Zone. A Coastal Development Permit is not required for the acceptance of land donations or related administrative actions, as these actions do not constitute development under Laguna Beach Municipal Code Chapter 25.07.

Staff Recommendation: By motion, adopt Resolution No. 25 2355, determining that the potential acquisition of the subject properties at APN: 644 151 21, APN: 641 171 04, APN: 644 417 03, and APN: 641 231 11 is consistent with the City's General Plan and that the action is exempt from CEQA.

[Item 5.1 Staff Report](#)
[Attachment 1 - Resolution No. 25-2355](#)

5.2 Item: **Temporary Use Permit 25-2295 and Coastal Development Permit 25-2294**
Applicant: Glenn Gray, Pacific Marine Mammal Center (949) 322-8590 | ggray@pacificmmc.org
Prepared By: Community Development Department, Sarah Olsen, Assistant Planner (949) 715-1149 | solsen@lagunabeachcity.net

Location: 20652 Laguna Canyon Road | APN: 629-031-26

Request: The Applicant, Glenn Gray, is requesting approval of Temporary Use Permit 25-2295 and Coastal Development Permit 25-2294. The proposed Temporary Use Permit and Coastal Development Permit would involve continuing the operation of a previously approved temporary animal care facility at the north end of the Laguna Beach Dog Park located at 20652 Laguna Canyon Road in the OSC-I (Open Space Conservation - Institutional) zone within the Laguna Canyon Annexation Area Specific Plan.

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: This project 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: To continue the operation of a previously approved temporary animal care facility through June 30, 2026, within the OSC-I (Open Space Conservation-Institutional) zone of the Laguna Canyon Annexation Area Specific Plan.

[Item 5.2 Staff Report](#)
[Attachment 1 - Resolution No. 25-2295](#)
[Attachment 2 - Application](#)
[Attachment 3 - Letter of Intent](#)
[Attachment 4 - Plans](#)
[Attachment 5 - Resolution 24-2518.pdf](#)

5.3 Item: **Conditional Use Permit 25-2265, Coastal Development Permit 25-2267 and Sign Permit 25-2266**
Applicant: Garry Ledesma, Manager | Seahorse LB, LLC (949) 306-4242 | gledesma24@aol.com
Prepared By: Community Development Department, Sarah Olsen, Assistant Planner (949) 715-1149 | solsen@lagunabeachcity.net

Location: 1796 S Coast Highway | APN: 644-271-07

Request: The Applicant, Garry Ledesma, is requesting approval of Conditional Use Permit 25 2265, Coastal Development Permit 25 2267, and Sign Permit 25 2266. The proposed Conditional Use Permit would establish a tavern, the Seahorse Lounge, offering on site sale and consumption of alcohol and live entertainment. The CUP would also authorize outdoor seating at the existing Pearl Street Coffee Shop and a joint use parking

plan that incorporates a historic preservation incentive, allowing a 75% reduction in the required off street parking spaces for the Seahorse Lounge, Pearl Street Coffee Shop, and Pearl Street General Store. The Coastal Development Permit is required for the intensification of use of the existing commercial space, and the Sign Permit covers three window signs and one painted wall sign.

CEQA: The project qualifies for a categorical exemption pursuant to Section 15301 (Existing Facilities) and Section 15331 (Historic Resource Restoration/ Rehabilitation).

CDP: The Project is located within a non-appealable area of the Coastal Zone.

Staff Recommendation: By motion, adopt Resolution No. 25-2265 approving Conditional Use Permit 25-2265, Coastal Development Permit 25-2267, and Sign Permit 25-2266 and finding said action exempt from CEQA.

[Item 5.3 Staff Report](#)
[Attachment 1 - Resolution No. 25-2265](#)
[Attachment 2 - Letter of intent](#)
[Attachment 3 - Plans](#)
[Attachment 4 - Joint Use Parking Plan](#)
[Attachment 5 - Planning Application](#)
[Attachment 6 - Public Correspondence](#)

5.4 Item: **Design Review 25-1035, Coastal Development Permit 25-1037, Conditional Use Permit 25-1036 and Coastal Development Permit 25-2021**
Applicant: Benjamin Stevens, Architect (949) 680-8616 | ben@benjaminjohnstevens.com
Prepared By: Community Development Department, Shaveta Sharma, Senior Planner (949) 715-0958 | ssharma@lagunabeachcity.net

Location: 2020 South Coast Highway | APN: 644-274-07

Request: The Applicant, Benjamin Stevens, Architect, is requesting design review ("DR") and a coastal development permit ("CDP") to expand an existing hotel from 22 units to 25 units (Woods Cove Inn) in the C-1 (Local Business District) zone. Design review is required for exterior modifications to the hotel. A coastal development permit is required for the intensification of use. Additionally, pursuant to Laguna Beach Municipal Code Section 25.52.006(G)(3), the Planning

Commission will make a recommendation to the City Council on Conditional Use Permit 25-1036 and CDP 25-2021 regarding a request to reduce the number of required off-street parking spaces based on the implementation of a parking and transportation demand management plan.

- CEQA:** The project qualifies for a categorical exemption pursuant to the California Environmental Quality Act Guidelines, Section 15303 – New Construction or Conversion of Small Structures
- CDP:** This project is in the non-appealable area of the Coastal Zone.
- Staff Recommendation:** By motion, adopt Resolution No. 25-1035 approving Design Review 25-1035 and Coastal Development Permit 25-1037, and recommending City Council approval of Conditional Use Permit 25-1036 and Coastal Development Permit 25-2021, and finding said action exempt from CEQA.

[Item 5.4 Staff Report](#)
[Attachment 1 - Resolution No. 25-1035](#)
[Attachment 2 - Application](#)
[Attachment 3 - Plans](#)
[Attachment 4 - TDM Study](#)
[Attachment 5 - Color and Materials Board and Existing Elevations](#)
[Attachment 6 - Letter of Intent](#)
[Attachment 7 - Public Correspondence](#)

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.