



City of Laguna Beach  
**DESIGN REVIEW BOARD**

Council Chambers 505 Forest Ave. Laguna Beach, CA 92651

June 8, 2023

**5:00 PM**

**Meeting Agenda**

**PUBLIC PARTICIPATION** - You may view the meeting live on Cox cable channel 852 and online on the City of Laguna Beach website: [www.lagunabeachcity.net](http://www.lagunabeachcity.net). You may listen and comment over the phone or computer during designated public comment periods by following the steps below: \* To Join on your Computer, iPad or Smart Phone - Copy and paste the link below into a new window to participate via zoom: <https://lagunabeachcity.zoom.us/j/96967550268?pwd=U0RqWGhLWWZtZXRXWVltSU1Pb3kwZz09>. \* To Call in from Any Phone - Call (669) 900-9128, and wait for instructions. The Webinar ID is 969 6755 0268 \* When an item you wish to comment on is discussed, click on Raise Hand or press \*9 on your phone to virtually raise your hand to let the Board know you wish to speak. When it is your turn, staff will unmute your mic and announce your name or phone number, press \*6 to unmute your mic and you may proceed with your comment. The time for comments may be limited, so prepare your remarks accordingly.

You may submit comments on any agenda item or on any item not on the agenda in writing via mail to the Planning Manager at: 505 Forest Avenue, Laguna Beach, CA. 92651 or by email to [adobson@lagunabeachcity.net](mailto:adobson@lagunabeachcity.net). Please email your comments to the Planning Manager no later than 3 P.M. the day before the DRB meeting. This allows sufficient time for the members of the DRB to review your comments.

**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. CONSENT CALENDAR**

**3.1 Item:**

**539 Reed Street | APN: 644-042-03**  
**Design Review 22-1447 and Coastal Development**  
**Permit 22-1448**  
**Applicant: Ronnie Rogers 949-338-9515**  
**[aixrrr@mac.com](mailto:aixrrr@mac.com)**

**City Staff:**

Daniel Latham | Assistant Planner (949) 464-6612 |

dlatham@lagunabeachcity.net

**Request:** The applicant requests a continuance to the November 9, 2023, Design Review Board hearing for design review and a coastal development permit to allow a 450 square foot addition to a duplex in the R-2, Residential Medium Density Zone. Design review is required for a major remodel (aggregate), upper-level additions, skylights, landscaping, and allow a trellis that was previously constructed without permits (Code Enforcement). This project was continued from the February 9, 2023, Design Review Board hearing.

[Staff Report](#)

[Applicant Letter](#)

**3.2 Item:** **21521 Ocean Vista Drive | APN: 656-201-21  
Design Review 23-0356 and Revocable Encroachment  
Permit 23-0410  
Applicant: Christine Aydt, Architect (949) 295-2527 |  
christine@anderslasaterarchitects.com**

**City Staff:** Garrett Wank | Assistant Planner (949) 464-6626 |  
gwank@lagunabeachcity.net

**Request:** The applicant requests design review for a new curb cut and new pool in the R-1 (Residential Low Density) zone. A revocable encroachment permit is requested to construct concrete steps and landing, curb cut to access ramp, and concrete access ramp in the public right-of-way.

**CEQA:** Staff recommends the Design Review Board determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, 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:** This project is located within a non-appealable area of the Coastal Zone.

[Staff Report](#)

[Plans](#)

[Certified Staking Plan](#)

[Public Commentary](#)

#### 4. REGULAR BUSINESS

- 4.1 Item:** **2315 Hillview Drive | APN: 641-421-10**  
**Design Review 23-0068**  
**Applicant: Saeed Kamkar, Designer (949) 307-2723 |**  
**saeeddesignstudio@yahoo.com**
- City Staff:** Garrett Wank | Assistant Planner (949) 464-6626 |  
gwank@lagunabeachcity.net
- Request:** The applicant requests design review for modifications to a prior approval. Proposed modifications include a pool and spa and landscaping in the R-1 (Residential Low Density) zone. Design review is required for the proposed pool, spa, and landscape changes.
- CEQA:** Staff recommends the Design Review Board determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, 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 not expansion of existing or former use.
- CDP:** This project is located within a non-appealable area of the Coastal Zone.
- [Staff Report](#)  
[Plans](#)  
[Lighting Plan](#)
- 4.2 Item:** **466 Oak Street | APN: 644-097-45**  
**Design Review 22-2378, Variance 23-0856, and Coastal**  
**Development Permit 23-0915**  
**Applicant: Marshall Innins, Architect (949) 376-1794**  
**marshall@midgarchitects.com**
- City Staff:** Arlen Beck, Associate Planner at  
abeck@lagunabeachcity.net
- Request:** The applicant requests a variance and coastal development permit for development (additions and detached ADU) to encroach into the modified watercourse at the rear of the property in the R-2

(Residential Medium Density) zone.

**CEQA:** Staff recommends the Design Review Board determine that the proposed project is categorically exempt pursuant to the California Environmental Quality Act Guidelines, 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.

[Staff Report](#)  
[Plans](#)  
[Certified Staking Plan](#)  
[Colored Elevations](#)  
[Variance Application](#)  
[Hydrology Memo](#)  
[Public Works Memo](#)  
[Mapped Watercourses OSCE](#)  
[Public Commentary](#)

## 5. OTHER BUSINESS

6. **ADJOURNMENT** - *Adjournment to the regularly scheduled virtual Design Review Board/Board of Adjustment meeting on June 22, 2023 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.