



City of Laguna Beach
DESIGN REVIEW BOARD

Council Chambers 505 Forest Ave. Laguna Beach, CA 92651

June 22, 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. 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. 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 Minutes for Approval

[DRAFT 6/8/23 Minutes](#)

3.2 Item:

31520 Egan Road | APN: 056-087-10

Design Review 21-10159

Applicant: Nancy Balmer-Csira, Architect (949) 244-

6364 | nancycsira@gmail.com

City Staff: Arlen Beck | Associate Planner (949) 715-0821 |
abeck@lagunabeachcity.net

Request: The applicant requests to table design review 21-10159, for a 442 square foot addition (65 square feet on the first floor and 376 square feet on the second floor), a new elevated deck with a new trellis, an in-ground spa, and to maintain existing non-conformities (parking and setbacks) in the VC (Village Community) zone.

[Staff Report](#)

[Applicant Letter](#)

3.3 Item: **1428 Regatta Road | APN: 644-322-28**
Design Review 23-0080, Coastal Development Permit 23-0081
Applicant: Steve Zoller, Architect (949) 547-9010
stevecheslerzoller@gmail.com

City Staff: Daniel Latham, Assistant Planner at
Dlatham@lagunabeachcity.net

Request: The applicant requests continuance for Design Review 23-0080 and Coastal Development Permit 23-0081 for a new 4,155 square foot single-family residence in the R-1 (Residential Low Density) zone on a vacant lot. Design review is required for the new structure, elevated decks (778 square feet), water feature, retaining walls, tandem uncovered parking space, grading, and landscaping. Continuance is requested to a date uncertain.

[Staff Report](#)

[Applicant Letter](#)

3.4 Item: **690 Bluebird Canyon Drive | APN: 644-222-09**
Design Review 23-0393
Applicant: Vincent DiBiasi, Architect (949) 378-3895 |
vincent@vparch.com

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

Request: The applicant requests design review for upper-level additions, roofline modifications, window and door

changes, and spa in the R-1 (Residential Low 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 not expansion of existing or former use.

CDP: This project is located within the excludable area and does not require a Coastal Development Permit.

[Staff Report](#)
[Plans](#)
[Certified Staking Plan](#)

3.5 Item: **31321 Coast Highway | APN: 056-032-01**
Design Review 23-0234 and Coastal Development Permit 23-0235
Applicant: Todd Skenderian, Architect (949) 533-5984 | todd@tsarchitectslb.com

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

Request: The applicant requests design review and a coastal development permit for an upper-level addition, roofline modifications, window and door changes, exterior remodel, spark arrestor exceeding allowable height, spa and landscaping in the R-1 (Residential Low 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 not 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](#)
[Geo Report](#)

3.6 Item:

419 Bonvue Terrace | APN: 496-071-26

Design Review 23-0627

**Applicant: Dave Frith, Architect, Beach Bus Studios
Dave@beachbusstudios.com (949) 376-3080**

City Staff:

Kevin Parker, AICP, Associate
Planner, Kparker@lagunabeachcity.net 949 464-6632

Request:

The applicant requests design review for a 755 square foot, second-story addition (existing single-story residence 1,530 SF) in the R-1, Residential Low-Density Zone. The project does not qualify as a major remodel since the addition and demolition calculations are both less than fifty percent. The project includes a 141 square foot addition to an existing 376 square foot (two car) garage, two second-level balconies (506 SF rear & 36 SF front), a 189 square foot remodel to the existing kitchen and entryway, as well as the replacement of a ground mounted AC unit.

CEQA:

This 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. Section 15301(e)(1) "50 Percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less."

CDP:

This project is located within the excludable area and does not require a Coastal Development Permit.

[Applicant Letter](#)
[Staff Report](#)
[Plans](#)
[Certified Staking Plan](#)
[3D Renderings](#)

4. REGULAR BUSINESS

4.1 Item: **2285 Crestview Drive | APN: 644-291-28**
Concept Review 23-0891
Applicant: William James, Architect (949) 395-0619 |
bill@billjamesarchitect.com

City Staff: Arlen Beck | Associate Planner (949) 715-0821 |
abeck@lagunabeachcity.net

Request: The applicant requests concept review for the demolition of the existing single-family residence and construction of a new 2,626-square-foot single-family residence and attached two-car garage in the Diamond/Crestview Specific Plan area. Design review will be required for the new single-family home, elevated decks, grading, and landscaping.

CEQA: Based on the potential environmental impacts identified a biological assessment is required to be completed and peer reviewed by the City’s consultant to identify any potential significant environmental impacts. The requisite environmental review will be completed prior to the project returning to the Board after this concept review hearing.

CDP: This concept review is exempt from the Coastal Development Permit process pursuant to Laguna Beach Municipal Code Chapter 25.07.

[Staff Report](#)
[Plans](#)
[Certified Staking Plan](#)
[Colored Elevations](#)
[3D Renderings](#)
[Color and Materials Board](#)
[Public Commentary](#)

4.2 Item: **102 McKnight Drive | APN: 053-301-14**
Design Review 20-7698, Variance 20-7697, and Coastal
Development Permit 20-7699
Applicant: Robert McGraw, Architect (949) 494-0812,
(949) 494-0812 | bob@mcgraw-architect.com

City Staff: Arlen Beck | Associate Planner (949) 715-0821 |
abeck@lagunabeachcity.net

Request: The applicant requests design review and a coastal

development permit for a 469 square-foot addition to a single-family dwelling in the R-1, Residential Low-Density Zone. Design Review is required for additions (including upper-level additions), elevated decks, landscaping, stringline modification, construction within an environmentally sensitive area, and a covered third parking space. A variance (VAR-20-7697) is requested to encroach into the blufftop setback and to exceed the maximum building site coverage.

CEQA:

This 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 an appealable area of the Coastal Zone.

[Staff Report](#)

[Application Package](#)

[Plans](#)

[Geo Report](#)

[7-28-16 Staff Report for 106 McKnight Drive](#)

[Public Commentary](#)

4.3 Item:

**900 Hillcrest Drive | APN: 053-142-09
Design Review 22-1110 and Variance 22-1111
Applicant: Brion Jeannette, Architect (949) 645-5854 |
brionj@bj-inc.com**

City Staff:

Anthony Viera | Principal Planner (949) 497-0398 |
aviera@lagunabeachcity.net

Request:

The applicant requests design review for a new 3,484-square-foot single-family dwelling with an attached 472-square-foot two-car garage in the R-1 (Residential Low Density) zone. Design review is required for the new single-family dwelling, elevator and stair height, elevated decks (885 square feet), grading, retaining walls, and landscaping. A variance is requested to encroach into the front yard setback [LBMC 25.10.008(E)(2)]. This project was continued by the Board on January 12, 2023 and April 13, 2023. This is the project's third hearing.

CEQA: This 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 the excludable area and does not require a Coastal Development Permit.

[Staff Report](#)
[Narrative of Design Changes](#)
[Colored Elevations](#)
[Plans](#)
[Color and Materials Board](#)
[Comparison Exhibit](#)
[3D Renderings](#)
[Public Commentary](#)

5. OTHER BUSINESS

6. **ADJOURNMENT** - *Adjournment to the regularly scheduled virtual Design Review Board/Board of Adjustment meeting on July 13, 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.