



Agenda for the Regular Meeting of the Laguna Niguel Planning Commission

REGULAR MEETING OF
JANUARY 08, 2019 - 7:00 P.M.

COUNCIL CHAMBERS
LAGUNA NIGUEL CITY HALL

30111 Crown Valley Parkway
Laguna Niguel, California 92677

WELCOME TO YOUR PLANNING COMMISSION MEETING!

Regular meetings are held on the second and fourth Tuesday of each month at 7:00 p.m. in the Council Chambers of City Hall, 30111 Crown Valley Parkway.

Any person wishing to address the Planning Commission on any matter, whether or not it appears on this agenda, is required to complete a "Request to Speak" form available on the counter near the door. Please submit the completed form to the Recording Secretary prior to being heard by the Commission. Each individual will be allowed three (3) minutes, unless extended by the Chair. For each separate agenda item, the Chairman may limit the total time for public testimony. No action will be taken on any items not on the agenda, unless the Planning Commission makes a determination that an emergency exists or that there is a need for immediate action and the need to take action came to the attention of the City subsequent to the agenda being posted.

If you challenge the proposed action of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

By Planning Commission policy, no new agenda items will be commenced after 11:00 p.m. If items remain after that time, they will be automatically continued to the next regularly scheduled meeting of the Planning Commission. Any documents that are provided to the Planning Commission regarding items on this agenda less than 72 hours prior to this meeting will be available for public inspection at the public review table that is located in the reception area on the first floor of City Hall at 30111 Crown Valley Parkway, Laguna Niguel, California 92677, until 5:00 p.m. on the date of the Planning Commission meeting. After 5:00 p.m., the documents will be available at the counter that is located inside the City Council Chambers at 30111 Crown Valley Parkway, Laguna Niguel, California 92677.

Thank you for attending your Planning Commission meeting.

City Hall
30111 Crown Valley Parkway
949/362-4300 Fax 949/362-4340
www.cityoflagunaniguel.org

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADMINISTRATION OF OATH OF OFFICE TO APPOINTED PLANNING COMMISSIONERS AND OVERVIEW OF THE BROWN ACT GUIDELINES FOR PUBLIC COMMISSIONS

[APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 27, 2018](#)

ELECTION OF NEW CHAIR AND VICE CHAIR

PUBLIC COMMUNICATIONS

NOTICED PUBLIC HEARING ITEMS - NONE

OTHER BUSINESS - NONE

REPORTS AND COMMENTS

1. Community Development Director
2. Planning Commission

ADMINISTRATIVE APPROVALS

1. **Minor Use Permit UP 18-27 and Changed Plan to MA02-19A15CP01 (24032 Aliso Creek Road, Motion Stretch Studio @ Aliso Village Shopping Center) -**
A request to establish and operate a fitness studio (Motion Stretch Studio) within a 1,426 square-foot commercial tenant suite located at 24032 Aliso Creek Road in the Aliso Viejo commercial center. As described by the business owner, Motion Stretch will offer one-on-one sessions in which “motion coaches” will lead clients through interactive stretching exercises. The project also includes adjusting the established Precise Mix-of-Uses (Parking Model) for the commercial center. The change in land use results in a decrease of the existing parking deficiency for the center by 3 spaces.

The project qualifies for a categorical exemption from California Environmental Quality Act (CEQA) under Section 15301, Class 1 (Existing Facilities), of the CEQA Guidelines. This item was administratively approved on January 2, 2019. The appeal period ends on January 17, 2019.

2. **Site Development Permit SP 18-05 (31426 Isle Vista - Dzama Residence)** - A request to allow for a floor area addition of greater than 10% to an existing two-story single-family residence located within the South Laguna Specific Plan/Local Coastal Plan (SLSP/LCP). The applicant proposes to increase the square footage of the residence by approximately 331 square feet from 2,324 square feet to approximately 2,655 square feet or 14%. The SLSP/LCP stipulates that any floor area alterations to a structure of 10% or greater require the approval of a site development permit.

The project is located at 31426 Isle Vista (Lot 8 of Tract 8735), generally located northwest of the Pacific Island Drive and Ocean Way intersection within the Monarch Point community and has been approved by their homeowners' association. The project qualifies for a categorical exemption from the CEQA under Section 15301, Class 1 (Existing Facilities), of the CEQA Guidelines. This item was administratively approved on January 2, 2019. The appeal period ends on January 17, 2019.

3. **Minor Use Permit UP 18-25 and Minor Adjustment Amendment MA 18-18A02 (30012 Crown Valley Parkway, Suite J, On-Point Massage @ Crown Valley Center)** - A request to establish and operate a personal service establishment (On-Point Massage) within a 1,241 square-foot commercial tenant suite. The commercial space is located at 30012 Crown Valley Parkway, Suite J, within the Crown Valley Center. As described by the applicant, the new business will offer massage therapy by appointment with up to 2 stations.

The project qualifies for a categorical exemption from California Environmental Quality Act (CEQA) under Section 15301, Class 1 (Existing Facilities), of the CEQA Guidelines. This item was administratively approved on January 2, 2019. The appeal period ends on January 17, 2019.

4. **Minor Adjustment MA 18-17 (23962 Broadhorn Drive - Patel Residence)** - A request for a modification to the top-of-slope setback standard for accessory structures and a modification to the wall height standards within side setbacks to permit an engineered retaining wall to extend 8' over a rear-yard descending slope. The project also includes a request for a modification to the top-of-slope setback standards to accommodate the expansion of the existing rear yard second-story deck. Both the proposed retaining wall and second-story deck extension are intended to provide more usable outdoor living space in consideration of the property's shallow backyard and would generally be consistent with other similar improvements constructed over the years in this particular neighborhood.

The project is located at 23962 Broadhorn Drive (Lot 7 of Tract 10712) within the RS-3 District. The property is generally located northeast of Camino de Avion and Catamaran Way intersection. The residence is located within Niguel Coast

community and has been approved by their homeowners' association. The project qualifies for a categorical exemption from the CEQA under Section 15303, Class 3 (New Small Facilities or Structures), of the CEQA Guidelines. This item was administratively approved on January 2, 2019. The appeal period ends on January 17, 2019.

ADJOURNMENT

LAGUNA NIGUEL PLANNING COMMISSION

**Chair Karen Davis Ferlauto
Vice Chair Robert Brown
Commissioner Peter Hersh
Commissioner Sally Savage-Lebhart**

E-mail address..... info-ln@cityoflagunaniguel.org
Website address..... www.cityoflagunaniguel.org

Americans with Disabilities Act - In compliance with the Americans with Disabilities Act, if you are an individual who requires accommodations to participate in this meeting, please contact the City Clerk’s Office at (949) 362-4300. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

The Council Chambers is wheelchair accessible and disabled parking is available in the City Hall parking lot. Assisted Listening is available in the Council Chambers. To arrange for use of a personal listening device, please contact the City Clerk prior to the meeting.

AFFIDAVIT OF POSTING

**COUNTY OF ORANGE)
CITY OF LAGUNA NIGUEL)**

I, DALYNN ZAMPINO, COMMUNITY DEVELOPMENT DEPARTMENT SECRETARY FOR THE CITY OF LAGUNA NIGUEL, hereby certify, under penalty of perjury, that I caused the posting of this agenda by 5:00 p.m. on January 4, 2019, at City Hall, 30111 Crown Valley Parkway, Crown Valley Community Park, 29751 Crown Valley Parkway, and Sea Country Senior and Community Center, 24602 Aliso Creek Road.

POSTED BY:

**Dalynn Zampino, Secretary
Community Development Department**