



Agenda for the Regular Meeting of the Laguna Niguel Planning Commission

REGULAR MEETING OF
April 25, 2023 - 7:00 P.M.

WELCOME TO YOUR PLANNING COMMISSION MEETING!

***Due to construction at City Hall, Planning Commission meetings have temporarily re-located to the Crown Valley Community Center Ballroom, located at 29751 Crown Valley Parkway, Laguna Niguel, CA. 92677.**

Regular meetings are held on the second and fourth Tuesday of each month at 7:00 p.m.

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 for public review at the table that is located inside the Ballroom at 29751 Crown Valley Parkway, Laguna Niguel, California 92677. Thank you for attending your Planning Commission meeting.

Crown Valley Community Center, Crown Ballroom
29751 Crown Valley Parkway
Laguna Niguel, California 92677
(949)362-4300
www.cityoflagunaniguel.org

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

[APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF MARCH 28, 2023](#)

PUBLIC COMMUNICATIONS

NOTICED PUBLIC HEARING ITEMS

1. [Mitigated Negative Declaration MND 23-01, Zone Change ZC 20-01, Site Development Permit SP 20-04 & Use Permit UP 21-12, Site Development Permit Amendment 88-163A02, and Tentative Parcel Map TPM 2021-101 \(Griffin Senior Living Community & Grace Church Remodel\) - PUBLIC HEARING:](#) *Griffin Senior Living Community* - A request to develop and operate a 108-unit state-licensed assisted living and memory care community (Griffin Senior Living Community) on a predominantly vacant portion of the existing Grace Church property located at 24600 La Plata Drive (Site Development Permit SP 20-04 & Use Permit UP 21-12). Accompanying this request is the proposed subdivision of the existing 5.3-acre Grace Church property into two parcels (Tentative Parcel Map TPM 2021-101). Parcel 1 would include Grace Church on 1.6 acres and Parcel 2 would include the Griffin Senior Living Community on 3.7 acres. The project also includes expanding the permissible zoning on the property to include a Managed Care overlay designation to accommodate the subject assisted living and memory care community (Zone Change ZC 20-01). *Grace Church* - A requested second-story addition to the existing single-story church building and a façade remodel (Site Development Permit Amendment 88-163A02).

An Initial Study/Mitigated Negative Declaration (Mitigated Negative Declaration MND 23-01) was prepared to consider the project's potential environmental effects pursuant to the California Environmental Quality Act.

Recommended Action: That the Planning Commission open the public hearing, take public testimony, close the public hearing, and then take the following actions:

- A. Adopt Resolution No. 23-06, recommending that the City Council adopt Mitigated Negative Declaration MND 23-01 (SCH No. 2023020444) and the associated Mitigation Monitoring and Reporting Program;
- B. Adopt Resolution No. 23-07, recommending that the City Council approve Zone Change ZC 20-01;

- C. Adopt Resolution No. 23-08, recommending that the City Council approve Tentative Parcel Map TPM 2021-101, subject to conditions of approval;
- D. Adopt Resolution No. 23-09, recommending that the City Council approve Site Development Permit 20-04 & Use Permit UP 21-12, subject to conditions; and,
- E. Adopt Resolution No. 23-10, recommending that the City Council approve Site Development Permit Amendment SP 88-163A02, subject to conditions.

OTHER BUSINESS - None

REPORTS AND COMMENTS

- 1. **Planning Commission**
- 2. **Director/Staff Reports**

ADJOURNMENT

LAGUNA NIGUEL PLANNING COMMISSION

**Chair Roger Green
Vice Chair Sally Savage-Lebhart
Commissioner Karen Ferlauto
Commissioner Kathleen Hayes
Commissioner Pedram Vahid**

E-mail address htamaddon@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 Crown Valley Community Center Ballroom is wheelchair accessible and disabled parking is available in the Community Center parking lot. Assisted Listening is also available. 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, Hannah Tamaddon, COMMUNITY DEVELOPMENT DEPARTMENT ADMINISTRATIVE 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 April 21, 2023, 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:



**Hannah Tamaddon, Administrative Secretary
Community Development Department**