



Agenda for the Regular Meeting of the Laguna Niguel Planning Commission

**REGULAR MEETING OF
May 24, 2022 - 7:00 P.M.**

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

[APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF MARCH 8, 2022](#)

PUBLIC COMMUNICATIONS

NOTICED PUBLIC HEARING ITEMS

1. [Environmental Impact Report EIR 22-01, General Plan Amendment GPA 19-01, Zone Change ZC 19-01, Zoning Code Amendment ZCA 19-01, Site Development Permit SDP 19-03, Use Permit UP 19-22, and Vesting Tentative Tract Map VTTM 19024 \(City Center Mixed-Use Project\) - PUBLIC HEARING](#) - A request to develop a new mixed-use project consisting of approximately 158,600 square feet of commercial space (e.g., retail shops, restaurants, office space), a new community library (approximately 16,300 square feet), 275 residential apartment homes, parking structure, and extensive walkable open spaces, paseos, and plazas. The project site is approximately 25 acres in area and is located adjacent to City Hall, directly west of the Crown Valley Parkway and Alicia Parkway intersection.

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

- A. Adopt Resolution No. 22-02, recommending that the City Council certify Environmental Impact Report EIR 22-01 (SCH No. 2019110083), adopt CEQA Findings of Fact and Statement of Overriding Considerations, and associated Mitigation Monitoring and Reporting Program;
- B. Adopt Resolution No. 22-03, recommending that the City Council approve General Plan Amendment 19-01;
- C. Adopt Resolution No. 22-04, recommending that the City Council approve Zoning Code Amendment ZCA 19-01;
- D. Adopt Resolution No. 22-05 recommending that the City Council approve Zone Change ZC 19-01;
- E. Adopt Resolution No. 22-06, recommending that the City Council approve Vesting Tentative Tract Map 19024, subject to conditions; and

- F. Adopt Resolution No. 22-07, recommending that the City Council approve Site Development Permit SDP 19-03 and Use Permit UP 19-22, subject to conditions.

OTHER BUSINESS - NONE

REPORTS AND COMMENTS

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

ADJOURNMENT

LAGUNA NIGUEL PLANNING COMMISSION

**Chair Brian Fisk
Vice Chair Roger Green
Commissioner Robert Brown
Commissioner Sally Savage-Lebhart
Commissioner Pete Vahid**

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, 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 May 20, 2022 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**