



# Agenda for the Regular Meeting of the Laguna Niguel Planning Commission

**REGULAR MEETING OF**  
**August 23, 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.cityoflaguneniguel.org](http://www.cityoflaguneniguel.org)

## CALL TO ORDER

## ROLL CALL

## PLEDGE OF ALLEGIANCE

## APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF AUGUST 9, 2022

## PUBLIC COMMUNICATIONS

## NOTICED PUBLIC HEARING ITEMS

1. Environmental Impact Report EIR 22-02, Site Development Permit SDP 16-04, Minor Adjustment MA 22-11, and Tentative Tract Map TTM 17721 (The Cove at El Niguel Project) - PUBLIC HEARING - A request to redevelop the 4.2-acre property with a proposed 22-unit townhome-style residential development. The site previously contained 41 homes demolished following the Via Estoril Landslide in March 1998. Residential development would be limited to the approximate 2-acre pad area along Crown Valley Parkway and predominately outside of the landslide buttress area. The remaining approximately 2.2 acres of the site is proposed to remain undeveloped. The site is within the Residential Multi-Family (RM) Zoning District and is generally located between Via Valle and Club House Drive, at Playa Blanca, on the north side of Crown Valley Parkway.

**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. 22-13, certifying Environmental Impact Report EIR 22-02 (SCH No. 2021110122), and adopting CEQA Findings of Fact, and the associated Mitigation Monitoring and Reporting Program;
- B. Adopt Resolution No. 22-14, approving Tentative Tract Map TTM 17721, subject to conditions of approval; and
- C. Adopt Resolution No. 22-15, approving Site Development Permit SDP 16-04, and Minor Adjustment MA 22-11 subject to conditions of approval.

**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 Pedram Vahid

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Website address ..... [www.cityoflaguneniguel.org](http://www.cityoflaguneniguel.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 August 19, 2022 at City Hall, 30111 Crown Valley Parkway, Crown Valley Community Park, 29751 Crown Valley Parkway, and Sea Country Senior and Community Center, 24602 Aiso Creek Road.

**POSTED BY:**



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