



NOTICE OF PUBLIC HEARING City of Laguna Niguel - Planning Commission

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Laguna Niguel will hold a public hearing on 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), including the Environmental Impact Report (EIR), SCH No. SCH No. 2019110083, prepared for the project.

DATE OF HEARING: May 24, 2022

TIME OF HEARING: 7:00 P.M., or as soon thereafter as possible

LOCATION OF HEARING: City Council Chambers, City of Laguna Niguel
30111 Crown Valley Parkway
Laguna Niguel, CA 92677

PROJECT LOCATION: Located within the City of Laguna Niguel, the approximately 25-acre project site (Assessor's Parcel Number 656-242-18) is owned by the County of Orange and would be leased to Laguna Niguel Town Center Partners, LLC to develop the proposed mixed-use project. The project site consists of the South County Justice Center (closed in 2008), the Orange County Library, a County maintenance yard, Orange County Fire Authority (OCFA) Station No. 5, and undeveloped land. The site is immediately adjacent to City Hall. The site is generally bounded by Pacific Island Drive to the north, Alicia Parkway to the east, Crown Valley Parkway to the south, and multifamily residential communities to the west.

PROJECT DESCRIPTION: The general vision of the Laguna Niguel City Center Mixed Use Project (proposed project) is to create a "downtown" environment that features specialty retail, restaurants, office, community-oriented event/programmable space, integrated residential apartment homes, a new community library, and extensive walkable open spaces, paseos, and plazas.

The proposed project would include the development of approximately 175,000 square feet of commercial and civic uses and 275 multifamily residential units. The commercial component would include approximately 158,600 square feet of commercial space with a wide range of uses, such as restaurants, retail shops, health/wellness-focused retail and medical office, and creative office space. The civic space consists of a new, larger, county library (approximately 16,300 square feet) with adjacent outdoor programmable space. Ancillary site improvements in support of the development include demolition of existing structures, grading, drainage improvements, landscaping, and parking facilities (both surface and structured parking).

Development of the proposed project would require the following approvals from the City:

- **General Plan Amendment GPA 19-01** to add the "Residential Attached" land use designation over the site (excluding OCFA Station No. 5) to allow development of up to 275 proposed multifamily residential units. The General Plan Amendment would also modify the description and statistical summary for the profile area to account for the proposed project.
- **Zone Change ZC 19-01** to add the "Mixed-Use Town Center" (MU-TC) District over the site, excluding OCFA Fire Station No. 5.
- **Zoning Code Amendment ZCA 19-01** to establish the mix of permissible land uses and development standards for the new MU-TC District.
- **Vesting Tentative Tract Map VTTM 19024** to subdivide the property into a total of 21 lots, including 17 numbered lots and 4 lettered lots.
- **Site Development Permit SDP 19-03** to allow grading and site development of the site and to allow an alternative development standard for a boundary landscaping reduction at the base of an existing landscaped slope.
- **Use Permit UP 19-22** to allow multifamily apartment homes on the project site per the new MU-TC District.

NOTICE IS HEREBY FURTHER GIVEN that the City has prepared an EIR, SCH No. 2019110083, which was distributed for public review beginning March 15, 2022 and ending April 29, 2022 at 5:00 PM. The City must certify the EIR and adopt Findings of Fact, Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program before approving the above-listed project entitlements. The EIR determined that all but one of the CEQA environmental impact categories were either not significantly impacted by the proposed project or can be mitigated to a level of less than significant level. The one exception is greenhouse gas emissions, which the EIR determined the proposed project would cause an individual and cumulative significant and unavoidable impact. Copies of the EIR and supporting documents are available for public review and inspection at the Community Development Department and online at the City's website: at www.cityoflagunaniguel.org/CityCenterDEIR.

INVITATION TO BE HEARD: All interested persons are invited to the public hearing to be heard in favor of or in opposition to the proposed project or to provide comments. In addition, written comments may be submitted to the Community Development Department prior to the hearing. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this Notice, or in written correspondence delivered to the City prior to or at the public hearing.

The file for 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), including the EIR, is available for public review at the Community Development Department, 30111 Crown Valley Parkway, Laguna Niguel, California 92677. The Planning Commission staff report, will be available Friday afternoon, May 20, 2022. Those desiring a copy of the staff report or further information related to this project should contact John Morgan, Development Services Manager, by phone at (949) 362-4332 or by email at jmorgan@cityoflagunaniguel.org.