

NOTICE OF PUBLIC HEARINGS
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 Site Development Permit (SDP 16-04), Minor Adjustment Permit (MA 22-11), and Tentative Tract Map (TTM 17721), also known as The Cove at El Niguel Project, located at 30667 Crown Valley Parkway, APN 656-321-02.

DATE OF HEARING: August 23, 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 DESCRIPTION: The Project proposes the redevelopment of the 4.2 acre property, which previously contained 41 homes demolished following the Via Estoril Landslide in March 1998. The site is generally located between Via Valle and Club House Drive, at Playa Balance, on the north side of Crown Valley Parkway. The proposed Project will result in the construction of 22 condominium-style homes configured in 6 triplex and 2 duplex buildings on approximately 2 acres of the site, and approximately 2.2 acres of open space. The property will be subdivided into two lots, Lot 1 and Lot "A". Lot 1 includes the 2-acre residential area and Lot "A" includes the 2.2-acre area of open space. The Project is consistent with the existing Residential Attached General Plan Land Use designation and the existing Multi-Family (RM) Zoning for the site. Development of the proposed project would require the following approvals from the City of Laguna Niguel:

- **Site Development Permit (SDP 16-04)** – Provides for the review of the physical development of the Project site for conformance with the applicable provisions of the Zoning Code, including development standards (minimum property line setbacks maximum building height limit, parking requirements, etc.), and community design guidelines (site planning, building architecture and landscaping). The following three alternative development standards are being requested: common open space, active recreation, and building heights.
- **Minor Adjustment (MA 22-11)** – Request to exceed the maximum permissible wall height limit of 12 feet. The tallest wall in the northern portion of the site measures approximately 15.5 feet and would be screened from public view.
- **Tentative Tract Map (TTM 17721)** – Subdivision of the parcel to create Lot 1 for condominium purposes and Lot A for open space.

For additional information on the project please visit the City's project website at <https://www.cityoflagunaniguel.org/1435/The-Cove-at-El-Niguel-Project>.

NOTICE IS HEREBY FURTHER GIVEN that the City has prepared an EIR, SCH No. 2021110122, which was distributed for public review beginning April 11, 2022 and ending May 27, 2022 at 5:00 PM. The City must certify the EIR and adopt Findings of Fact and a Mitigation Monitoring and Reporting Program before approving the above-listed project entitlements. The EIR determined that all 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. 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: <https://www.cityoflagunaniguel.org/1489/The-Cove-at-El-Niguel-Project---DEIR>

INVITATION TO BE HEARD: All interested persons are invited to the public hearing to be heard in favor of or in opposition to the proposal 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 of Laguna Niguel prior to or at the public hearing.

The project file is available for public review at the Community Development Department of the City of Laguna Niguel, 30111 Crown Valley Parkway, Laguna Niguel, California 92677. The Planning Commission staff report will be available Friday afternoon, August 19, 2022. Those desiring a copy of the staff report or further information related to this project should contact Amber Gregg, Project Planner, at the above address, by telephone at (949) 362-4323, or by e-mail at AGregg@cityoflagunaniguel.org.

PROPOSED PROJECT LOCATION MAP

