



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

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REGULAR MEETING OF  
JANUARY 14, 2020 - 7:00 P.M.

COUNCIL CHAMBERS  
LAGUNA NIGUEL CITY HALL

30111 Crown Valley Parkway  
Laguna Niguel, California 92677

*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](http://www.cityoflagunaniguel.org)

## CALL TO ORDER

## ROLL CALL

## PLEDGE OF ALLEGIANCE

## ADMINISTRATION OF OATH OF OFFICE TO APPOINTED PLANNING COMMISSIONERS AND OVERVIEW OF THE BROWN ACT GUIDELINES FOR PUBLIC COMMISSIONS

## [APPROVAL OF MINUTES FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 12, 2019](#)

## ELECTION OF NEW CHAIR AND VICE CHAIR

## PUBLIC COMMUNICATIONS

## NOTICED PUBLIC HEARING ITEMS

1. [Site Development Permit Amendment SP 87-147A09 \(28141 Crown Valley Parkway - Restaurant Pad Building @ The Center at Rancho Niguel\)](#) - A request to remodel a single-tenant restaurant pad building (formerly TGI Fridays) to accommodate two future restaurants. In conjunction with the remodel, the proposal includes a request to amend the Center's Precise-Mix-of-Uses (parking model) based on a parking observation study to allow for an increase in the center-wide parking deficit from 36 to 55 spaces (229 parking spaces required, 174 spaces provided). The project is located at 28141 Crown Valley Parkway, within The Center at Rancho Niguel.

**Recommended Action:** That the Planning Commission adopt Resolution No. 20-01, approving Site Development Permit Amendment SP 87-147A09 (28141 Crown Valley Parkway - Restaurant Pad @ The Center at Rancho Niguel), subject to conditions.

## OTHER BUSINESS - NONE

## REPORTS AND COMMENTS

1. Planning Commission
2. Director/Staff Reports

## ADJOURNMENT

**LAGUNA NIGUEL PLANNING COMMISSION**

**Chair Robert Brown  
Vice Chair Sally Savage-Lebhart  
Commissioner Karen Davis Ferlauto  
Commissioner Brian Fisk  
Commissioner Peter Hersh**

E-mail address..... [info-ln@cityoflagunaniguel.org](mailto:info-ln@cityoflagunaniguel.org)  
Website address..... [www.cityoflagunaniguel.org](http://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, LIZ FRAIJO, 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 January 10, 2020 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:       /s/ Liz Fraijo  
Liz Fraijo, Administrative Secretary  
Community Development Department**