



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

**REGULAR MEETING OF  
MAY 25, 2021 - 7:00 P.M.**

*WELCOME TO YOUR PLANNING COMMISSION MEETING!*

*In an effort to minimize the spread of COVID-19, Governor Newsom issued an Executive Order that temporarily suspends certain requirements of the Brown Act. Given this Executive Order, the Laguna Niguel Council Chambers are closed to the public until further notice. Members of the Planning Commission may attend this meeting virtually/telephonically.*

*If you would like to participate in this meeting, you can participate via the Zoom platform.*

*Zoom Meeting Participation Information – May 25, 2021, 7:00 PM:*

1. *Please click the following link to participate in the meeting:*

<https://cityoflagunaniguel-org.zoom.us/j/98431596891?pwd=VlcwUGJsWVd0ZDFGOHVvTk5vR1ZQU09>

**Passcode: 860740**

2. *If you do not join with computer audio, you can participate via telephone:*

**US: +1 877 853 5257 Webinar ID: 984 3159 6891 Passcode: 860740**

3. *Members of the public who wish to make a comment on a specific agenda item, may submit their comment via email to the Commission Executive Secretary at [msterling@cityoflagunaniguel.org](mailto:msterling@cityoflagunaniguel.org). Comments received by 10:00 a.m. on the date of the meeting will be provided to the Commission Members and will be part of the meeting record.*

*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

## OATH OF OFFICE TO NEWLY APPOINTED PLANNING COMMISSIONER WHIPPLE

## APPROVAL OF MINUTES FOR THE MARCH 9, 2021 PLANNING COMMISSION MEETING

## PUBLIC COMMUNICATIONS

## NOTICED PUBLIC HEARING ITEMS

1. **General Plan Amendment GPA 21-01 (2021-2029 Housing Element)** - The Housing Element is one of the mandatory elements of the General Plan and is required by State law to be updated for the 2021-2029 planning period. The City of Laguna Niguel has prepared a Draft Housing Element which includes an analysis required by State law related to: 1) existing demographics and housing characteristics; 2) market, government, and environmental constraints; 3) land, financial, and administrative resources available to meet housing demand; 4) establishment of goals and policies to address housing needs; and 5) a review of past accomplishments under the 2013-2021 Housing Element.

At this time, the Planning Commission is being asked to hold a public hearing on the Draft Housing Element, receive any public input, and provide any comments. As a next step, City staff will submit the Draft Housing Element to the California State Department of Housing and Community Development (HCD) for their review and comment. Once the Final Housing Element is drafted, the Planning Commission will conduct another public hearing and make a recommendation to the City Council. The City Council will then conduct a public hearing and take action on the Final Housing Element.

**Recommended Action:** It is recommended that the Planning Commission hold a public hearing on the Draft Housing Element, receive any public input, and provide any comments. As a next step, City staff will submit the Draft Housing Element to HCD for their review and comment.

2. Site Development Permit SP 17-03, Minor Use Permit UP 17-01, Minor Adjustment MA 17-10, Variance VA 17-02, and Mitigated Negative Declaration MND 20-01 (1 O'Hill Ridge - Garg Residence) - A request to develop an approximately six-acre vacant hillside property located at 1 O'Hill Ridge within Bear Brand Ranch. The development would include grading for the construction of a tri-level 28,298-square-foot residence with an attached 5,096-square-foot garage. Ancillary site improvements include a detached 2,937-square-foot guest house, swimming pool, hardscape, landscape, and drainage improvements.

A Site Development Permit is requested for site grading to create building pads and vehicular access. As a part of the Site Development Permit, Alternative Development Standards are proposed to allow a guest house greater than 640 square feet in size. A Minor Use Permit is requested to allow a private access driveway through the adjoining lettered lot (Lot "B" of Tract 12026) belonging to the Bear Brand Ranch Homeowners Association (HOA), which is zoned Open Space. A Minor Adjustment is requested to accommodate retaining walls that exceed 42 inches in height within the front setback and 8 feet in height within other setbacks. A Variance is requested to reduce the required fuel modification zone to less than 120 feet of width in some areas.

An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project pursuant to the California Environmental Quality Act (CEQA) and its Guidelines. The IS/MND indicates that the proposed project would not result in significant environmental impacts with the incorporation of prescribed mitigation measures.

**Recommended Action:** It is recommended that the Planning Commission take the following actions:

1. Adopt Resolution No. 21-01, adopting Mitigated Negative Declaration MND 20-01 and the Mitigation Monitoring and Reporting Program contained therein; and
2. Adopt Resolution No. 21-02, approving Site Development Permit SP 17-03, Minor Use Permit UP 17-01, Minor Adjustment MA 17-10, and Variance VA 17-02, subject to conditions.

## **OTHER BUSINESS - NONE**

## **REPORTS AND COMMENTS**

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

## **ADJOURNMENT**

**LAGUNA NIGUEL PLANNING COMMISSION**

**Chair Peter Hersh  
Vice Chair Brian Fisk  
Commissioner Robert Brown  
Commissioner Roger Green  
Commissioner Mike Whipple**

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, MEGAN STERLING, COMMUNITY DEVELOPMENT DEPARTMENT EXECUTIVE 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, 2021 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:   
**Megan Sterling, Executive Secretary  
Community Development Department**