



Agenda for the Regular Meeting of the Laguna Niguel Planning Commission

**REGULAR MEETING OF
FEBRUARY 27, 2018 - 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**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMUNICATIONS

NOTICED PUBLIC HEARING ITEMS - NONE

OTHER BUSINESS - NONE

REPORTS AND COMMENTS

1. **Community Development Director**
2. **Planning Commission**

ADMINISTRATIVE APPROVALS

1. **Use Permit UP 18-01 (27000 Alicia Parkway, Suite E - LDF Fitness @ Marketplace at Laguna Niguel)** - A minor use permit request to establish and operate a new fitness studio (LDF Fitness Concepts) within a vacant 2,386 square-foot tenant suite, formerly occupied by a retail store. The business operation consists of a fitness studio that offers kickboxing group classes with a maximum of 20 clients and 2 employees on site at any time.

The project is located at 27000 Alicia Parkway, Suite E, within the Marketplace at Laguna Niguel commercial center. The center is generally located southeast of the Pacific Park Drive and Alicia Parkway intersection within the "Community Commercial" (CC) Zoning District. The project qualifies for a categorical exemption from the CEQA under Section 15301, Class 1 (Existing Facilities), of the CEQA Guidelines. This item was administratively approved on February 20, 2018. The appeal period ends on March 7, 2018.

2. **Use Permit UP 18-02 (28251 Crown Valley Parkway, Suite F - The Lash Lounge @ the Center at Rancho Niguel)** - A minor use permit request to establish and operate a personal service establishment (The Lash Lounge) within a vacant 903 square-foot in-line tenant suite, formerly occupied by a retail store. The business would include a maximum of 8 stations and provide cosmetic services, such as eyelash extensions and semi-permanent makeup.

The project is located at 28251 Crown Valley Parkway, Suite F, within the Center at Rancho Niguel commercial center. The Center is generally located northwest of the Crown Valley Parkway and Greenfield Drive intersection within the Community Commercial (CC) Zoning District. The project qualifies for a categorical exemption from the CEQA under Section 15301, Class 1 (Existing Facilities), of the CEQA Guidelines. This item was administratively approved on February 20, 2018. The appeal period ends on March 7, 2018.

3. **Minor Adjustment MA 18-02 (29221 Via San Sebastian - Richard Residence)** - A request for a modification to the maximum wall height standard of 42" for an existing as-built block wall and wood fence topper within a front 17' setback of a residential property. The existing wall is required to comply with pool safety barrier requirements for an existing swimming pool within the front yard. Approval of the Minor Adjustment would permit a 6" reduction of the wood fence topper. The height reduction would result in a 1'4" wood topper and a 4'8" block wall combination (6' total). The visibility of the fence topper and block wall combination from the streetscape would be softened and enhanced by landscaping in the front setback planter. Also notable, there are several other residential properties in this particular neighborhood with similar over-height fences and walls that have been constructed over the years.

The project is located at 29221 Via San Sebastian (Lot 6 of Tract 4906) within the Single-Family Residential (RS-3) Zoning District, generally located northeast of the Crown Valley Parkway and Adelanto Drive intersection. The project qualifies for a categorical exemption from the CEQA under Section 15303, Class 3 (New Small Facilities or Structures), of the CEQA Guidelines. This item was administratively approved on February 22, 2018. The appeal period ends on March 9, 2018.

4. **Site Development Permit SP 17-01 and Minor Adjustment MA 17-10 (12 Le Conte - Malkosh Residence)** - A site development permit request to construct a 5,884 square-foot custom single-family residence at 12 Le Conte (Lot 6 of Tract 8551) in accordance with Coastal Development Permit CD 88-03.

The project also includes a minor adjustment request to allow for an over-height retaining wall within the left side-yard setback area. The proposed wall would measure 9.5' in height, including guardrail, and is intended to retain the grade differential between 12 Le Conte and the adjoining property.

The project is located in the Residential Single-Family land-use designation of the South Laguna Specific Plan/Local Coastal Program. The property is within Laguna Sur, generally located west of the Pacific Park and Ocean Way intersection. The project qualifies for a categorical exemption from the CEQA under Section 15303, Class 3 (New Small Facilities or Structures), of the CEQA Guidelines. This item was administratively approved on February 22, 2018. The appeal period ends on March 9, 2018.

ADJOURNMENT

LAGUNA NIGUEL PLANNING COMMISSION

**Chair Karen Davis Ferlauto
Vice Chair Robert Brown
Commissioner Peter Hersh
Commissioner Sally Savage-Lebhart
Commissioner Clay Wilemon**

E-mail address info-ln@cityoflagunaniguel.org
Website address 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, DALYNN ZAMPINO, COMMUNITY DEVELOPMENT DEPARTMENT SECRETARY OF 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 February 23, 2017, 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: *Dalynn Zampino*
Dalynn Zampino
Community Development Department Secretary