



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

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**REGULAR MEETING OF  
February 28, 2017 - 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

## APPROVAL OF MINUTES FOR THE MEETING OF JANUARY 24, 2017

## PUBLIC COMMUNICATIONS

## NOTICED PUBLIC HEARING ITEMS

1. AMENDMENT NO. 1 TO USE PERMIT UP 11-15 OLAMENDIS FAMILY MARKET - 28985 GOLDEN LANTERN SUITE B115 at THE GROVE - A request to amend an existing Use Permit to allow for the retail sale of distilled spirits for off-site consumption at the Olamendi's Family Market. The market is currently limited to beer and wine sales only.

The project is located at 28985 Golden Lantern, Suite B115, in The Grove shopping center. The center is generally located south of the Crown Valley Parkway and Golden Lantern intersection and is within the "Neighborhood Commercial" (CN) Zoning District.

**Recommended Action:** Staff recommends the Planning Commission adopt Resolution No. 17-02, approving Amendment No. 1 to Use Permit UP 11-15 (Olamendi's Family Market - The Grove Center), subject to conditions.

## OTHER BUSINESS - NONE

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

## ADMINISTRATIVE APPROVALS

- 1. MINOR ADJUSTMENT MA 16-12 (25361 VIA PIEDRA BLANCA - ROBERTS RESIDENCE)** - A request for a modification to the top-of-slope setback standard for accessory structures to permit the construction of small patio deck to extend over a descending slope to extend the usable yard area. At the tallest point, the deck would measure approximately five feet in height (including a 42-inch-tall guardrail) and extend the usable pad area by approximately 10 feet. The proposed deck is generally consistent with other slope development within the area. As a result, approval of this project provides this applicant the ability to enjoy the same privileges enjoyed by others in the community. Landscaping would be planted at the base of the wall to soften views of the structure from perspectives below.

The project is located at 25361 Via Piedra Blanca (Lot 45 of Tract 6710) within the RS-3 Zoning District. The property is generally located northwest of the Golden Lantern and Via De Anza intersection within a community without an Association. The project qualifies for a categorical exemption from the California Environmental Quality Act (CEQA) under Section 15303, Class 3 (New Small Facilities or Structures), of the CEQA Guidelines. The project was administratively approved on February 15, 2017. The appeal period ends on March 2, 2017.

- 2. MINOR ADJUSTMENT 16-10 (29201 VIA SAN SEBASTIAN - SCOTT RESIDENCE)** - A request for a modification to the maximum fence height standard of 42 inches for a proposed six-foot tall fence within the front setback of a residential property. Approval of the Minor Adjustment would permit the proposed wall with a 10-foot front yard setback where a 17-foot front yard setback is required. The fence will include a quality design featuring horizontal wood planking. Visibility of the wall from the streetscape would be softened and enhanced by professionally designed landscaping in the front yard. Also notable, there are several other residential properties with similar over-height fences and walls that have been constructed over the years in this particular neighborhood at 10 feet from the front property line.

The project is located at 29201 Via San Sebastian (Lot 8 of Tract 4906) within the RS-3 Zoning District. The property is generally located southeast of the Crown Valley Parkway and Nueva Vista Drive intersection within a community without an Association. 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 15, 2017. The appeal period ends on March 2, 2017.

## ADJOURNMENT

**LAGUNA NIGUEL PLANNING COMMISSION**

**Chair Steve Cienfuegos  
Vice Chair Karen Davis Ferlauto  
Commissioner Robert Brown  
Commissioner Sally Savage-Lebhart  
Commissioner Clay Wilemon**

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, 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 24, 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:**

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**Dalynn Zampino  
Community Development Department Secretary**