

## MINUTES OF A REGULAR MEETING OF THE LAKE FOREST PLANNING COMMISSION

The regular meeting of the Planning Commission of the City of Lake Forest was held Thursday, August 8, 2024, at the Lake Forest City Council Chambers, 100 Civic Center Drive, Lake Forest, California.

### **CALL TO ORDER:**

**6:30 p.m.**

### **ATTENDANCE:**

Commissioners:	Francisco Barajas Jolene Fuentes (Absent) Michael Stannard
Vice Chair:	Thomas Ludden
Chair:	Jordan Villwock
Director of Community Development:	Gayle Ackerman, AICP
Assistant Director of Community Development:	Amy Stonich, AICP
Assistant City Attorney:	HongDao Nguyen
Commission Secretary:	Yvette Zavaleta

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance to the Flag of our Country was led by Commissioner Stannard.

### **PUBLIC COMMENTS:**

There were no public comments.

### **CONSENT CALENDAR: (Item Nos. 1 - 2)**

1. APPROVAL OF THE MINUTES OF THE PLANNING COMMISSION MEETING OF JULY 11, 2024
2. CONSIDERATION OF A RESOLUTION MAKING GENERAL PLAN CONFORMANCE FINDINGS UNDER GOVERNMENT CODE SECTION 65402 IN CONNECTION WITH THE ACQUISITION AND SALE OF CERTAIN REAL PROPERTY LOCATED AT 20702 EL TORO ROAD #35 (APN 938-741-79)

Director Ackerman introduced this item and invited Economic Development / Housing Manager Adrian Grijalva to answer questions from the Commission. No questions were asked by the Commission.

**MOTION:** It was moved by Vice Chair Ludden and seconded by Commissioner Stannard to approve the following:

**ACTION:** 1) Approve the items listed under the Consent Calendar. 2) Adopt a resolution entitled: RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE FOREST, CALIFORNIA, MAKING GENERAL PLAN CONFORMANCE FINDINGS UNDER GOVERNMENT CODE SECTION 65402 REGARDING THE PURCHASE AND SALE OF CERTAIN REAL PROPERTY LOCATED AT 20702 EL TORO ROAD #35 (APN 938-741-79)

**Motion was carried by a vote of 4-0, with Commissioner Fuentes absent.**

**PUBLIC HEARING: (Item No. 3)**

3. GREAT SCOTT TREE CARE, A CONTRACTOR'S STORAGE YARD LOCATED AT 20751 LINEAR LANE, INCLUDING A REQUEST TO APPROVE THE FOLLOWING ENTITLEMENTS: GENERAL PLAN AMENDMENT 03-18-5145, A DEVELOPMENT AGREEMENT, ZONE CHANGE 03-18-5144, TENTATIVE PARCEL MAP 2023-169, AND USE PERMIT 03-18-5146

Chair Villwock opened the public hearing. Director Ackerman introduced the item and invited Senior Planner Marie Luna to provide a presentation.

Brian Prock, applicant's consultant, provided comments in favor of Great Scott Tree Care, and noted concern with several of the conditions of approval recommended by staff. He proposed alternative wording which was placed on the dais.

The applicant, Scott Griffiths, introduced himself and provided information about the business.

Mike Shamassian, owner of two adjacent buildings, expressed concern regarding the use of the easement through the adjacent industrial subdivision that takes access off of Canada Road, and requested that the applicant limit ingress and egress to the business to Linear Lane and the private drive.

Sheryl Hagen, resident, expressed concerns about the potential noise impacts of the applicant's business to her residential neighborhood.

Jim Garvin, contract City Surveyor, provided a brief history of parcel access and the requested OCFA fire access easement.

Michael Lam, resident, expressed concerns with the business operation hours and noise.

Desiree Eidlhuber, resident, expressed concerns with the applicant's business start time and the location of a wood chips pad on the property.

The applicant clarified that the wood was chipped off-site.

Commission discussion ensued regarding the requested changes to the Conditions of Approval related to OCFA easement requirements and the easement for the County of Orange Serrano Creek Trail, the level of effort expended to solve the easement issues, the unique issues associated with the site, fire safety concerns with the storage of wood chips during high fire hazard conditions, access, and the proposed 6 a.m. start time.

Commissioner Stannard questioned the wording of the applicant's proposed conditions of approval. HongDao Nguyen, Assistant City Attorney, opined that the wording was too vague and broad.

**MOTION:** It was moved by Chair Villwock to close the public hearing and continue the item to allow time for staff to work with the applicant on hours of operation, safety concerns regarding wood chip area, access limitation to Linear Lane and resolution of the fire access easement and corrections to the Serrano Creek Riding and Hiking trail alignment.

Motion died for lack of a second.

Commissioner Barajas confirmed the issues that needed resolution were the start time, use of the wood chip area during periods of high fire hazard, easements for fire access and the Regional Riding and Hiking trail alignment and the ingress and egress to the property.

Applicant Scott Griffith stated that the business must respond to emergency situations, when necessary, regardless of the time and that they would not store wood chips on the property during times of high fire hazard.

MOTION: It was moved by Commissioner Barajas and seconded by Vice Chair Ludden to approve the following:

RECOMMENDED ACTION:

1) ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE FOREST, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A MITIGATED NEGATIVE DECLARATION AND APPROVE A MITIGATION MONITORING AND REPORTING PROGRAM FOR A GENERAL PLAN AMENDMENT 03-18-5145, A DEVELOPMENT AGREEMENT, ZONE CHANGE 03-18-5144, TENTATIVE PARCEL MAP 2023-169, AND USE PERMIT 03-18-5146 FOR THE SUBDIVISION OF THREE PARCELS (APN: 610-301-20, 601-301-21 AND 610-301-07) INTO TWO PARCELS AND THE CONSTRUCTION OF A CONTRACTOR'S STORAGE YARD AT 20751 LINEAR LANE ON PARCEL 1 OF TPM 2023-169 (APN: 610-301-20, 601-301-21 AND A PORTION OF APN 610-301-07), AND RETENTION OF PARCEL 2 (THE REMAINDER OF APN 610-301-07) AS UNDEVELOPED AND CONTAINING SERRANO CREEK AND THE SERRANO CREEK REGIONAL TRAIL.

2) ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE FOREST, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT 03-18-5145 AMENDING THE GENERAL PLAN LAND USE ELEMENT TO CHANGE THE LAND USE DESIGNATION OF ASSESSOR'S PARCEL NUMBERS ("APN") 610-301-20, 601-301-21 AND A PORTION OF APN 610-301-07), LOCATED AT 20751 LINEAR LANE AND COMPRISED OF ASSESSOR'S PARCEL NUMBERS ("APN"s) 610-301-20, AND 21, AND A PORTION OF APN 610- 301-07) FROM REGIONAL PARK/OPEN SPACE TO URBAN INDUSTRIAL 25 ("UI 25").

3) ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE FOREST, CALIFORNIA, RECOMMENDING APPROVAL OF A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF LAKE FOREST AND GREAT SCOTT TREE CARE UNDER GRIFFITHS RANCH LLC FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF LAKE FOREST PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65864 ET SEQ.

4) ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE FOREST, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONE CHANGE 03-18-5144 CHANGING THE ZONING OF THE PROPERTY LOCATED AT 20751 LINEAR LANE; SPECIFICALLY A PORTION OF APN 610-301-07 (PARCEL 2 OF TPM 2023-169) FROM LIGHT INDUSTRIAL/ PLANNED DEVELOPMENT TO OPEN SPACE

CONSERVATION, AND THE REMAINING PORTION OF APN 610-301-07 FROM LIGHT INDUSTRIAL/PLANNED DEVELOPMENT TO URBAN INDUSTRIAL 25, AND APNs 610-301-20 AND 21 FROM AGRICULTURE (“A 1”) TO URBAN INDUSTRIAL 25 (“UI 25”).

5) ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE FOREST, CALIFORNIA RECOMMENDING THE CITY COUNCIL APPROVE TENTATIVE PARCEL MAP 2023-169, A REQUEST TO SUBDIVIDE THE PROPERTY LOCATED AT 20751 LINEAR LANE INTO TWO PARCELS (APN: 610-301-20, 610-301-21, and 610-301-07).

6) ADOPT A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE FOREST, CALIFORNIA APPROVING USE PERMIT 03-18-5146 TO ALLOW DEVELOPMENT OF A CONTRACTOR’S STORAGE YARD ON PARCEL 1 OF TENTATIVE PARCEL MAP 2023-169 LOCATED AT 20751 LINEAR LANE (APNs 610-301-20, 610-201-21 AND A PORTION OF 610-301-7). with the following added conditions of approval: 1. Operational business hours be limited to a 7 am start time, except for times that the applicant is required to respond to an emergency. 2. Wood chips shall not be stored on-site during periods when Orange County Fire Authority (OCFA) has declared a high-fire hazard warning. 3. Access to the site shall be limited to Linear Lane and the private drive.

**Motion was carried by a vote of 4-0, with Commissioner Fuentes absent.**

**DIRECTOR’S COMMENTS:**

Director Ackerman did not offer any comments.

**CITY ATTORNEY COMMENTS:**

Assistant City Attorney Nguyen did not offer any comments.

**PLANNING COMMISSION COMMENTS:**

Commissioner Stannard acknowledged the applicant, Commission, and City staff for their work at the public hearing and noted he hopes that work on getting the easements resolved continues to move forward.

Commissioner Barajas did not offer any comments.

Vice Chair Ludden commended the applicant and staff for their work on this project and wished success to Great Scott Tree Care and shared his hopes that the easement issues be resolved quickly.

Chair Villwock commended the applicant for working on this property and expressed his appreciation for the public sharing their concerns.

**ADJOURNMENT:**

The regular meeting of the Planning Commission was adjourned at 8:19 pm.

ATTEST:

APPROVED:

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GAYLE ACKERMAN, AICP  
DIRECTOR OF  
COMMUNITY DEVELOPMENT

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JORDAN VILLWOCK,  
CHAIR  
PLANNING COMMISSION