

PC ATTACHMENT 2

Resolution No. 2024-_____

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 20795 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")

WHEREAS, Article 5 of Chapter 3 of Division 1 of Title 7 (commencing with Section 65300) of the Government Code requires the City to prepare and adopt a comprehensive, long-term general plan for the physical development of the City; and

WHEREAS, on June 2, 2020, the City of Lake Forest adopted the 2040 Lake Forest General Plan; and

WHEREAS, on March 22, 2018, Steve Guzowski on behalf of Brian Hess, filed General Plan Amendment ("GPA") 03-18-5145, and as required by Lake Forest Municipal Code ("LFMC") section 9.194.080 which requires the concurrent filing of a DA whenever a GPA is requested, also filed a Development Agreement ("DA"), Zone Change ("ZC") 03-18-5144, and Use Permit ("UP") 03-18-5146 for the development of a contractor's storage yard ("Project"), and

WHEREAS, on October 3, 2023, Brian Prock of the Trestle Companies, on behalf of Griffiths Ranch, LLC (Applicant) filed Tentative Parcel Map ("TPM") 2023-169 to merge three parcels (APN 610-301-20, and 21, and a portion of APN 610-301-07) into two parcels now referred to as Parcels 1 and 2 of TPM 2023-169; and

WHEREAS, GPA 03-18-5145 would change the land use designation of Parcel 1 of TPM 2023-169 (APN 610-301-20, 601-301-21 and a portion of 610-301-07) from Regional Park/Open Space to UI 25 in order to accommodate the proposed contractor's storage yard on Parcel 1, located at 20795 Linear Lane; and

WHEREAS, the remaining portion of APN 610-301-07 (Parcel 2 of TPM 2023) will retain its existing Regional Park/Open Space land use designation and will remain undeveloped while continuing to include Serrano Creek and the Serrano Creek Trail, as well as the scenic preservation easement held by the County of Orange over the this parcel and APN; and

WHEREAS, a Mitigated Negative Declaration (“MND”) for the proposed Project was circulated between September 15, 2021 through October 14, 2021, and recirculated June 12, 2024 through July 11, 2024; and

WHEREAS, the MND analyzed the impacts relating to the whole of the Project, including the proposed amendment to the General Plan Land Use Element, and the MND determined that the Project would have a less significant impact on the environment with the incorporation of mitigation; and

WHEREAS, on August 8, 2024, the Planning Commission passed, approved, and adopted a resolution recommending that the City Council adopt the MND and approve mitigations by way of conditions of approval for the Project; and

WHEREAS, California Government Code Section 65353 requires the Planning Commission hold a public hearing and recommend to the City Council that the proposed General Plan Amendment be approved, disapproved, or conditionally approved; and

WHEREAS, on July 25, 2024, the City gave public notice of the Planning Commission public hearing for consideration of General Plan Amendment 03-18-5145 by advertising in a newspaper of general circulation, and on July 25, 2024, by posting notices at City Hall, and by mailing to owners of property within a 300-foot radius of the Project site; and

WHEREAS, on August 8, 2024, the Planning Commission conducted a duly noticed public hearing to consider General Plan Amendment 03-18-5145, a Development Agreement, Zone Change 03-18-5144, Use Permit 03-18-5146, and Tentative Parcel Map 2023-169, at which hearing members of the public were afforded an opportunity to comment upon General Plan Amendment 03-18-5145.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE FOREST DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. RECITALS. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. CEQA. The requirements of the California Environmental Quality Act (CEQA) have been satisfied in that an Initial Study and Mitigated

Negative Declaration were prepared for the Project, including the General Plan Amendment, and the Planning Commission has recommended that the City Council adopt the MND and related conditions. The Initial Study and MND show that there is no substantial evidence, in light of the whole record, that the Project may have a significant effect on the environment with the incorporation of mitigation.

SECTION 3. GENERAL PLAN AMENDMENT. The proposed General Plan Amendment consists of an amendment to Figure LU-1 (the Land Use Map, Exhibit A) and Table LU-1 (Land Use Development Potential Summary, Exhibit B) of the Land Use Element, to change the land use designation of APN 610-301-20, and 21, and a portion of APN 610-301-07 (Parcel 1 of Tentative Parcel Map 2023-169) from Regional Park/Open Space to Urban Industrial 25 (“UI 25”) as shown on the Map that is attached to this resolution as Exhibit “A” and incorporated herein by reference.

SECTION 4. LOCATION OF DOCUMENTS: The General Plan Amendment, MND, and all supporting documents are on file and available for public review at Lake Forest City Hall, 100 Civic Center Drive, Lake Forest, California 92630. The Director of Community Development is the custodian of these documents.

SECTION 5. GENERAL PLAN CONSISTENCY: The Planning Commission hereby finds that the proposed General Plan Amendment is compatible with the objectives, policies, and general plan land use programs specified in the General Plan for the City of Lake Forest in that:

A. The City of Lake Forest has officially adopted a General Plan.

B. The land use authorized by the General Plan Amendment, and the General Plan Amendment itself, are compatible with the objectives, policies, general land uses, and programs specified in the General Plan, for the following reasons:

i. The General Plan Amendment is internally consistent because the proposed change to the Land Use Map (Figure LU-1) and Land Use Development Potential Summary (Table LU-1) does not affect any other figures or tables in the General Plan.

ii. The General Plan Amendment complies with Policy LU-1.1 of the Land Use Element, which promotes an appropriate land use plan that fosters and enhances community livability and public health; supports economic development; promotes efficient development and multiple transportation options; reduces pollution, greenhouse gas emissions, and the expenditure of energy and other

resources; and ensures compatibility between uses. To meet the diverse, demographic, economic, and social needs of the Community, this General Plan Amendment and the proposed contractor's storage yard supports the Community's economic development.

iii. This General Plan Amendment complies with Policy LU-2.1 of the Land Use Element to ensure that new development fits within the existing community setting and is compatible with surrounding land uses and public infrastructure availability because development anticipated by the General Plan Amendment will be controlled through a Use Permit and this development is not anticipated to significantly increase the intensity of use on the land, surrounding land uses and infrastructure available. The use proposed, a contractor's storage yard and its ancillary uses such as a legal non-conforming house remodeled into a commercial office, truck parking and on-site enclosed storage, is anticipated to be compatible with the light industrial uses located in the vicinity.

iv. The General Plan Amendment complies with Policy LU-2.4 of the Land Use Element to ensure that the scale and character of the new development is appropriate to the setting and intended use because development anticipated by the General Plan Amendment will be controlled through a Use Permit and the UI 25 development standards. The use proposed, a contractor's storage yard and its ancillary uses such as such as a legal non-conforming house remodeled into a commercial office, truck parking and on-site enclosed storage, is anticipated to be compatible with the light industrial uses located in the vicinity.

v. The General Plan Amendment complies with Policy LU-2.5 requiring that new development projects achieve visual compatibility with surrounding development through building, site, or design techniques, such as landscaping and architectural design, to achieve visual compatibility because the requested General Plan Amendment meets the UI 25 development standards and will also be governed through a Use Permit allowing the City to ensure visual compatibility.

vi. The General Plan Amendment complies with Policy LU-2.8 encouraging affected public agencies to provide necessary facilities and services to support the impact and intensity of development in Lake Forest. The proposed development has been reviewed and is not anticipated to overtax the existing City resources. Adequate water, public services, sewer capacity, and other services exist and will be available for this project as well as the existing and future projects in this area and adjacent.

vii. The General Plan Amendment complies with Policy LU-3.5 which promotes rehabilitation of older commercial and industrial properties and buildings to enhance their quality and competitive advantage. The proposed development

includes the demolition and removal of some existing structures, such as one legal non-conforming single-family home and animal pens, as well as the rehabilitation of some structures, including a barn for storage, and a single-family home to be used as an office by the new business, Great Scott Tree Care.

viii. The General Plan Amendment complies with Policy M-5.3 of the Mobility Element, which requires working with the County of Orange to ensure local trails are open and maintained and facilitate access to and from the trails within Lake Forest. The General Plan Amendment ensures the existing County of Orange Serano Creek Trail remains on an undeveloped parcel (Parcel 2 of Tentative Parcel Map 2023-169) and is continues to be designated Regional Park/Open Space and allow public access to the Trail in conformance with Policy M-5.3.

SECTION 6. PLANNING COMMISSION ACTIONS: The Planning Commission hereby recommends that the City Council approve General Plan Amendment 03-18-5145, an amendment to the Land Use Map (Figure LU-1, Exhibit A) of the Land Use Element, to change the land use designation of Assessor's Parcel Numbers ["APN"s] 610-301-20, 21, and a portion of 610-301-07) (Parcel 1 of Tentative Parcel Map 2023-169) from Regional Park/Open Space to UI 25, as shown on the Map that is attached to this resolution as Exhibit "A."

PASSED, APPROVED AND ADOPTED this 8th day of August 2024, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

JORDAN VILLWOCK
CHAIR LAKE FOREST PLANNING COMMISSION

DATE

ATTEST:

GAYLE ACKERMAN, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT

DATE

EXHIBIT A

