

MINUTES OF A REGULAR MEETING OF THE LAKE FOREST PLANNING COMMISSION

The regular meeting of the Planning Commission of the City of Lake Forest held Thursday, June 8, 2023, at the Lake Forest City Council Chambers, 100 Civic Center Drive Lake Forest, California was called to order at 6:30 p.m.

ATTENDANCE:

Commissioners:	Francisco Barajas (absent) Thomas Ludden Michael Stannard
Vice Chair:	Jordan Villwock
Chair:	Jolene Fuentes
Director of Community Development:	Gayle Ackerman, AICP
Assistant Director of Community Development:	Amy Stonich, AICP (absent)
Commission Secretary:	Irena Phillips

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance to the Flag of our Country was led by Commissioner Stannard.

PUBLIC COMMENTS:

No public comment was offered.

CONSENT CALENDAR:

Vice Chair Villwock pulled Item 1 from the Consent Calendar for separate action.

1. Approval of the Minutes of the Planning Commission Meeting of May 4, 2023

MOTION: A motion was made by Commissioner Ludden, seconded by Commissioner Stannard, to approve the minutes as submitted.

Motion carried by a vote of 3-0, with Commissioner Barajas absent and Vice Chair Villwock abstaining due to his absence from the May 4, 2023 Planning Commission Meeting.

2. General Plan Conformance 05-23-5629 for 2023-2025 Capital Improvement Projects

Recommended action(s):

- 1) Find that this General Plan Conformance is not subject to the California Environmental Quality Act ("CEQA") pursuant to sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; and
- 2) Adopt a resolution entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE FOREST, CALIFORNIA, APPROVING GENERAL PLAN CONFORMANCE 05-23-5629 MAKING CERTAIN FINDINGS REQUIRED UNDER CALIFORNIA GOVERNMENT CODE SECTION 65401 THAT THE CITY'S PROPOSED CAPITAL IMPROVEMENT PROJECTS FOR FISCAL YEARS 2023-2025 ARE IN CONFORMANCE WITH THE CITY OF LAKE FOREST GENERAL PLAN
3. Consideration of General Plan Conformance determination 05-23-5623 for the County of Orange to grant a non-exclusive access easement to the Irvine Ranch Water District over water tank road, an existing dirt roadway in the Whiting Ranch Wilderness Park (a portion of APN's 104-142-20, 104-142-22, and 601-261-44)

Recommended action(s):

- 1) Find that this General Plan Conformance is not subject to the California Environmental Quality Act ("CEQA") pursuant to sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; and
- 2) Adopt a resolution entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE FOREST, CALIFORNIA, MAKING CERTAIN FINDINGS REQUIRED UNDER CALIFORNIA GOVERNMENT CODE SECTION 65402 FOR THE COUNTY OF ORANGE TO GRANT A NON-EXCLUSIVE ACCESS EASEMENT TO THE IRVINE RANCH WATER DISTRICT OVER WATER TANK ROAD, AN EXISTING DIRT ROADWAY IN THE WHITING RANCH WILDERNESS PARK (A PORTION OF APN'S 104-142-20, 104-142-22, AND 601-261-44)

MOTION: It was moved by Commissioner Ludden, seconded by Vice Chair Villwock, to approve Item 2 and 3 of the Consent Calendar.

Motion carried by a vote of 4-0, with Commissioner Barajas absent.

PUBLIC HEARING:

4. A request for approval of a Site Development Permit 02-23-5598, Planned Sign Program 02-23-5599, Use Permit 02-23-5597 for the sale of beer and wine for off-site consumption (Type 20 ABC License), and a determination of Public Convenience or Necessity 05-23-5630 for ALDI Food Market located at 23330 El Toro Road.

Chair Fuentes opened the public hearing.

Community Development Director Gayle Ackerman introduced this item and invited Senior Planner Marie Luna to provide a presentation. No public comment was offered. Matthew Baca on behalf of ALDI Incorporated, responded to Commission inquiries regarding parking lot lighting, security cameras, alcohol products offered, and targeted demographics. City Staff and City Attorney responded to Commissioner questions.

Vice Chair Villwock requested to vote on Public Convenience or Necessity ("PCN") 05-23-5630 resolution separately and strike Finding 1.

MOTION: It was moved by Vice Chair Villwock, seconded by Commissioner Stannard, to adopt a resolution entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE FOREST, CALIFORNIA, APPROVING A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY UNDER PCN 05-23-5630 FOR ALDI FOOD MARKET LOCATED AT 23330 EL TORO ROAD, with the exclusion of Section 1 Finding 1.

Motion carried by a vote of 3-1, with Commissioner Barajas absent and Chair Fuentes voting no.

MOTION: It was moved by Commissioner Ludden, seconded by Commissioner Stannard, to approve a categorical exemption for the environmental of the four applications: SDP 02-23-5598, PSP 02-23-5599, UP 02-23-5597, and PCN 05-23-5630 pursuant to CEQA Guidelines Section 15301, Class 1 (e) Existing Conditions, and direct the Director of Community Development to prepare and file with the Clerk of the County of Orange, a Notice of Exemption pursuant to Public Resources Code Sec. 21152(b) and CEQA Guidelines Sec. 15062.

Motion carried by a vote of 4-0, with Commissioner Barajas absent.

MOTION: It was moved by Commissioner Ludden, seconded by Commissioner Stannard, to adopt resolutions approving Site Development Permit (SDP) 02-23-5598 for site, façade, and parking lot improvements for the proposed ALDI Food

Market, Planned Sign Program (PSP) 02-23-5599 for a Master Sign Program for the El Toro Plaza East Shopping Center including the ALDI Food Market, and Use Permit (UP) 02-23-5597 to allow the sale of beer and wine for off-site consumption for the ALDI Food Market located at 23330 El Toro Road.

Motion carried by a vote of 4-0, with Commissioner Barajas absent.

Chair Fuentes closed the public hearing.

DIRECTOR'S COMMENTS

Director Ackerman informed the Commission that July 6, 2023, Planning Commission meeting agenda is light, and meeting may not go forward.

CITY ATTORNEY COMMENTS

City Assistant Attorney Nguyen did not offer comments.

PLANNING COMMISSION COMMENTS

Commissioner Stannard thanked Senior Planner Luna for the report, input, and discussion of Item 4 and welcomed applicant Matthew Baca.

Commissioner Ludden welcomed Aldi to the community and thanked Senior Planner Luna for all her work.

Vice Chair Villwock thanked staff on a report well done and for amending Item 4 by providing key details and welcomed Aldi.

Chair Fuentes wished everyone a Happy 4th of July and thanked the staff for their great work.

ADJOURNMENT: The Regular Meeting of the Planning Commission was adjourned at 7:26 p.m.

ATTEST:

GAYLE ACKERMAN, AICP
DIRECTOR OF COMMUNITY
DEVELOPMENT

JOLENE FUENTES
CHAIR
PLANNING COMMISSION