



AGENDA LAKE FOREST PLANNING COMMISSION

**Regular Meeting of the Planning Commission
Thursday, May 7, 2026
6:30 PM**

City Council Chambers, 100 Civic Center Drive Lake Forest, California

NOTICE: Pursuant to Lake Forest Resolution 2020-03, Regular Meetings of the Planning Commission are held the Thursday after the first City Council meeting of each month at the hour of 6:30 p.m.

AGENDA ON THE INTERNET: The Agenda and staff reports are available on the City website at <https://www.lakeforestca.gov/en/government/meeting-agendas-and-minutes/meeting-agendas> and available at City Hall, 100 Civic Center Drive, Lake Forest, California, on the Friday before the meeting.

AGENDA DESCRIPTION: The Agenda descriptions are intended to give notice to members of the public of a general summary of items of business to be transacted or discussed. The listed Recommended Action represents staff's recommendation. The Planning Commission may take any action which it deems to be appropriate on the agenda item and is not limited in any way by the recommended action.

PUBLIC COMMENT PRIOR TO THE MEETING: Members of the public may submit email comments to planningcommission@lakeforestca.gov. Email comments will be uploaded to the agenda packet and made part of the official public record of the meeting and will not be read at the meeting. To ensure all comments are received prior to the Planning Commission meeting, please submit email comments no later than 5:00 p.m. the day of the meeting.

PUBLIC COMMENT AT THE MEETING: Members of the public that would like to provide in-person comments will be asked to fill out a speaker card and provide it to the Commission Secretary. Speaker cards will be available at the table, near the entrance.

CALL TO ORDER:

6:30 PM

Commissioners:

Jolene Fuentes
Thomas Ludden
Jordan Villwock

Vice Chair:

Tom Grable

Chair:

Michael Stannard

Director of Community Development:

Gayle Ackerman, AICP

Assistant Director of Community Development:

Amy Stonich, AICP

Commission Secretary:

Jennifer Weiss

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance to the Flag of our Country to be led by Commissioner Fuentes.

PRESENTATION ITEM(S): (Item Nos. 1 – 2)

- 1. PRESENTATION ON CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

RECOMMENDED ACTION: Receive and file a presentation from Trabuco Consulting related to Crime Prevention Through Environmental Design.

- 2. CAPITAL IMPROVEMENT PLAN UPDATE

RECOMMENDED ACTION: Receive and file.

PUBLIC COMMENTS

At this time, members of the public may address the Commission regarding any items within the subject matter jurisdiction of the Commission. No action may be taken on items not listed on the agenda unless authorized by law. Comments shall be limited to three minutes per person.

Any person wishing to address the Commission on any matter, whether or not it appears on this agenda, is requested to complete a Request to Speak form available at the Agenda Public Review Table, near the entrance. The completed form is to be submitted to the Commission Secretary prior to an individual being heard by the Commission.

Whenever possible, lengthy testimony should be presented to the Commission in writing (8 copies) and only pertinent points presented orally. Additionally, a Request to Register Written Comments form is available at the Agenda Public Review Table.

CONSENT CALENDAR (Item No. 3)

All matters listed under the Consent Calendar are considered routine and will be enacted by one vote. There will be no separate discussion of these items unless Members of the Commission, the public, or staff request specific items be removed from the Consent Calendar for separate action.

3. APPROVAL OF THE MINUTES OF THE MARCH 5, 2026 PLANNING COMMISSION MEETING

RECOMMENDED ACTION: Approve as submitted.

PUBLIC HEARING(S) (Item No. 4)

Public Hearings are scheduled for a time certain of 6:30 p.m. or as soon thereafter as possible. The Commission, when considering the matter scheduled for hearing, will take the following actions: 1. Open the Public Hearing. 2. Receive staff report. 3. Accept public testimony. 4. Commission comments and questions. 5. Close the Public Hearing. 6. Take appropriate action. Those wishing to address the Commission during the Public Hearing must complete a Request to Speak form and provide it to the Commission Secretary prior to the hearing.

4. ZONING CODE AMENDMENT 07-25-5813, A CITY-INITIATED ZONING CODE AMENDMENT TO AMEND VARIOUS SECTIONS OF THE ZONING CODE (TITLE 9 OF LAKE FOREST MUNICIPAL CODE) RELATED TO GROUP HOMES, RESIDENTIAL CARE FACILITIES, AND BOARDING HOUSES

RECOMMENDED ACTION: 1) Recommend that the City Council find that Zoning Code Amendment 07-25-5813 is not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines, § 15060(c)(2)-(3) and 15378 (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and Section 15061(b)(3) (the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment).

2) Adopt a Resolution entitled: A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE FOREST RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE 9 OF THE LAKE FOREST MUNICIPAL CODE ALLOWING GROUP HOMES FOR THE BENEFIT OF THE DISABLED; AND FINDING THE ACTION TO BE EXEMPT FROM CEQA UNDER STATE CEQA GUIDELINES §15060(c)(2), 15060(c)(3), AND 15061(b)(3)

DIRECTOR'S COMMENTS

At this time, the Director may comment on agenda and non-agenda items; and report on items of interest to the Commission and community.

CITY ATTORNEY COMMENTS

At this time, the City Attorney may comment on agenda and non-agenda items; and report on items of interest to the Commission and community.

PLANNING COMMISSION COMMENTS

At this time, Commissioners may comment on agenda or non-agenda matters. No discussion may take place on any item not appearing on the posted agenda. Commissioners may ask a question for clarification, respond to statements made or questions posed by the public, make a brief announcement, or make a brief report on his or her own activities. In addition, the Commission may refer to staff or other resources for factual information, request staff to report back at a subsequent meeting or direct staff to place a matter of business on a future agenda. No action may be taken on non-agenda matters unless authorized by law (Government Code Section 54954.2).

Commissioner Fuentes:

Commissioner Ludden:

Commissioner Villwock:

Vice Chair Grable:

Chair Stannard:

ADJOURNMENT:



In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this Meeting, including auxiliary aids or services, you should contact the Commission Secretary at (949) 461-3460. Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The Planning Commission agenda and agenda back-up materials can be obtained from the Commission Secretary on the Friday prior to the Commission meeting. Agenda and agenda packets, if requested, will be made available in an appropriate alternative format to persons with a disability as required by the Americans With Disabilities Act. Copies of the agenda are provided at no cost and agenda back-up materials are available at the per page copy cost. If you wish to be added to the mailing list to receive a copy of the agenda, request must be provided to the Commission Secretary in writing.

The City of Lake Forest mailing address is City Council Chambers, 100 Civic Center Drive Lake Forest, California. Phone: (949) 461-3400. FAX (949) 461-3511

CERTIFICATION: I, Jennifer Weiss, Commission Secretary of the Lake Forest Planning Commission hereby certify that the foregoing agenda was posted for public review on April 30, 2026.

Jennifer Weiss
Commission Secretary