



**PUBLIC NOTICE
PUBLIC HEARING TO BE HELD BY
THE CITY OF LAKE FOREST PLANNING COMMISSION**

Subject: City-initiated ordinance adding Chapters 7.50 and 9.52 to the Lake Forest Municipal Code (LFMC) regarding urban lot splits and two-unit projects.

Planning Commission Hearing Date: February 3, 2022
Hearing Time: 6:30 p.m.
Hearing Location: City of Lake Forest Council Chambers
100 Civic Center Drive, Lake Forest

Project Applicability: Citywide in single-family residential zones where the only residential use allowed as a primary use is a single residential dwelling on a lot.

Project Description: The proposed ordinance adopts objective design, development, and subdivision standards for urban lot splits and two-unit projects approved in accordance with Senate Bill 9 (SB 9). The two-unit project standards will be added to the LFMC as Chapter 9.52. The urban lot split standards will be added to the LFMC as Chapter 7.50. The Planning Commission's action serves as a recommendation to the City Council.

Environmental Documentation: This action has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State and local CEQA Guidelines, and the environmental regulations of the City. Adoption of this ordinance is statutorily exempt from CEQA under California Government Code sections 65852.21(j), and 66411.7(n).

All persons either favoring or opposing this proposal are invited to present their views before or at this hearing per the following special notice regarding public participation and comment. It is requested that any supportive documents and/or written comments be submitted prior to the public hearing.

Agenda on the Internet: The Agenda of meeting is available on the City website at <https://lakeforestca.gov/129/Agendas>. You can access the document on the Friday before the meeting. The meeting will also be livestreamed on the City website.

Agenda Document Review: The full Agenda including all back up information is 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 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 staff reviews all comments 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 meeting: Members of the public may provide in-person, verbal comments for any item during the meeting. Those wishing to provide comments will be asked to fill out a speaker card and provide it to the Commission Secretary prior to the commencement of the meeting.

Any petition for judicial review of a decision of the Lake Forest Planning Commission is controlled by the statute of limitations provisions set forth in Sections 2.50.010 and 2.50.020 of the Lake Forest Municipal Code ("LFMC") and Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. Any action or proceeding to attack, review, set aside, or void any decision of the Lake Forest Planning Commission is controlled by Section 2.50.010 and Section 2.50.020 of the LFMC.

Any such action or proceeding that seeks judicial review of, attacks, or seeks to set aside or void any decision of the Lake Forest Planning Commission shall be limited to those issues raised at the hearing described in this notice or in written correspondence delivered to the Secretary to the Planning Commission, at, or prior to, the public hearing described in this notice, and must be commenced within the time limits specified in Chapter 2.50 of the LFMC.

For additional information, please contact Ron Santos – Senior Planner, City of Lake Forest, at (949) 461-3449 or via e-mail at rsantos@lakeforestca.gov.

/s/Lisa Berglund, MPA
City Clerk