

**CITY OF LAGUNA HILLS
CITY COUNCIL/PLANNING AGENCY**

**SPECIAL MEETING
MINUTES
Thursday, June 24, 2021**

JOINT CITY COUNCIL/PLANNING AGENCY MEETING

CALL TO ORDER

The meeting was called to order at 5:10 p.m. by Mayor/Chair Pezold.

PLEDGE OF ALLEGIANCE: Council/Agency Member Wheeler

ROLL CALL OF CITY COUNCIL/PLANNING AGENCY MEMBERS

Attendee Name	Title	Status	Arrived
Erica Pezold	Mayor/Chair	Present	
Don Sedgwick	Mayor Pro Tempore/Vice Chair	Present	
Janine Heft	Council/Agency Member	Present	
Bill Hunt	Council/Agency Member	Present	
Dave Wheeler	Council/Agency Member	Present	

PUBLIC COMMENTS

JOINT CITY COUNCIL/PLANNING AGENCY PUBLIC HEARINGS

- The Village at Laguna Hills – a Request by MGP Fund X Laguna Hills, LLC to Modify the Previously Approved Five Lagunas Project to Continue to Redevelop the Former Laguna Hills Mall Site Located at 24155 Laguna Hills Mall, Including Adoption of the Fifth Addendum to the City of Laguna Hills General Plan Program Environmental Impact Report as Previously Addended (State Clearinghouse No. 20080811100) and Approval of Site Development Permit, Master Sign Program, Conditional Use Permits, Parking Use Permit, Vesting Tentative Tract Map, Development Agreement, Precise Plan No. USE-0010-2019**

Interim City Manager/Director of Public Services Rosenfield provided introductory comments on this item and responded to Council/Agency Members requests for additional information.

Community Development Director Chantarangsu reviewed the information provided in the staff report, provided a PowerPoint presentation, and responded to Council/Agency Members requests for additional information.

Mayor/Chair Pezold opened the public hearing.

At Mayor/Chair Pezold's request, Assistant City Clerk Lee announced the electronic public comments that were received from Laguna Hills residents.

The following individuals addressed the City Council/Planning Agency on the public hearing item:

Laguna Hills Residents in Opposition of the Project as Presented

Elvia Santos	Janet Smith	John Immaratu
Carlos Melchor	Alan Lusolito	Kanchan Tailor
Thomas O'Hagan	Lydia Hervatin	
Karen Liftin	Marcae Taurus	

Laguna Hills Residents in Favor of the Project as Presented

John Hogan	Lyndon Brown
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Laguna Hills Residents in Favor of the Project with Modifications/Conditions

Karen Stone	Denise Legters	Neel Patel
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Laguna Hills Residents with a Neutral Position on the Project

Robin Jochims	Mark Schaff	Florina Massbaum
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Non-Residents in Opposition of the Project as Presented

Jonah Breslau	Jaime Gomez	Liliana Rodriguez
Debbi Smith	Joseph Murphy	Araceli de la Rosa
Kristin Strickler	Nick Taurus	Isabel Barrera
Jose Preciado	Alma Lopez	

Non-Residents in Favor of the Project as Presented

Eric Nelson

Mayor/Chair Pezold recessed the meeting at 7:05 p.m.

Mayor/Chair Pezold reconvened the meeting at 7:20 p.m.

Public comments continued and the following individuals addressed the City Council/Planning Agency on the public hearing item:

Non-Residents in Favor of the Project as Presented

Les Card	Crystal Jade	Paul Simonds
Shari Feinberg	John Hanna	Andrew Bandak
Curt Stanley	Stephanie Martinez	James English
Sunti Kumkim,	Damian Fussel	Jerry Hu
Scott Anderson	Kristen Camuglia	
Angel Guevera	Connor Chung	
	Rich Gomez	

Non-Residents in Favor of the Project with Modifications/Conditions

Jim Ford	Rona Henry	Kimberly Adams
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There being no further public comments, Mayor/Chair Pezold closed the public comment portion of the public hearing.

Keil Maberry, Managing Principal, Linscott Law & Greenspan, responded to Council/Agency Members requests for additional information.

Stephen Logan, Vice President of Development, Merlone Geier Partners, responded to Council/Agency Members requests for additional information.

Karen Gulley, Managing Principal, PlaceWorks, responded to Council/Agency Members requests for additional information.

Ken Hira, President, Kosmont Companies, responded to Council/Agency Members requests for additional information.

Chief of Police Services, Capt. Stiverson responded to Council/Agency Members requests for additional information.

Mayor/Chair Pezold recessed the meeting at 9:30 p.m.

Mayor/Chair Pezold reconvened the meeting at 9:45 p.m.

Bill Kelly, President/CEO, Kelly Associates Management Group, LLC, provided a PowerPoint presentation and responded to Council/Agency Members requests for additional information.

Don Caskey, Laguna Hills Parks and Recreation Commissioner, responded to Council/Agency Members requests for additional information.

Matthew Gray, Partner, Perkins Coie, responded to Council/Agency Members requests for additional information.

David Geiser, Managing Director, Merlone Geier Partners, responded to Council/Agency Members requests for additional information.

Recommendation: That the City Council and Planning Agency take the following actions:

- 1) Resume the Joint Public Hearing;
- 2) That the Planning Agency and City Council:
 - a) Independently consider the City of Laguna Hills General Plan Program Environmental Impact Report (PEIR) (State Clearinghouse No. 20080811100) as previously addended for the Five Lagunas Project along with the Fifth Addendum to the PEIR;
 - b) Adopt a Resolution entitled: “A Joint Resolution of the Planning Agency and the City Council of the City of Laguna Hills, California, adopting the Fifth Addendum to the 2009 General Plan Program Environmental Impact Report as previously addended for the Five Lagunas Project and a Mitigation Monitoring and Reporting Program for the Village at Laguna Hills Project pursuant to the California Environmental Quality Act”;
- 3) Adopt a Resolution entitled: “A Joint Resolution of the Planning Agency and City Council of the City of Laguna Hills, California, approving Site Development Permit, Master Sign Program, Conditional Use Permit, Vesting Tentative Tract Map, Development Agreement, Precise Plan No. USE-0010-2019, a request by MGP Fund X Laguna Hills, LLC, to modify the previously approved Five Lagunas Project to continue to redevelop the former Laguna Hills Mall site located at 24155 Laguna Hills Mall, and making certain findings in connection therewith”;
- 4) That the City Council introduce for first reading, read by title only, and waive further reading of an Ordinance entitled: “An Ordinance of the City Council of the City of Laguna Hills, California, approving and adopting a Development Agreement between the City of Laguna Hills and MGP Fund X Laguna Hills, LLC for the Village at Laguna Hills Project.”

A motion to continue the public hearing to a later date, at least 6 months from now to renegotiate the development agreement was made by Council/Agency Member Hunt, seconded by Mayor/Chair Pezold. This motion was subsequently withdrawn by Council/Agency Member Hunt. As a result, no action was taken on this motion.

Motion to continue the public hearing to a Special Joint Meeting of the City Council/Planning Agency on Tuesday, June 29, 2021, at 5:00 p.m. (or as soon thereafter as possible), in the City Council Chamber, City Hall.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Sedgwick, Mayor Pro Tempore/Vice Chair
SECONDER:	Janine Heft, Council/Agency Member
AYES:	Erica Pezold, Mayor/Chair; Don Sedgwick, Mayor Pro Tempore/Vice Chair; Janine Heft, Council/Agency Member; Bill Hunt, Council/Agency Member; Dave Wheeler, Council/Agency Member

ADJOURNMENT

There being no further business before the City Council/Planning Agency at this session, Mayor/Chair Pezold declared the meeting adjourned at 12:15 a.m.

Melissa Au-Yeung, City Clerk

ATTEST:

Erica Pezold, Mayor

Approved at meeting of July 13, 2021