



City of Laguna Hills Notice of Planning Agency Public Hearing

Notice is hereby given that the Planning Agency of the City of Laguna Hills will conduct a public hearing to consider the following:

Vesting Tentative Tract Map (VTTM) / Site Development Permit (SDP) / Precise Plan (PP) / Conditional Use Permit (CUP) / Parking Use Permit (PUP) No. 0209-2025, a request by Kingsbarn Capital and Development, LLC, for approval of a residential development project on an existing 18.5-acre site consisting of seven parcels located at the intersection of Mill Creek Drive and Ridge Route Road at 23272, 23282, 23332, 24411, and 23422 Millcreek Drive and 24461 and 24411 Ridge Route Drive (APNs 588-161-06, 588-161-07 588-161-08 588-161-09 588-161-10, 588-161-11, 588-161-12, and 588-161-13). The proposed project consists of the demolition of seven existing office buildings and surface parking; the subdivision of the site into four residential lots, two lettered lots for private park space, and two lettered lots for private streets; and the construction of a new 480-unit residential development consisting of 259 attached single family units and 221 multi-family apartment units in a six story building wrapped around a parking structure. The proposed 259 attached single-family units consist of 46 duets on Lot 1, 20 duplexes and 87 triplexes on Lot 2, and 106 duplexes on Lot 3, with joint use of the parking facilities between the residential uses on Lots 2 and 3 proposed. The proposed multifamily building and parking structure would be located on Lot 4 and contain a mix of studio, one-bedroom, and two-bedroom units. The Applicant has offered to restrict 24 of the multifamily apartment affordable units for rental to very low-income households, and, accordingly, the project has been designed to incorporate incentives and concessions, waivers or reductions of development standards, and reduced parking ratios pursuant to the State Density Bonus Law.

Environmental: The applicant has requested that the Planning Agency determine that the proposed project is exempt from review under the California Environmental Quality Act pursuant to Public Resources Code Section 21080.66.

Date and Time of Hearing: February 24, 2026, 6:00 p.m., or as soon thereafter as possible

Location of Hearing: City Council Chamber
24035 El Toro Road
Laguna Hills, California 92653

Invitation to be Heard:

All interested persons will be given an opportunity to comment on this item at the public hearing. In addition, written comments may be submitted to the Planning Agency prior to the hearing, mailed to 24035 El Toro Road, Laguna Hills, California 92653, Attention: City Clerk or emailed to publiccomments@lagunahillsca.gov. Please reference hearing title and date of hearing in any correspondence. If you wish to challenge the above in court, the challenge will be limited only to those issues you or someone else raised at the public hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

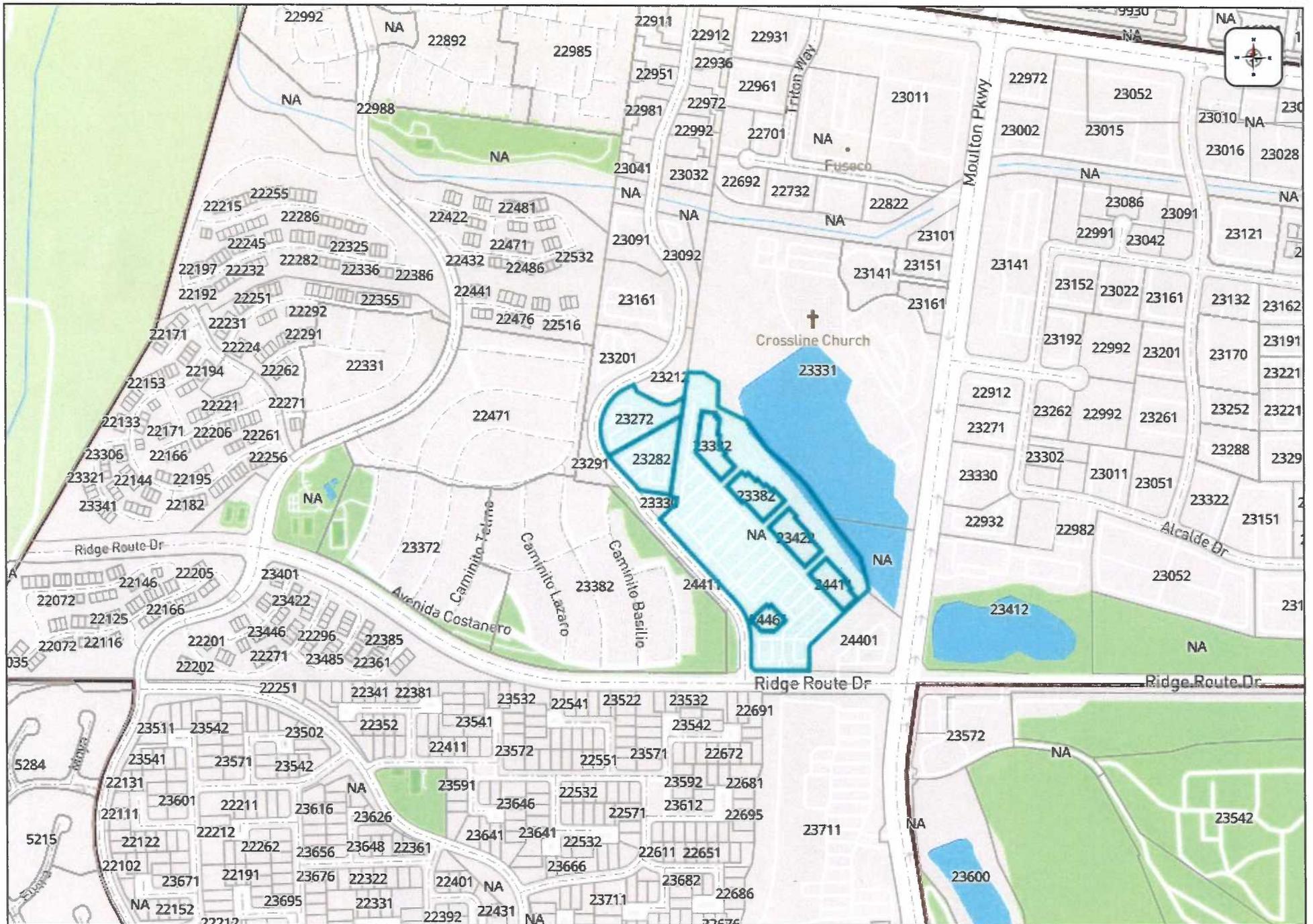
In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the office of the City Clerk at (949) 707-2630. Notification 48 hours

prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

The file pertaining to this item is available for public review at the Community Development Department of the City of Laguna Hills. The agenda report for this item will be available Friday, February 20, 2026, and a copy may be obtained from the City Clerk's Department. Prior to coming to City Hall, you may wish to contact the City Clerk's Department to ensure a copy of the report is available for distribution. For further information, you may contact Jennifer Lowe, Community Development Director at planning@lagunahillsca.gov.



Jennifer Lee, City Clerk



1" = 586 ft

VTTM/SDP/PP/CUP/PUP No.
0209-2025 (Terravita)



This map may represent a visual display of related geographic information. Data provided here is not a guarantee of actual field conditions. To ensure complete accuracy, please contact the responsible staff for the most up-to-date information.