



**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR MEETING DATE: March 17, 2022, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of February 3, 2021 – Approved by Zoning Administrator, Laree Alonso.**
- II. Discussion Item(s)**

ITEM #1 PUBLIC HEARING – PA21-0093 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.2A, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Rancho Mission Viejo requests approval of a Site Development Permit to allow for the development of 56 Planned Concept Detached Single-Family Dwellings on a 9.06-acre site, 5 model homes, and a Project Specific Alternative Site Development Standard. The Project Specific Alternative Site Development Standard would allow for 8.4-foot aggregate setbacks and 8.4-foot building separations where 10-foot aggregate setbacks and 10-foot building separations are the minimum required.

Recommended Action(s):

1. Receive staff report and public testimony as appropriate, and.
2. Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006, Addendum 1.1 (PA110003-06) approved February 24, 2011, the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013, and Addendum 3.1 (PA140072-81) approved February 25, 2015, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of PA21-0092, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1.
 - a. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1, which adequately addressed the effects of the project proposed in PA21-0093. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new



significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.

- b. Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1 are adequate to satisfy the requirements of CEQA for PA21-0093.
- c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.

- 3. Approve Planning Application PA21-0093, subject to the attached Findings and Conditions of Approval.

Special Notes:

Robert Zegarra, Planner, provided a presentation and answered questions of the Zoning Administrator. Jay Bullock Vice President, Planning and Entitlement, Ranch Mission Viejo (RMV), answered questions of the Zoning Administrator. Mr. Bullock stated that he has read and accepts the conditions of approval as stated in the staff report.

The following is the action taken by the Orange County Zoning Administrator, Laree Alonso.

Approve Planning Application PA21-0093 subject to the Findings and Conditions of Approval.

APPROVE
DENIED

OTHER

IV. Public Comments:

- None

V. Adjournment:

The March 17, 2022 Zoning Administrator hearing adjourned at 1:48 pm.