



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on Planning Application PA21-0077 for a Site Development Permit including a Project Specific Alternative Site Development Standard for the Esencia Mixed-Use Center (Ranch Plan Planning Area 2, Subarea 2.4).

LOCATION: The project site is located on Lots 1-9, 37-39, and A and B of Tract 18194. It is located in southeastern, unincorporated Orange County, within Subarea 2.4 of the Ranch Plan Planned Community, in the Fifth (5th) Supervisorial District.

PROPOSAL: Esencia Retail, LLC requests approval of a Site Development Permit to allow for changes to uses within Phase 1 of the Esencia Mixed-Use Center and a Project Specific Alternative Site Development Standard. The proposal includes a change of use from a 40,000 square foot fitness center to a 25,844 SF flex space building on Lot 6, and a change of use from a 27,300 square foot roller skating rink to a 10,482 square foot day care center on Lot 9. The proposal also includes a change of use to allow restaurants within the existing multi-tenant flex space buildings. The Project Specific Alternative Site Development Standard would allow for reductions to off-street parking requirements for the entire Esencia Mixed-Use Center.

ENVIRONMENTAL DOCUMENTATION: The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; and the Planning Area 2 Addendum, approved on March 27, 2013. This finding is appropriate and complies with the intent of CEQA, pursuant to the Orange County 2020 Local CEQA Procedures Manual, Section 13.1 for projects where a previous environmental document (i.e. Program EIR 589) is already in place. Further CEQA evaluation and clearances are not required for proposed site development permit PA21-0077.

APPLICANT: Esencia Retail, LLC

MEETING DATE: August 4, 2022

MEETING TIME: 1:30 PM (Or as soon as possible thereafter)

MEETING LOCATION: Multipurpose Room 105 at County Administration South (CAS) Building located @ 601 N. Ross Street, at the corner of Santa Ana Blvd. and Ross St. in Santa Ana. See included location map.

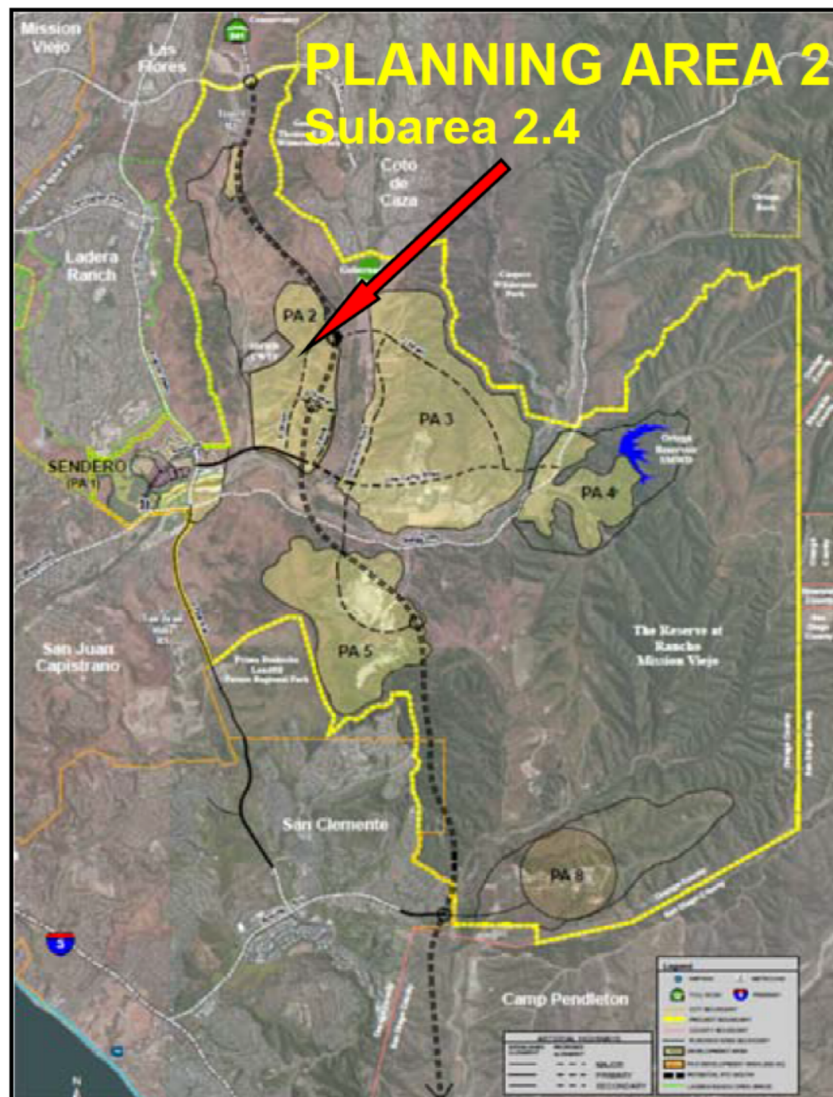
INVITATION TO BE HEARD:

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this meeting. It is requested that any documents or written response be submitted to OC Development Services prior to the meeting date. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised prior to close of the public meeting described in this notice, or in written correspondence delivered to OC Development Services. Interested parties may also send comments on the project via email to Robert.Zegarra@ocpw.ocgov.com. Comments submitted before the start of meeting will be part of the public record and distributed to the Subdivision Committee for consideration.

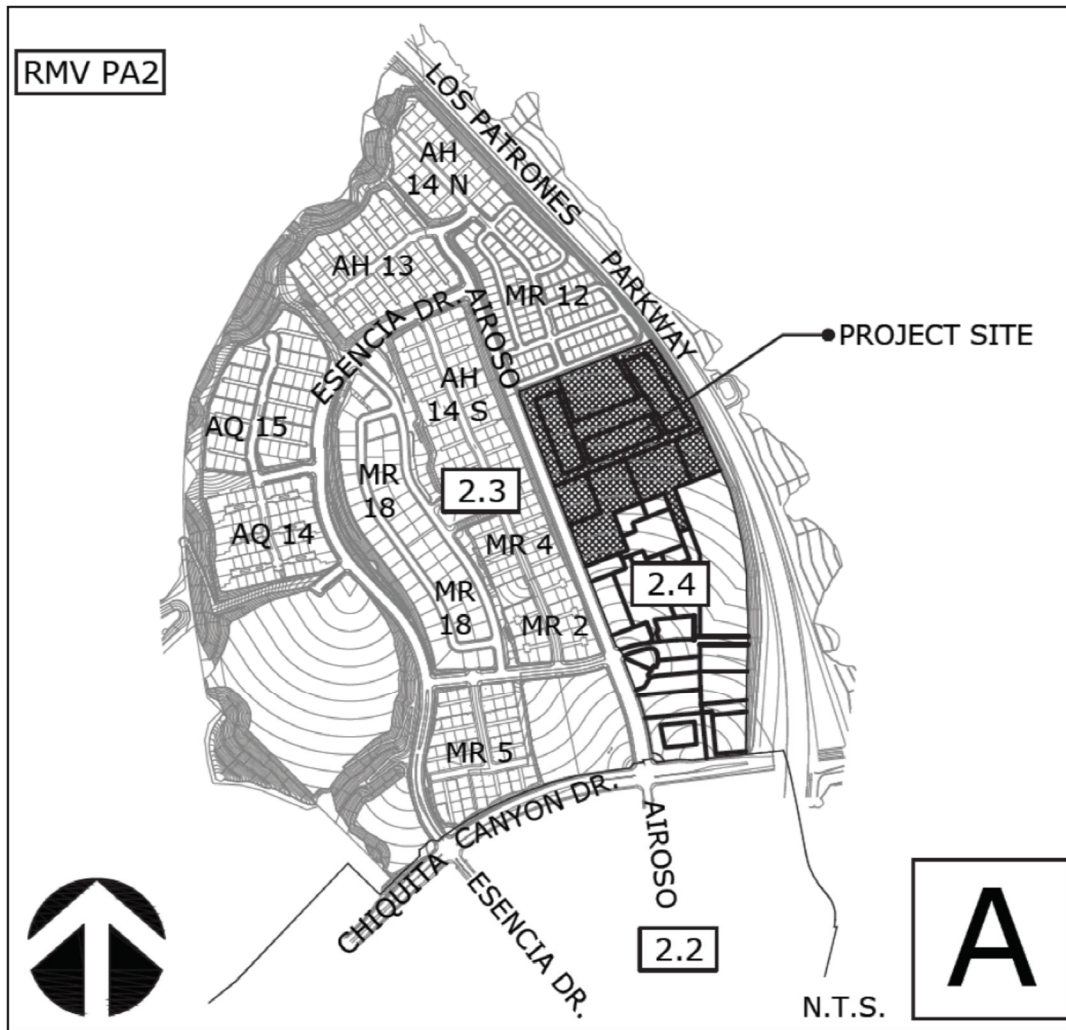
For further information contact Robert Zegarra at (714) 667-8893 or Robert.Zegarra@ocpw.ocgov.com. The project's Staff Report, project plans and other supporting materials will be available a minimum of 72 hours prior to the hearing at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/subdivision-1>.

Orange County Public Works
601 N. Ross Street
Santa Ana, CA 92702

Project Location



Project Vicinity Map



Project Site Map

Public Meeting Location - County of Orange County Administration South (CAS), Multipurpose Room 105

