



ZONING ADMINISTRATOR AGENDA
September 1, 2022
601 N. ROSS STREET
MULTIPURPOSE ROOM 105
1:30 PM

A limited number of staff reports are available at the hearing.

Any member of the public may ask the Zoning Administrator to be heard on the public hearings on the agenda, as those are called.

Those persons addressing the Zoning Administrator are requested to give their name for the record.

Written materials must be received 24 hours in advance to ensure consideration by the Zoning Administrator.

Except as otherwise provided by law, no action shall be taken on any items not appearing in the following agenda. However, items may be taken up in a different sequence.

Members of the public may address the Zoning Administrator on items of interest to the public that are not on the agenda and are within the jurisdiction of the Zoning Administrator.

I Call to Order

II. Minutes of August 4, 2022

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA20-0056 – APPLICANT – PILAR PROPERTIES; RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.1, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Rancho Mission Viejo and Pillar Properties request approval of a Site Development Permit to allow for the construction of a 608,788 square foot Senior Living Facility on a 10.75-acre site.

The proposed project will include 476,174 square feet of residential uses consisting of 299 independent living (IL) units, 16,902 square feet of residential support facilities, and 115,712 square feet of care facilities with 126 units of Assisted Living (102 units) and Memory Care (24 units). The project proposes 541 parking stalls including a 359-stall subterranean parking lot. The project will also include 1.51 acres of usable open space including a pool and spa, bocce ball court, pickle ball court, dog park, landscaped walkways, and open turf areas.

Recommended Action:

- 1) Receive staff report and public testimony as appropriate;
- 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 PA20-0056, 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 PA20-0056. 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 PA20-0056.
 - 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 PA20-0056, subject to the attached Findings and Conditions of Approval.

IV. PUBLIC COMMENTS:

At this time, members of the public may address the Zoning Administrator regarding any items within the jurisdiction of the Zoning Administrator; however, NO action may be taken on off-agenda items unless authorized by law. Comments shall be limited to five (5) minutes per person and twenty (20) minutes for all comments, unless different time limits are set by the Zoning Administrator.

- V. ADJOURNMENT** - The next regular Zoning Administrator Meeting is scheduled for August 18, 2022.