



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on Planning Application PA20-0056 for a Site Development Permit for the Merrill Gardens Senior Living Facility (Ranch Plan Planning Area 3, Subarea 3.1).

LOCATION: The project site is in unincorporated Orange County, in Subarea 3.1 of the Ranch Plan Planned Community, in the Fifth (5th) Supervisorial District. The project site is located on Lots 71, 94, Y1, Y2, and Y3 of Tract 17931.

PROPOSAL: 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.

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; the Planning Area 2 Addendum, approved on March 27, 2013; and Addendum 3.1, approved February 25, 2015. 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 PA20-0056.

APPLICANT: Pilar Properties

Rancho Mission Viejo, Jay Bullock, RMV Vice President, Planning and Entitlement

MEETING DATE: September 1, 2022

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

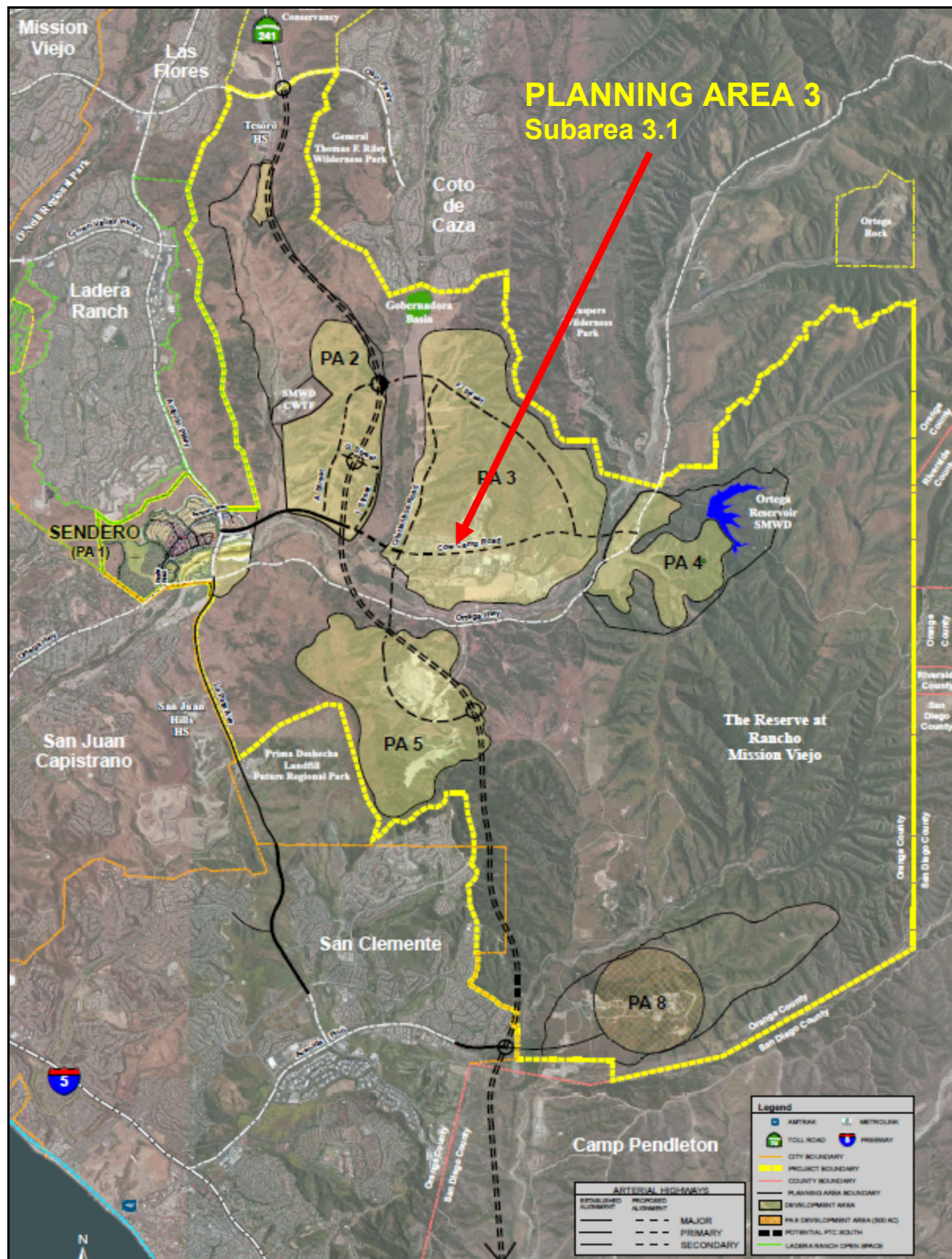
MEETING LOCATION: Multipurpose Room 105 at County Administration South (CAS) Building located @ 601 N. Ross Street, at the corner of Santa Ana Blvd. and Ross St. in Santa Ana. See included location map.

INVITATION TO BE HEARD:

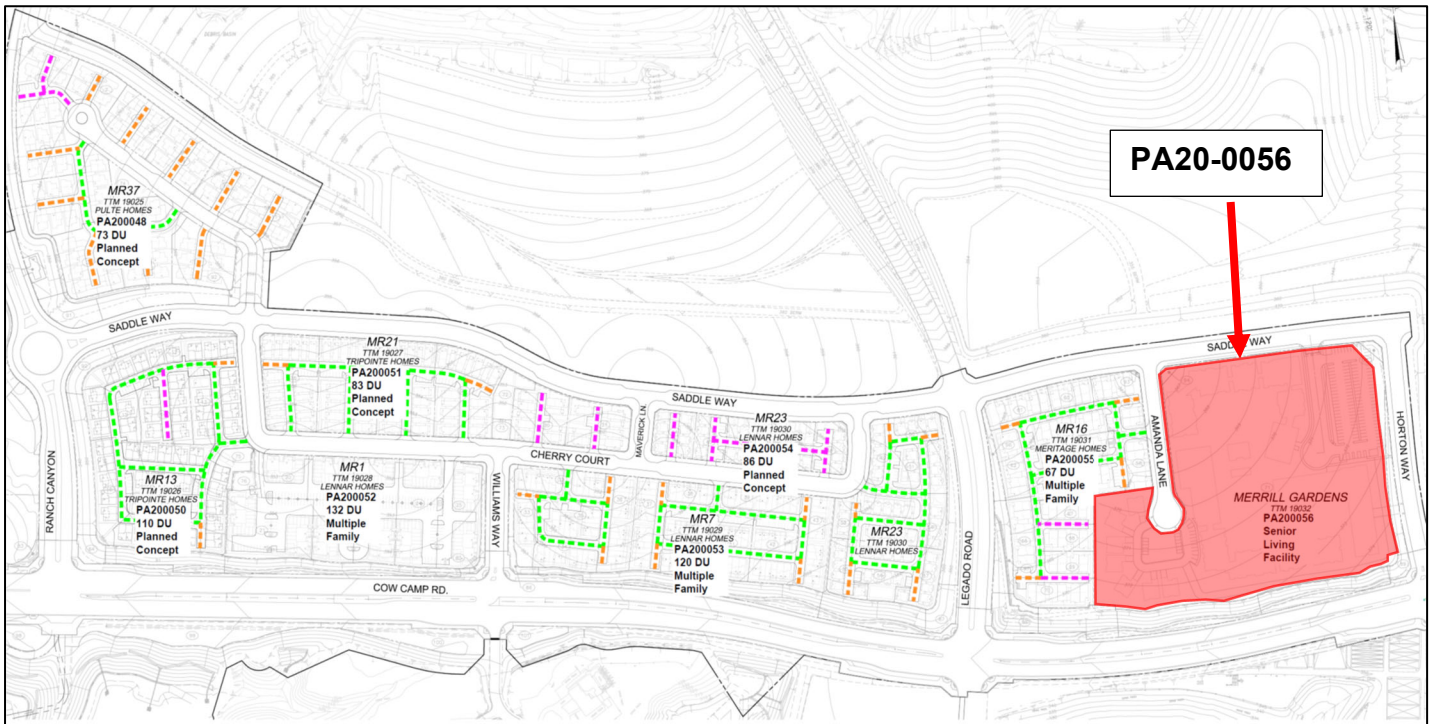
All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this meeting. It is requested that any documents or written response be submitted to OC Development Services prior to the meeting date. If you challenge the action taken on this proposal 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/zoning-administrator>.

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

