



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY PLANNING COMMISSION

SUBJECT: Public Hearing on Planning Application PA21-0165 to amend the existing Ranch Plan Planned Community-Wide Alternative Development Standards (ADS).

PROPOSAL: Rancho Mission Viejo Community Development, LLC requests Planning Commission approval for the following community-wide Alternative Development Standards as revisions and additions to the September 26, 2018 approved Ranch Plan Community-Wide Alternative Development Standards:

- 1) D-3 – Revisions to update referenced OC Zoning Code sections and add in supporting text due to updated Zoning Code Sections
- 2) D-4(a) – Revision requesting changes to existing side-yard setback requirements, modifications to one existing performance standard and the addition of two new performance standards
- 3) D-5 – Revision requesting changes to current driveway length requirements
- 4) D-9 – Revisions to update referenced OC Zoning Code sections and add in supporting text due to updated Zoning Code Sections
- 5) D-10 - Revisions to update referenced OC Zoning Code sections and add in supporting text due to updated Zoning Code Sections
- 6) D-11 – Revision requesting to update referenced OC Zoning Code sections, add Multiple-Family Dwellings to this ADS, add Multiple-Family Dwellings performance standards to this ADS, and to clarify walking distance performance standards from a designated parking space to a residential dwelling
- 7) D-12 – Revisions to update referenced OC Zoning Code sections
- 8) D-13 – Revisions to update referenced OC Zoning Code sections
- 9) D-15 - Revisions to update referenced OC Zoning Code sections
- 10) D-17 – Revisions to update labels of the ADS exhibits and the corresponding references to the ADS exhibits in the ADS text
- 11) D-18 – New ADS requesting that the Deputy Director of OC Public Works may approve alternatives to off-street parking standards for private recreation facilities rather than the Zoning Administrator
- 12) D-19 – New ADS to allow a 3-inch minimum to 6-inch maximum side setback from building face to property line (i.e., 6-inches to 12-inches from wall to wall of neighboring dwelling) for a row of three or more Age-Qualified Planned Concept Detached Dwellings
- 13) D-21 – New ADS to allow expanded hours of operation of recreational uses
- 14) D-22 – New ADS to allow non-residential wall signage specifications

LOCATION: The project site, the Ranch Plan Planned Community, is located in southeastern unincorporated Orange County. It is located east of I-5, north and south of Ortega Highway near Antonio Parkway/La Pata Avenue, within the 5th Supervisorial District.

APPLICANT: RMV Community Development, LLC
Jay Bullock, Vice President, Planning & Entitlement

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, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; Planning Area 2 Addendum which was certified on March 27, 2013, and Addendum 3.1, certified on February 25, 2015.

HEARING DATE: December 14, 2022

HEARING TIME: 1:30 p.m. (Or as soon as possible thereafter)

HEARING LOCATION: County Administration North (CAN)

First Floor, Multipurpose Room 101
400 West Civic Center Drive
Santa Ana, CA 92702-4048

Map and Parking: For the most up-to-date map and parking information, please visit our website at: ocpublicworks.com/parking.

INVITATION TO BE HEARD:

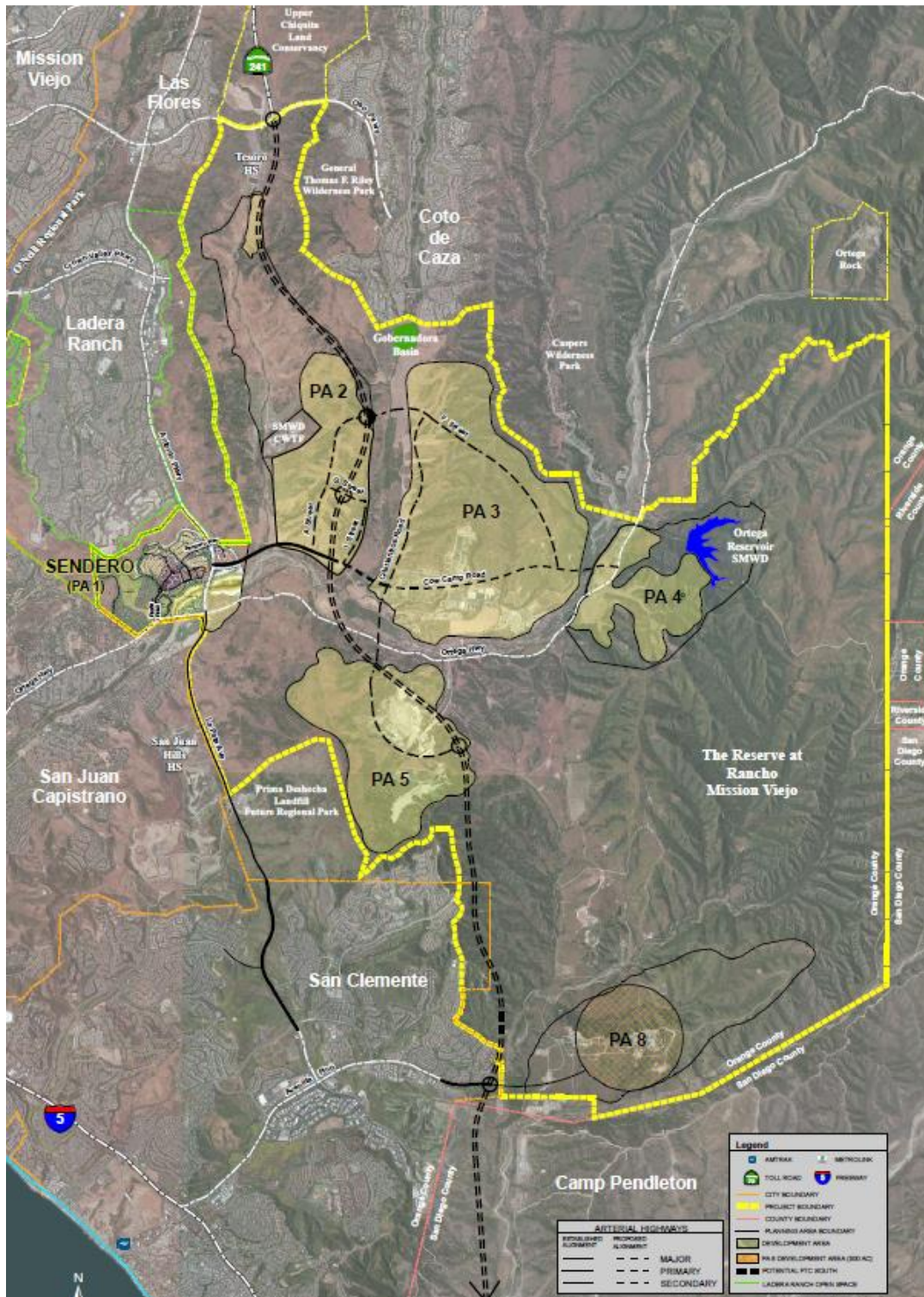
All persons either favoring or opposing this proposal are invited to present their views at the hearing. It is requested that any documents or written responses be submitted to OC Public Works prior to the hearing date. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised prior to the close of the public hearing. If a physical meeting location is unable to be accommodated due to federal, state or local mandate, the meeting will be held by internet and phone only.

Interested parties may also send comments on the project via email to Cameron.Welch@ocpw.ocgov.com. Comments submitted before the start of the meeting will be part of the public record and distributed to the Planning Commission for consideration. All persons either favoring or opposing this proposal and all supporting documents are invited to present their views and all supporting documents at or before this hearing. It is requested that any written response be submitted to OC Development Services/Planning via the email address above at least 24 hours prior to the hearing date. The Planning Commission Staff Report and attachments for the project are available online at: ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission

For further information, contact Cameron Welch at (714) 667-1641 or Cameron.Welch@ocpw.ocgov.com, or come to the County Service Center at the address indicated below:

**OC Development Services/Planning
601 N. Ross Street
Santa Ana, CA 92702-4048**

PROJECT LOCATION



Para ver este documento en español, visite... Muốn xem văn kiện này bằng tiếng Việt, xin bấm vào ...

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