



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

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of August 4, 2022 – Approved by Zoning Administrator, Laree Alonzo**
- II. 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(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, and 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.

Special Notes:

Robert Zegarra, Planner, provided a presentation and answered questions of the Zoning Administrator. Mr. Zegarra noted 5 corrections needed to be made to the staff report. On Page 1, language was included in the project description to explain the increased building height required Zoning Administrator approval in a public hearing. On Page 5, last paragraph, the amount of IL units was corrected from 480 to 299. On Pages 7 and 8, corrections were made to sections 4 and 5 of the development standards to clarify proposed setbacks and building heights. And on Page 10, in the Parking Summary table, a correction was made from "on-street" parking to "parallel parking". Zoning Administrator Alonso acknowledged and agreed with the proposed corrections.

Jim Holas, representing the applicant, stated that he has read and accepts the Conditions of Approval including the corrections on the staff report.

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

Approve Planning Application PA20-0056, subject to the attached Findings and Conditions of Approval, including the corrections on the staff report mentioned above.

APPROVE

OTHER



DENIED

IV. Public Comments:

- None

V. Adjournment:

The September 1, 2022, Zoning Administrator hearing adjourned at 2:23 pm.