



ORANGE COUNTY  
**OC Public Works**  
 MEMORANDUM

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 Administrative Services

 OC Development Services

 OC Facilities Design & Construction Management

 OC Facilities Maintenance & CUF

 OC Fleet Services

 OC Construction

 OC Environmental Resources

 OC Operations & Maintenance

 OC Infrastructure Programs

 OC Survey

**DATE:** January 8, 2025

**TO:** Coto De Caza Planning Advisory Committee (CPAC)

**FROM:** Arturo Cervantes, Senior Planner  
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**SUBJECT:** PA24-0126 – Site Development Permit to allow for the construction of a commercial center with retail, restaurant, personal services, and office uses located at 23472 Vista Del Verde, Coto De Caza, CA 92679

**APPLICANT:** 218 E Oceanfront Partners LLC, Owner  
 Todd Voelker, Agent

RECOMMENDATION

By motion find that:

1. The Advisory Committee received the proposed project memorandum and find that the proposed project is consistent with the Coto De Caza Specific Plan; and
2. The Advisory Committee recommends that the Director approve the proposed Site Development Permit.

SUMMARY

The applicant is requesting approval of a Site Development Permit for the subject site located at 23472 Vista Del Verde, Coto De Caza, California 92679, to allow for the construction of a new retail center that includes one 2-story building and two 1-story buildings, along with a new parking lot and site amenities. The site will maintain the existing driveways for ingress and egress. This project was originally approved in 2015 but is being resubmitted because the previous approval for development have expired.

BACKGROUND

The subject site is a 1.58-acre parcel situated within the gated community of Coto de Caza. The site is zoned Community Center/Commercial (Planning Area 21) under the Coto De Caza Specific Plan. The triangle-shaped parcel is bordered by two converging streets, Via Pajaro and Vista Del Verde, and lies to the north of Via Conejo, which ends at the site. This parcel is adjacent to an equestrian facility to the north, and medium density residential properties to the east, west, and south.

The property was previously developed with a general store and sandwich/ice cream shop and a paved parking lot. The store was in operation for several decades before being demolished. On October 27, 2015, a Site Development Permit was approved to allow for the demolition and re-establishment of a new commercial center at this site. The property was razed in 2021 in preparation for construction, however, the project was abandoned and permits for development expired, including the Site Development Permit.

### DISCUSSION

The applicant has submitted a Site Development Permit application to develop the property in the same layout as the project that was approved in 2015 (Attachment 1 – Letter of Project Proposal). The proposal includes the construction of 3 new buildings with a total of 17,008 square feet to accommodate a range of commercial uses, such as retail, restaurant/food, personal services, and general space/offices, parking for 85 vehicles, and site improvements (Attachment 2 - Plans). The proposed project will utilize the existing driveways for egress and ingress. The site currently has some landscaping/trees and paved parking surfaces and is free of any structures (Attachment 3 – Site Photos).

The project, as proposed, will comply with the development standards established by the Coto De Caza Specific Plan and the County of Orange Zoning Code.

### COMPLIANCE WITH CEQA

This project is a necessarily included element of the project considered in Final Environmental Impact Report No. 401 (Final EIR No. 401), certified by the Board of Supervisors on September 21, 1982, Addenda No. 1 to Final EIR No. 401 approved on July 11, 1984, Addenda No. 2 to Final EIR No. 401 approved on June 13, 1989, Addenda No. 3 to Final EIR No. 401 approved on August 8, 1995, and Addenda No. 4 to Final EIR No. 401 for PA No. 150020, approved on October 27, 2015, which adequately addressed the effects of the proposed project.

No substantial changes have been made in the project, no substantial changes have occurred in the circumstances under which the project is being undertaken, and no new information of substantial importance to the project which was not known or could not have been known when the Final EIR No. 401 was certified, the Mitigation Monitoring and Reporting Program was adopted, and Addenda No. 1, No. 2, No. 3 and No. 4 were approved; therefore, no further environmental review is required.

### **Attachments:**

1. Letter of Project Proposal
2. Plans
3. Site Photos