



**ZONING ADMINISTRATOR AGENDA
JUNE 18, 2020
601 N. ROSS STREET
CAS CONFERENCE ROOM 300
1:30 PM**

The public may participate in person or remotely by calling +1 949-543-0845 and at the prompt entering the Conference ID: 362363286 (audio access only)

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 and address 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 June 4, 2020

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA19-0211 – STAFF REQUEST FOR THE APPROVAL OF A SITE DEVELOPMENT PERMIT TO ESTABLISH A SIGN PROGRAM FOR PHASE 1 OF THE ESENCIA MIXED-USE CENTER, AND A PROJECT SPECIFIC ALTERNATIVE SITE DEVELOPMENT STANDARD TO ALLOW TENANT SIGNAGE FOR BUILDING M TO BE 138 SQUARE FEET AND BUILDING S TO BE 129

SQUARE FEET WHERE 100 SQUARE FEET IS THE MAXIMUM ALLOWED. APPLICANT: ESENCIA RETAIL, LLC. LOCATION: LOTS 1-9, 37-40, AND A AND B OF TRACT 18194 WITHIN SUBAREA 2.4 OF THE RANCH PLAN PLANNED COMMUNITY, IN UNINCORPORATED ORANGE COUNTY.

Recommended Action(s):

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, and the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of PA19-0211, 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, and the Planning Area 2 Addendum.
 - a) The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum which adequately addressed the effects of the project proposed in PA19-0211. 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, and the Planning Area 2 Addendum were certified and approved has become known; therefore, no further environmental review is required.
 - b) Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum are adequate to satisfy the requirements of CEQA for PA19-0211.
 - 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 PA19-0211 for a Site Development Permit subject to the attached Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING – PA19-0242 – STAFF REQUEST FOR THE APPROVAL OF A SITE DEVELOPMENT PERMIT TO ALLOW FOR THE CONSTRUCTION OF THE RANCH CAMP, A RECREATION FACILITY WHICH INCLUDES SEVEN BUILDINGS TOTALING 13,415 SQUARE FEET IN SIZE ON A 9.11-ACRE SITE, AND TWO PROJECT SPECIFIC ALTERNATIVE SITE DEVELOPMENT STANDARD. THE FIRST PROJECT SPECIFIC ALTERNATIVE SITE DEVELOPMENT STANDARD WOULD ALLOW FOR AN ENTRY MONUMENT SIGN TO BE A MAXIMUM 18 FEET, 9 INCHES IN HEIGHT WHERE 16 FEET IS THE MAXIMUM PERMITTED. THE SECOND PROJECT SPECIFIC ALTERNATIVE SITE DEVELOPMENT STANDARD WOULD ALLOW THE HOURS OF OPERATION FOR THE PROJECT SITE TO BE 6:00 A.M. TO 10:00 P.M., INSTEAD OF THE STANDARD 7:00 A.M. TO 9:00 P.M. TIMEFRAME. APPLICANT: RANCHO MISSION VIEJO. LOCATION: LOTS 78-83, AND II AND JJ OF VESTING TENTATIVE TRACT MAP 17931 (TT17931) WITHIN SUBAREA 3.1 OF THE RANCH PLAN PLANNED COMMUNITY, IN UNINCORPORATED ORANGE COUNTY.

Recommended Action(s):

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 PA19-0242, 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 PA19-0242. 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 PA19-0242.
 - 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 PA19-0242 for a Site Development Permit 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 July 2, 2020.