



**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR HEARING DATE: June 18, 2020, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:38 pm. Staff and members of the public participated in person, practicing social distancing, and were also invited to participate via Skype phone call.**
- II. Minutes of June 4, 2020 – Approved by Zoning Administrator, Laree Alonso**
- II. 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, 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, 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.

- a) 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.
 - b) 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.

Special Notes:

Robert Zegarra, Planner provided a presentation and answered questions from Zoning Administrator. Rick Lutzky representing the applicant, stated that he has read and accepts the Conditions of Approval. Jay Bullock, representing Rancho Mission Viejo (RMV), stated that RMV will possibly bring to the County of Orange, a proposed community wide development standard regarding signage.

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

4. Approve Planning Application PA19-0211 for a Site Development Permit subject to the attached Findings and Conditions of Approval. Laree Alonso, Zoning Administrator requested that staff add the following language to pg. 9 of the staff report.

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

Copies of the site development permit submittal package were distributed for review and comment to County staff and consultants, including Land Development, Inspection Services, and Building & Safety. Through a collaborative effort with County staff, the applicant adequately addressed all comments. As of the writing of this staff report, no further comments have been received from any County divisions.



On March 6, 2020, a Notice of Public Hearing was mailed to all property owners of record within 300 feet of the subject site and posted as required by Orange County established public hearing posting procedures. The project was scheduled for the March 19, 2020 Zoning Administrator public hearing. However, the public hearing was canceled due to the developing impacts of the Covid-10 pandemic. Staff notes that during the noticing period, no public comments on the project were received.

As the public hearing scheduled for March 19, 2020 was canceled and the project was not continued, the project was required to be re-noticed. Noticing was also updated to include Covid-19 related public hearing guidelines. The updated Notice of Public Hearing was mailed to all property owners of record within 300 feet of the subject site on June 5, 2020. Additionally, notices were posted at the site, at the Orange County Hall of Administration, at the County Administrations South (CAS) Building, and on the Orange County Public Works website as required by established public hearing posting procedures. No public comments have been received to date.

APPROVE
DENIED

OTHER

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, 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, 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.

Special Notes:

Robert Zegarra, Planner provided a presentation and answered questions from Zoning Administrator. Jay Bullock, representing the applicant, Rancho Mission Viejo (RMV) stated that he has read and accepts the Conditions of Approval.

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

Approve Application PA20-0045, for a Coastal Development Permit as stated in the



attached Findings and Conditions of Approval.

APPROVE
DENIED

OTHER

IV. Public Comments:

- None

V. Adjournment:

The June 4, 2020 Zoning Administrator hearing adjourned at 2:08 pm.