



ZONING ADMINISTRATOR AGENDA

April 20, 2017

**300 N. FLOWER STREET
CONFERENCE ROOM B-10**

1:30 PM

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. Approval of Minutes

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA160003 – APPLICANT – WESTAR MANAGEMENT/SENDERO RETAIL, LLC, RYAN BEST, VICE PRESIDENT OF DEVELOPMENT - LOCATION – LOTS 1 THROUGH 9 OF “A” TRACT MAP 17054, NORTHEAST CORNER OF ANTONIO PARKWAY AND ORTEGA HIGHWAY, WITHIN PLANNING AREA 1, SUBAREA 1.4 OF THE RANCH PLAN PLANNED COMMUNITY WITHIN THE FIFTH SUPERVISORIAL DISTRICT.

Planning Application PA160003 – A request for a Site Development Permit including Project Specific Alternative Site Development Standards to establish a sign program for the 16.65-acre "Sendero Marketplace" retail center. The Sign Program will include criteria for 11 monument signs and tenant wall signs for Buildings A through I. The Project Specific Alternative Site Development Standards would allow tenant signage for Building B to be 145 square feet per building frontage where 100 square feet is the maximum permitted, tenant signage for Building Canopy D to be 50 square feet per building frontage where 29 square feet is the maximum permitted, and tenant signage for Buildings A, C, E, and F to be 32 square feet where 25 square feet is the maximum permitted.

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) certified March 27, 2013, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of PA160003, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0 and Addendum 1.1.
 - a. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, and Addendum 1.1 which adequately addressed the effects of the project proposed in PA160003. 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, and Addendum 1.1 were certified and approved has become known; therefore, no further environmental review is required.
 - b. Final EIR 589, Addendum 1.0, and Addendum 1.1 are adequate to satisfy the requirements of CEQA for PA160003.
 - 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 PA160003, 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 May 4, 2017.