

**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR HEARING DATE: April 20, 2017, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of April 6, 2017 – Approved**
- 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) Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA160023) 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, Addendum 1.1.
  - 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 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, Addendum 1.1, and the Planning Area 2 Addendum were certified and approved has become known; therefore, no further environmental review is required.

- b. Find that Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum 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.

**Special Notes:**

Cameron Welch, Planner gave a presentation and answered questions of the Zoning Administrator.

APPROVE   
DENIED

OTHER

**Public Comments:**

None

**The April 20, 2017 Zoning Administrator hearing adjourned at 1:45 pm.**