



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

---

**SUBJECT:** Planning Application PA160003. Site Development Permit including Project Specific Alternative Site Development Standards for the Sendero Marketplace (Ranch Plan Planning Area 1, Subarea 1.4)

**PROPOSAL:** Westar Management and Sendero Retail, LLC request approval of 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.

**LOCATION:** The project site is located in the southeastern portion of unincorporated Orange County, within Planning Area 1, Subarea 1.4 of the Ranch Plan Planned Community, within the Fifth (5th) Supervisorial District. The project site is located on Lots 1 through 9 of Tract 17054, on the northeast corner of Antonio Parkway and Ortega Highway.

**ZONING:** Ranch Plan Planned Community (PC) –Neighborhood Center (PC Section III.C) and Urban Activity Center (PC Section III.D)

**APPLICANT:** Westar Management/Sendero Retail, LLC – Ryan Best, Vice President of Development  
Agent: Joe Lambert, Construction Planning Services

**ENVIRONMENTAL DOCUMENTATION:** The proposed project is covered by previous CEQA documentation, which includes Final Program EIR 589, which was certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; and Addendum 1.1, certified on February 24, 2011. This finding is appropriate and complies with the intent of CEQA, pursuant to the 2014 Orange County Local CEQA Procedures Manual, Sections VI & XI, Appendix G for projects where a previous environmental document (i.e. Program EIR 589) is already in place. Further CEQA evaluation and clearances are not required for Site Development Permit and Project Specific Alternative Site Development Standards PA160003.

**HEARING DATE:** Thursday, April 20, 2017

**HEARING TIME:** 1:30 P.M. (Or as soon as possible thereafter)

**HEARING LOCATION:** County of Orange, H. G. Osborne Building, 300 N. Flower Street, Room B-10, Santa Ana, CA. See H. G. Osborne Building public hearing location map on the back of this notice.

**INVITATION TO BE HEARD:**

The applicant and all persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any written response be submitted to OC Development Services prior to the hearing date. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to OC Development Services.

For further information, contact Richard Vuong at (714) 667-8895 or email at Richard.Vuong@ocpw.ocgov.com, or fax (714) 667-7560. You may also come to the Development Processing Center at the address indicated below.

**Orange County Public Works**  
P.O. Box 4048,  
300 N. Flower Street  
Santa Ana, CA 92702-4048

---

---

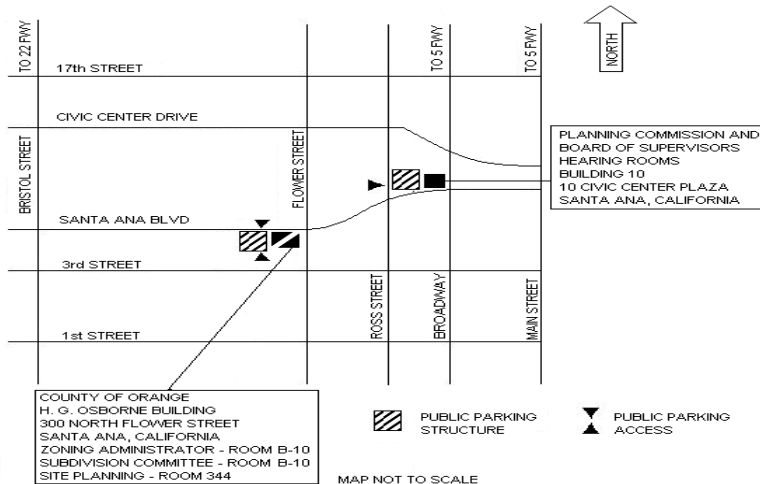
# Project Location



**Project Vicinity Map**



**Project Site Map**



**Public Meeting Location**  
**County of Orange**

MAP NOT TO SCALE