



NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Planning Application PA19-0211. Site Development Permit including a Project Specific Alternative Site Development Standard for the Esencia Mixed-Use Center (Ranch Plan Planning Area 2, Subarea 2.4)

PROPOSAL: Esencia Retail, LLC request approval of a Site Development Permit to establish a sign program for Phase 1 of the Esencia Mixed-Use Center including a Project Specific Alternative Site Development Standard. The Sign Program will include criteria for 10 monument signs and tenant wall signs for Buildings F.1, F.2, F.3, L, M, and S. The Project Specific Alternative Site Development Standard will allow tenant signage for Building M to be 138 square feet and Building S to be 129 square feet in size where 100 square feet is the maximum allowed.

LOCATION: The project site is located on Lots 1-9, 37-40, and A and B of Tract 18194 within Subarea 2.4 of the Ranch Plan Planned Community, in the Fifth (5th) Supervisorial District.

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

APPLICANT: Esencia Retail, LLC, Tara Foreman, Project Manager
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, approved on July 26, 2006; Addendum 1.1, approved on February 24, 2011; and the Planning Area 2 Addendum, approved on March 27, 2013. 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 Standard PA19-0211.

HEARING DATE: June 18, 2020 **HEARING TIME:** 1:30 P.M. **(Or as soon as possible thereafter)**
There will be a phone-in option (no video available) for the meeting by calling into 1-(949) 543-0845 and using conference ID: 338833974.

HEARING LOCATION: Zoning Administrator Hearing Multipurpose Room 300 of the County Administration South Building (CAS) at 601 N. Ross Street, at the Corner of Santa Ana Blvd. and Ross Street in Santa Ana. The room entry is on the north side of the building. See other side for Zoning Administrator Hearing Room location map.

INVITATION TO BE HEARD:

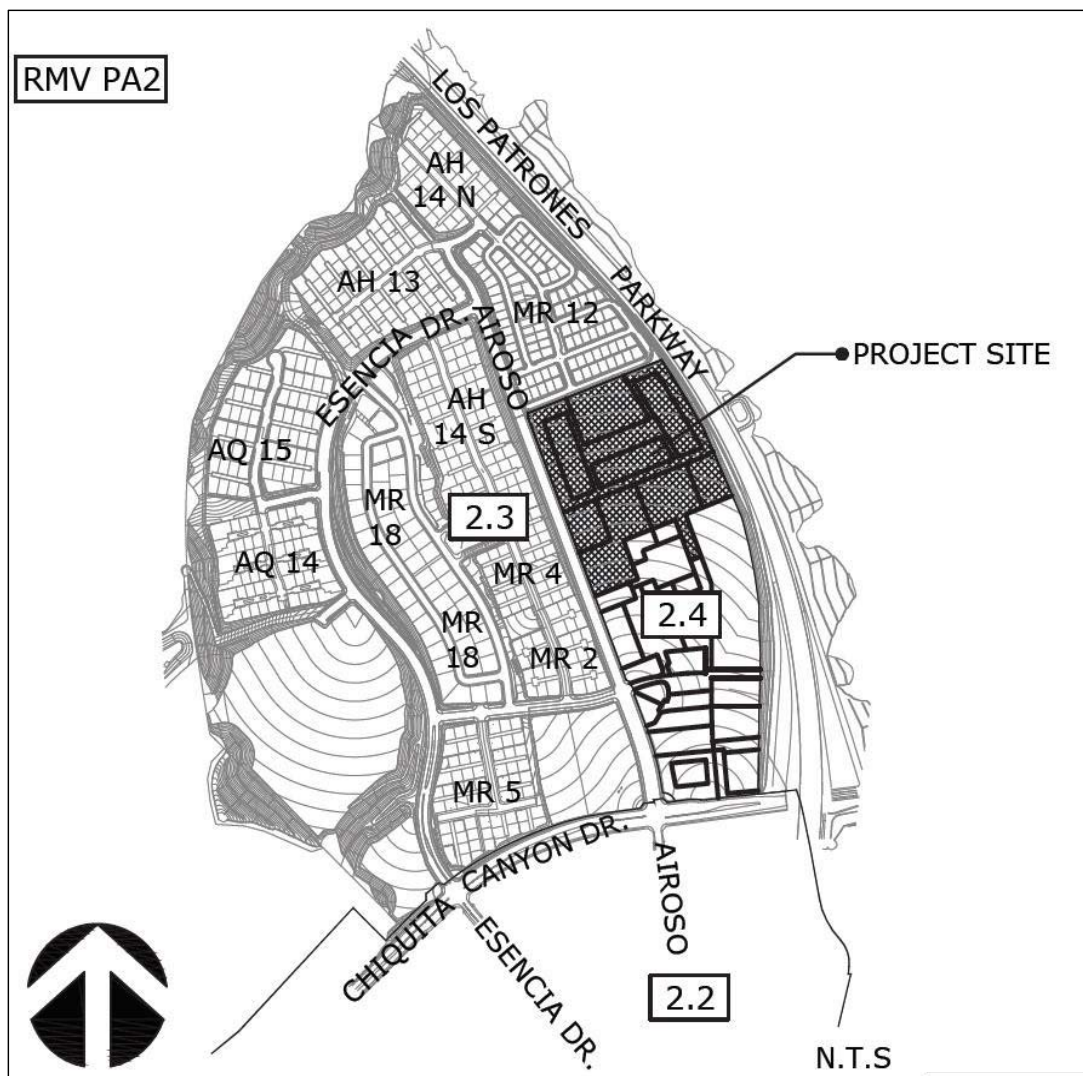
California Governor Gavin Newsom issued Executive Order N-33-20 on March 19, 2020, for the preservation of public health and safety throughout the entire State of California and to heed the State public health directives from the Department of Public Health. The Governor's Executive Order is found at the following URL: <https://covid19.ca.gov/img/N-33-20.pdf>. Pursuant to the Executive Order, to protect public health, the State Public Health Officer and Director of the California Department of Public Health have ordered all individuals living in the State of California to stay home or at their place of residence except as needed to maintain continuity of operations of the federal critical infrastructure sectors, as outlined at <https://www.cisa.gov/identifying-critical-infrastructure-during-covid-19>.

Consistent with this order, there will be limited space available for the public to attend the meeting at the County Administration South Building. For purposes of limiting the risk of COVID-19 transmission, recommended social distancing methods will be observed in the hearing room. Interested parties may also send comments on the project via email to Robert.Zegarra@ocpw.ocgov.com. Comments submitted before the start of meeting will be part of the public record and distributed to the Zoning Administrator for consideration.

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views and all supporting documents at or before this hearing. It is requested that any written response be submitted to OC Development Services/Planning via the email address above at least 24 hours prior to the hearing date.

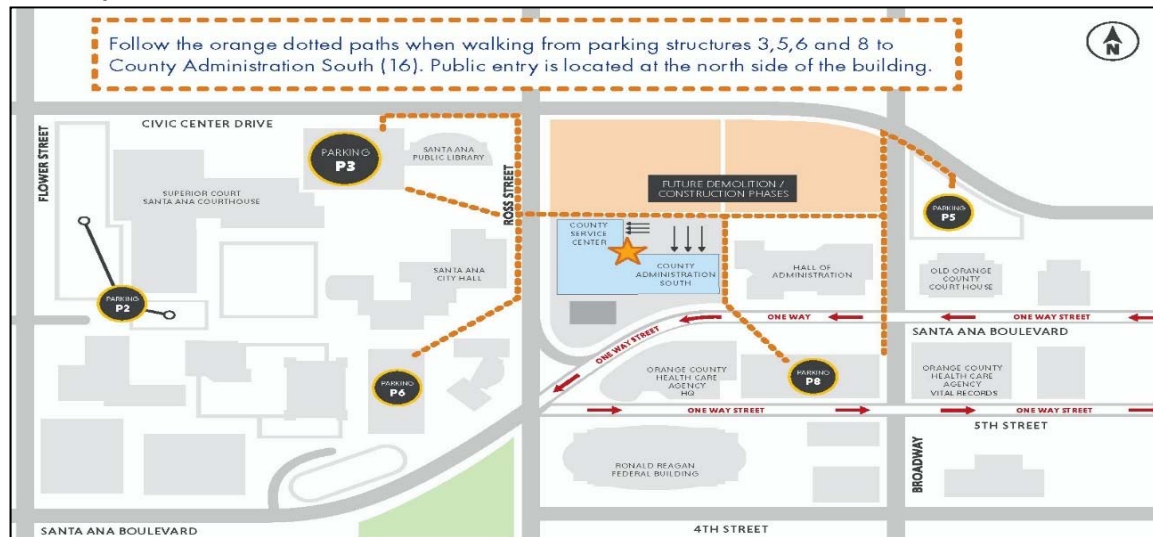
For further information contact Robert Zegarra at Robert.Zegarra@ocpw.ocgov.com. The project's Staff Report, project plans and other supporting materials will be available a minimum of 72 hours prior to the hearing at http://www.ocpublicworks.com/ds/planning/hearing/zon_admin. There will be a phone-in option (no video available) for the meeting by calling into 1-(949) 543-0845 and conference ID: 338833974.

PROJECT LOCATION



PUBLIC HEARING LOCATION

County Administration South (CAS) 601 N. Ross Street, Santa Ana, CA 92701



APPEAL PROCEDURE

Any interested person may appeal the decision of the Zoning Administrator on this permit to the OC Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing deposit of \$500 filed at the County Service Center (CSC), 601 N. Ross St., Santa Ana or online at <https://myoceservices.ocgov.com>. 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 report, or in written correspondence delivered to OC Development Services / Planning. For further information or questions, contact Robert.Zegarra@ocpw.ocgov.com or (714) 677-8893