



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: Thursday, March 19, 2020

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

HEARING LOCATION: County of Orange, County Administration South (CAS) Building, 601 North Ross Street, Multipurpose Room 105, Santa Ana, CA. See public hearing location map on the back of this notice.

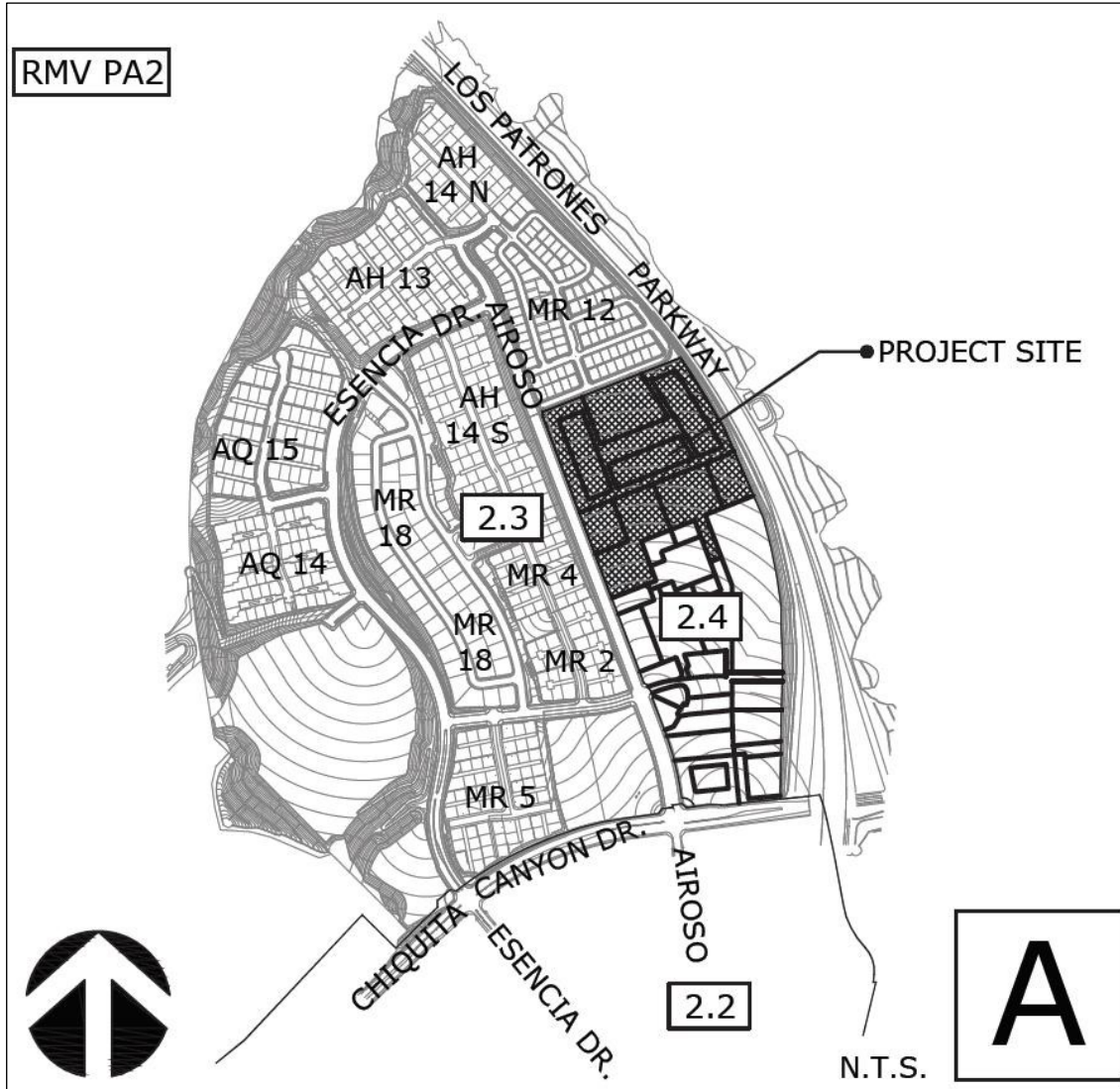
INVITATION TO BE HEARD:

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 Robert Zegarra at (714) 667-8893 or email at Robert.Zegarra@ocpw.ocgov.com. You may also come to the Development Processing Center at the address indicated below.

Orange County Public Works
601 N. Ross Street
Santa Ana, CA 92702

Project Site Map



Public Meeting Location - County of Orange County Administration South (CAS), Multipurpose Room 105

