



**CITY OF MISSION VIEJO
PLANNING AND TRANSPORTATION COMMISSION
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Planning and Transportation Commission of the City of Mission Viejo will conduct a public hearing, at the date and time set forth below, pertaining to the item listed in this notice.

Date: November 13, 2023
Time: 6:30 p.m. or soon thereafter
Location: City Council Chamber, 200 Civic Center, Mission Viejo, CA 92691

GENERAL PLAN AMENDMENT GPA2021-35 / DEVELOPMENT CODE AMENDMENT P-DCA2023-0001 / ZONE CHANGE P-ZC2023-0001

City-initiated petitions related to the City's Housing Element update as required by state law to address the state's 6th housing cycle covering the years 2021-2029. Staff has made additional revisions to the currently adopted Housing Element in response to comments received from the public and the State Department of Housing and Community Development ("HCD"). A public hearing will be held by the Planning and Transportation Commission to consider the revised Housing Element Update and forward a recommendation to the City Council. A second public hearing will be held by the City Council to review the recommendation made by the Planning and Transportation Commission and consider re-adoption of the revised 2021-2029 Housing Element, as well as implementing measures, in accordance with state housing law.

More specifically, the Planning and Transportation Commission will consider the following: 1) General Plan Amendment GPA2021-35 to revise the City's General Plan Housing Element; and 2) Development Code Amendment P-DCA2023-0001 and Zone Change P-ZC2023-0001 to amend the City's Development (Zoning) Code and Zoning District Map, respectively, to designate City-Owned Site 3 as By-Right, as identified in the Housing Element. Site 3, a 22.82 gross-acre vacant site with 5.8 acres of developable area, is located on City-owned land directly adjacent to and southeasterly of the City's Animal Services Center off Center Drive, and easterly of Saddleback College (Assessor Parcel No. 740-112-03). The site is currently zoned Residential Planned Development RPD30 (14.1 – 30.0 dwelling units per acre), and the proposed amendments re-designates the site to RPD30A (Residential Planned Development By Right).

CEQA DETERMINATION:

Environmental issues arising from GPA2021-35, P-DCA2023-0001, and P-ZC2023-0001 are addressed as required by law and are set forth in the Addendum to the previously-certified 2013 Mission Viejo General Plan Program Environmental Impact Report ("Certified EIR"). The Addendum to the Certified EIR examined the potential impacts generated by the proposed project and concluded that the proposed project produces no greater impacts than those described in the Certified EIR. All potential impacts identified in the Certified EIR can be reduced to a less than significant level through the implementation of mitigation measures. Copies of the Certified EIR, and the Addendum are available for review at the City of Mission Viejo Community Development Department, 200 Civic Center, Mission Viejo, CA 92691 and on the Housing page of the City's website at <https://cityofmissionviejo.org/departments/housing-element>.

INVITATION TO BE HEARD:

Those persons desiring to testify in favor of or in opposition to the proposal will be given an opportunity to do so at each of the separate public meetings on the specified actions. If you

challenge the subject application 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 to the Planning and Transportation Commission at, or prior to the public hearing. If further information is desired, you may contact the Community Development Dept. at 949/470-3053 or cd@cityofmissionviejo.org.

As part of the City's citizen participation process, the 2021-2029 Housing Element Update is available for review on the City's website at <https://cityofmissionviejo.org/departments/housing-element> and at the office of the Community Development Department, 200 Civic Center Drive, Mission Viejo, CA 92691 from **October 31, 2023**, to **November 14, 2023**. Additional public input will be received at a public hearing; the details of the hearings are provided above. All interested persons are invited to attend the public hearing to discuss the Housing Element Update. Written comments will be accepted through November 14, 2023.

A handwritten signature in black ink, appearing to read "E. Lister". The signature is cursive and somewhat stylized.

Elaine Lister
Director of Community Development