CITY OF MISSION VIEJO LAND USE ENTITLEMENT PROCESS: VALUE ROCK

1. PROPERTY OWNER SUBMITS PROPOSAL TO CITY.

2. CITY STAFF REVIEWS SUBMISSION AND ADVISES PROPERTY OWNER OF ISSUES OR PROBLEMS.

3. PROPERTY OWNER ACCEPTS OR REJECTS STAFF RECOMMENDATIONS

4. PROPERTY OWNER SUBMITS ENVIRONMENTAL IMPACT REPORT (EIR) AND FINAL PLAN FOR PROCESSING PER THE CITY CODE.

5. CITY STAFF REVIEWS PLAN AND PROVIDES FINAL RECOMMENDATIONS.

6. DESIGN REVIEW COMMITTEE MEETING AND PUBLIC COMMENT.

7. PLANNING COMMISSION MEETING TO REVIEW THE FINAL PLAN AND STAFF RECOMMENDATIONS TOGETHER, AND RECEIVE PUBLIC COMMENT.

8. CITY COUNCIL MEETING TO REVIEW PLANNING COMMISSION RECOMMENDATIONS, RECEIVE PUBLIC COMMENT, AND MAKE FINAL DETERMINATION.

WE ARE HERE

While the project application is still pending, the City Council has voted to move through the public hearing process to consider the mixed use zoning designation immediately. On April 11, the Planning Commission considered the request and gave the recommendation of denial. City staff has given the same recommendation. On May 10, the City Council will meet to consider the request and recommendations. Importantly, the public hearing process for zoning is separate and distinct from the land use entitlement process that ValueRock would still be required to go through when and if they submit their final application.