

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

****NOTICE OF NEW MEETING FORMAT – MEETING TO BE HELD ONLINE ONLY** THE IN-PERSON COMPONENT OF THIS MEETING HAS BEEN CANCELLED**

Due to a continued increase in COVID-19 cases, the Planning and Transportation Commission meetings will continue to be held using a virtual online format only. The Planning and Transportation Commission meeting will be livestreamed at this City website address: <https://cityofmissionviejo.org/virtualmeetings>. Instructions for viewing the meeting, and providing public comments, are provided in the enclosed announcement and on the referenced City website.

Notice is hereby given that the Planning and Transportation Commission of the City of Mission Viejo will conduct a public hearing pertaining to the item listed below.

DATE OF HEARING: MONDAY, SEPTEMBER 14, 2020

TIME OF HEARING: 6:30 P.M. or soon thereafter

LOCATION OF HEARING: Livestream at this City website:
<https://cityofmissionviejo.org/virtualmeetings>

PROPOSAL:

PLANNED DEVELOPMENT PERMIT PDP2020-316 / MINOR EXCEPTION ME2020-128 / CONDITIONAL USE PERMIT 2020-411 / CONDITIONAL USE PERMIT 2020-412 / SPECIAL SIGN PERMIT SSP2020-176

Petitions submitted by Stephen Thorp, with Burnham USA, to permit: 1) A comprehensive remodel of an existing building, currently occupied by OfficeMax, to accommodate a new grocery store use located at 26940 Crown Valley Parkway, in the CR (Commercial Regional) zone; and 2) Demolition of two existing multi-tenant buildings located on the same site, to accommodate construction of a new drive-through restaurant building located at 26980-26990 Crown Valley Parkway, in the CR (Commercial Regional) zone. ME2018-128 is requested for a reduction in required parking, CUP2020-411 is requested to permit two types of alcoholic beverage service at the new grocery store, a Type 21, Off-Sale General alcohol license and a Type 86, Instructional Tasting alcohol license. CUP2020-412 is requested to permit the drive-through component of the new restaurant. Special Sign Permit SSP2020-176 is requested to permit an increase in sign height and sign area for two existing monument signs located along Crown Valley Parkway.

CEQA DETERMINATION:

Categorical Exemption

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 (by telephone) during the public hearing. If you challenge the subject application in court, you may be limited to raising only those issues you or someone else raised during or prior to the public hearing described in this notice, or in written correspondence to the Planning and Transportation Commission during, or prior to the public hearing. If further information is desired, or to submit a comment, you may contact the Community Development Dept. at (949) 470-3053 or cd@cityofmissionviejo.org. The meeting will be livestreamed at <https://cityofmissionviejo.org/virtualmeetings>. When prompted during the meeting, public comments can be provided by calling 949-470-8464. Calls will be answered in order received and each speaker has a maximum of 3 minutes to provide comments.



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