

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

- 1) 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.

PLANNING AND TRANSPORTATION COMMISSION PUBLIC HEARING:

Date: September 27, 2021  
Time: 6:30 p.m. or soon thereafter  
Location: City Council Chamber, City of Mission Viejo  
200 Civic Center  
Mission Viejo, CA 92691

- 2) Notice is hereby given that the City Council 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.

CITY COUNCIL PUBLIC HEARING:

Date: October 12, 2021  
Time: 6:00 p.m. or soon thereafter  
Location: City Council Chamber, City of Mission Viejo  
200 Civic Center  
Mission Viejo, CA 92691

PROPOSAL:

GENERAL PLAN AMENDMENT GPA2021-35 / ZONE CHANGE ZC2021-25 / DEVELOPMENT CODE AMENDMENT DCA2021-19

City-initiated petitions related to the City's Housing Element update required by state law to address the state's 6<sup>th</sup> housing cycle covering the years 2021-2029. 1) GPA2021-35 is proposed to comprehensively update the City's General Plan Housing Element, amend the City's General Plan Land Use Element, and modify the City's Land Use Policy Map as it pertains to 11 sites, each as described below and identified in the Housing Element update, to accommodate residential development during the 6<sup>th</sup> housing cycle; 2) ZC2021-25 is proposed to modify the City's Zoning District Map as it pertains to 11 sites, each as described below and identified in the Housing Element update, to accommodate residential development during the 6<sup>th</sup> housing cycle; and 3) DCA2021-19 is proposed to amend the City's Development Code to establish and define new high density zoning districts RPD\_50 and RPD\_80 (Residential Planned Development) including related land uses and development standards, and to address new state legislation related to accessory dwelling units, density bonus provisions, low-barrier navigation centers, and transitional and supportive housing.

Specific Sites:

Site C is a 32.8-acre vacant site 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 General Plan Amendment proposes changing the designation of the site from Recreation/Open Space to Residential 30 (14.1 – 30.0 dwelling units per acre).

Silverado Plaza shopping center is a 1.5-acre developed site located at 25542 Jeronimo Road. The General Plan Amendment proposes changing the land use designation of the site from Commercial Neighborhood to Residential 50 (30.1 - 50.0 dwelling units per acre).

The Mission Foothill shopping center is a 4.4-acre developed site located at 28813 – 28719 Los Alisos Blvd. The General Plan Amendment proposes addition of the Residential 30 (14.1 - 30.0 dwelling units per acre) land use designation to the existing Commercial Community (CC) designation, with a new RPD\_30 (Residential Planned Development) zone functioning as an overlay to the existing CC zone.

Commerce Center is a 3-acre developed site located at 27200 – 27240 La Paz Road. The General Plan Amendment proposes addition of the Residential 30 (14.1 - 30.0 dwelling units per acre) land use designation to the existing Commercial Community (CC) designation, with a new RPD\_30 (Residential Planned Development) zone functioning as an overlay to the existing CC zone.

Town Center is a 3.4-acre developed site located at 28331 Marguerite Parkway. The General Plan Amendment proposes addition of the Residential 30 (14.1 - 30.0 dwelling units per acre) land use designation to the existing Commercial Highway (CH) designation, with a new RPD\_30 (Residential Planned Development) zone functioning as an overlay to the existing CH zone.

College Center is a 7.8-acre developed site located at 28171 Marguerite Parkway. The General Plan Amendment proposes addition of the Residential 30 (14.1 - 30.0 dwelling units per acre) land use designation to the existing Commercial Highway (CH) designation, with a new RPD\_30 (Residential Planned Development) zone functioning as an overlay to the existing CH zone.

Saddleback Business Center is a 9.4-acre developed site located at 27071 Cabot Road. The General Plan Amendment proposes addition of the Residential 30 (14.1 - 30.0 dwelling units per acre) land use designation to the existing Business Park designation, with a new RPD\_30 (Residential Planned Development) zone functioning as an overlay to the existing BP (Business Park/Industrial) zone.

Grace Church parking lot is a 2.4-acre surplus parking site located on Trabuco Road, at the northwest City limit, and identified with Assessor Parcel Number 809-521-11. The General Plan Amendment proposes changing the land use designation of the site from Commercial Neighborhood to Residential 50 (30.1 - 50.0 dwelling units per acre).

Burlington is a 6.9-acre developed site located at 28452 Marguerite Parkway. The General Plan Amendment proposes addition of the Residential 30 (14.1 - 30.0 dwelling units per acre) land use designation to the existing Commercial Highway (CH) designation, with a new RPD\_30 (Residential Planned Development) zone functioning as an overlay to the existing CH zone.

Vista Del Lago Apartments, located at 21622 Marguerite Parkway, is a developed site with 608 units at a density of approximately 18 dwelling units per acre. The General Plan Amendment proposes changing the land use designation of the site from Residential 30 (14.01 - 30.0 dwelling units per acre) to Residential 50 (30.01 - 50.0 dwelling units per acre).

Portions of The Shops at Mission Viejo regional mall, including the 8.6-acre Macy's site located at 27000 Crown Valley Parkway. The General Plan Amendment proposes addition of the Residential 80 (30.01 - 80.0 dwelling units per acre) land use designation to the existing Commercial Regional (CR) designation, with a new RPD\_80 (Residential Planned Development) zone functioning as an overlay to the existing CR zone.

The new RPD\_50 and RPD\_80 zoning districts are proposed to accommodate high-density housing development with a density of as many as 50 dwelling units per acre and 80 dwelling units per acre, respectively.

The accessory dwelling unit portion of the proposed DCA2021-19 would accommodate development of accessory dwelling units in all residential zoning districts, consistent with and as required by state law. This new section of the Development Code would replace the existing Development Code Section 9.10.0209(b,12), *Secondary dwelling unit/“granny” housing/guest housing development standards*.

The density bonus portion of the proposed DCA2021-19 would update Development Code Section 9.10.0209(b,3), *Density bonus/affordable housing*, consistent with and as required by state law to allow a density bonus above the otherwise maximum allowed, reduced off-street parking standards, and other incentives, when a project provides affordable housing.

The low-barrier navigation centers portion of the proposed DCA2021-19 would allow, as required by state housing law, qualifying facilities be permitted by-right in areas zoned for mixed-use and nonresidential zones permitting multi-family development. Low-barrier navigation centers are service-enriched temporary living facilities, with best practices to reduce barriers to entry, focused on moving people into permanent housing.

The transitional and supportive housing portion of the proposed DCA2021-19 would allow transitional and supportive housing as residential uses subject only to the same standards and procedures as apply to other residential dwellings of the same type in the same zone. Transitional Housing serves as a short-term stay when an individual or household is waiting for permanent housing. Supportive Housing is permanent housing with a lease where the tenant pays 30% to 40% of the income for rent.

#### CEQA DETERMINATION:

Environmental issues arising from GPA2021-35, ZC2021-25, and DCA2021-19 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/community-development/planning/housing>.

#### 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 hearings 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](mailto:cd@cityofmissionviejo.org).



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Elaine Lister  
Director of Community Development

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