

CITY OF SAN JUAN CAPISTRANO
ADOPTION OF ORDINANCE 1113

Notice is hereby given that on April 18, 2023, the City Council adopted Ordinance 1113 entitled:

AN ORDINANCE OF THE CITY OF SAN JUAN CAPISTRANO, CALIFORNIA, CALIFORNIA, FINDING REZONE (RZ) 22-003 AND CODE AMENDMENT (CA) 22-004 CONSISTENT WITH THE APPROVED ADDENDUM TO THE 2014-2021 HOUSING ELEMENT MITIGATED NEGATIVE DECLARATION AND THE 1999 GENERAL PLAN ENVIRONMENTAL IMPACT REPORT, AND APPROVING OF RZ 22-003 AND CA 22-004 FOR INDUSTRIAL RESIDENTIAL OVERLAY AND SPECIFIC PLAN AMENDMENT – HOUSING ELEMENT IMPLEMENTATION: A REQUEST TO AMEND THE ZONING MAP AND THE LAND USE CODE TO CREATE A RESIDENTIAL OVERLAY ZONE ON INDUSTRIAL ZONED PROPERTIES OFF CAMINO CAPISTRANO, CALLE PERFECTO, PASEO CERVEZA, VIA DE ANZA, CALLE AVIADOR, & AVENIDA AEROPORTO TO ALLOW FUTURE REDEVELOPMENT CONSISTENT WITH THE VERY HIGH DENSITY RESIDENTIAL ZONING DISTRICT, AMEND THE COSTCO SPECIFIC PLAN TO ALLOW FOR MIXED USE DEVELOPMENT, WITH UP TO 60 DWELLING UNITS PER ACRE, LOCATED AT APNS 668-121-03/13/15, 668-121-01/03/04/05/06, 668-291-01/03/04/05/11/14/17/18/ 19/20/22/23/24, 121-171-42, 668-041-02/03/04/05/06/09/10/13/19/20/32/33/34/35/36/ 37/38, 668-042-01/02/06, 668-043-01/02/03, 668-051-14/15/16, 668-052-01/02/03/04, 668-053-04, 668-231-01, 668-431-08/09/10/02/03/07, 668-501-01/02/03/04/05/06/07/08/10, AND 121-254-25/26/46/57/61/62/63/64

The ordinance approves Rezone (RZ) 22-003 and Code Amendment (CA) 22-004; Industrial Residential Overlay and Costco Plaza Specific Plan Amendment – Housing Element Implementation: A City Proposal to Amend the General Plan Land Use Map, Zoning Map, and Land Use Code to: 1) Create a Residential Overlay on Industrial Zoned Properties off Camino Capistrano, Calle Perfecto, Paseo Cerveza, Via De Anza, Calle Aviador, and Avenida Aeropuerto (APNs 668-121-03/13/15, 668-121-01/03/04/05/06, 668-291-01/03/04/05/11/14/17/18/19/20/ 22/23/24, 121-171-42, 668-041-02/03/04/05/06/09/10/13/19/20/32/ 33/34/35/36/37/38, 668-042-01/02/06, 668-043-01/02/03, 668-051-14/15/16, 668-052-01/02/03/04, 668-053-04, 668-231-01, 668-431-08/09/10/02/03/07, 668-501-01/02/03/04/05/06/07/08/10) that would allow future redevelopment consistent with the very high density Residential Zoning District, and 2) amend the existing Price Club Specific Plan to rename it the Costco Plaza Specific Plan and allow three parcels adjacent to Costco within the Specific Plan Area (APNs 121-254-25/46/64) to be redeveloped with mixed use development, with up to 60 dwelling units per acre; and find the proposal consistent with the approved addendum to the 2014-2021 Housing Element Mitigated Negative Declaration and the 1999 General Plan Environmental Impact Report.

Ordinance No. 1113 was adopted by the following vote:

AYES: Council Members: Bourne, Taylor, Campbell, Farias, and Mayor Hart
NOES: Council Members: None
ABSENT: Council Members: None

Dated: April 19, 2023

/s/ Maria Morris, City Clerk

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