



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY PLANNING COMMISSION

**SUBJECT:** Public Hearing for recommendation to the Board of Supervisors on Planning Application PA170040 for an Amendment to the North Tustin Specific Plan (NTSP), Use Permit, Development Agreement and Site Development Permit to construct a 100-unit Senior Living Facility on an approximately 6.6-acre vacant project site.

**PROPOSAL:** A Specific Plan Amendment (text and map) to modify the North Tustin Specific Plan to add a subsection for the new land use designation of Residential Care Facility (RCF) District (overlay) to the Specific Plan and to apply the RCF overlay to an approximately 6.6-acre site.

A Use Permit for a 100-unit Senior Living Facility (as defined by the Zoning Code) consisting of 72 assisted living units and 28 memory care units under the proposed RCF overlay district.

A Development Agreement to vest the rights to proceed with the 100-unit project for 10 years with provisions to extend that time period by mutual consent in exchange for a specified public benefit contribution by the applicant.

A Site Development Permit for grading in excess of 5,000 cubic yards (Approximately 9,180 cubic yards of cut, 11,100 cubic yards of fill, and 1,920 cubic yards imported to balance).

**LOCATION:** The project site is located at 11901 Newport Avenue, in the North Tustin community and within the Third (3<sup>rd</sup>) Supervisorial District

**APPLICANT:** Roman Catholic Bishop of Orange, owner  
Clearwater Living, operator

### ENVIRONMENTAL DOCUMENTATION:

An Addendum to Final Environmental Impact Report No. 607 (Addendum to FEIR No. 607) was prepared for the project. The Planning Commission will consider adopting a resolution to the Board of Supervisors recommending adoption of the Addendum to FEIR No. 607 as adequate to satisfy the requirements of CEQA.

All project documents are posted on line at:

[http://www.ocpublicworks.com/ds/planning/projects/3rd\\_district/pa170040\\_clearwater\\_at\\_north\\_tustin](http://www.ocpublicworks.com/ds/planning/projects/3rd_district/pa170040_clearwater_at_north_tustin)

**HEARING DATE:** July 25, 2018      **HEARING TIME:** 1:30 p.m. (Or as soon as possible thereafter)

**HEARING LOCATION:** **Planning Commission Hearing Room,**  
333 W. Santa Ana Blvd, Santa Ana, California 92702  
Corner of W. Santa Ana Blvd. & N. Broadway  
See other side of notice for hearing location map  
(NOTE: Parking areas have changed for the Hall of Administration)  
<https://cms.ocgov.com/civicax/filebank/blobdload.aspx?BlobID=66411>

### INVITATION TO BE HEARD:

The applicant and all persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any written comments be submitted to OC Development

Services/Planning at least 24 hours prior to the hearing date. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice, or in written correspondence delivered to OC Development Services/Planning.

For further information, contact Kevin Canning at (714) 667-8847 or Kevin.Canning@ocpw.ocgov.com or come to the Development Processing Center at the address indicated below.

**OC Development Services/Planning**  
**300 N. Flower Street**  
**P.O. Box 4048, Santa Ana, CA 92702-4048**

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**Project Location**



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**Parking Map**

**Public Hearing Location - County of Orange**  
**Hall of Administration – 333 W. Santa Ana Blvd, Santa Ana 92702**  
**Planning Commission Hearing Room**

