

City of San Juan Capistrano

Historic Town Center Master Plan Repeal, General Plan Amendment and Code Change

NOTICE OF PREPARATION

TO: Agencies, Organizations, and Interested Parties

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report in Compliance with Title 14, Section 15082(a), 15103, and 15375 of the California Code of Regulations

The City of San Juan Capistrano is the Lead Agency under the California Environmental Quality Act (CEQA) in the preparation of the Environmental Impact Report (EIR) for the Project identified below. The Lead Agency has prepared this Notice of Preparation (NOP) for the EIR in order to provide the widest exposure and opportunity for input from public agencies, stakeholders, organizations, and individuals on the scope of the environmental analysis addressing the potential effects of the Proposed Project.

PROJECT TITLE: Historic Town Center Master Plan Repeal, General Plan Amendment, and Ordinance Change Project

AGENCIES: City of San Juan Capistrano requests your agency's views on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the Proposed Project, in accordance with California Code of Regulations, Title 14, Section 15082(b).

ORGANIZATIONS AND INTERESTED PARTIES: City of San Juan Capistrano requests your comments and concerns regarding the environmental issues associated with implementation of this Project.

PROJECT LOCATION: The Proposed Project is located within the City of San Juan Capistrano and consists of the Historic Town Center (HTC) area. The City encompasses approximately 14 square miles of land within southern Orange County. Cities bordering San Juan Capistrano include Mission Viejo to the north, Laguna Niguel to the north and west, and Dana Point and San Clemente to the south. The City is bordered by unincorporated County of Orange land to the east. Regional access to the Project Area is provided via the San Diego (I-5) Freeway, a major highway that connects Los Angeles, Orange, and San Diego Counties, Ortega Highway (SR-74) that connects to eastern Riverside County, and by Amtrak and Metrolink passenger rail service to San Diego, Los Angeles, and points north.

The Project Area consists of the approximately 150 acres that comprise the Historic Town Center area of downtown San Juan Capistrano. The site is generally bounded by Acjachema Street to the north, the San Diego (I-5) Freeway to the east, existing retail to the south, and Paseo Adelanto to the west (see attached Figure 1: Project Location Map). Local access to the Project Area is provided via Ortega Highway (SR-74), Del Obispo Street, and Camino Capistrano.

EXISTING AND SURROUNDING LAND USES: The land uses surrounding the Project Area consist of residential communities to the north and west, the I-5 freeway to the east, the retail shopping centers, restaurants, church uses, and a residential neighborhood to the south. Small markets, restaurants, the Junipero Serra School and two churches are located to the north of the Project Area. San Juan Creek is south of the Project boundary and flows in a northeast to southwest direction. On the opposite side of the I-5 freeway, to the east, a variety of land uses are present including churches, a cemetery, retail, office, hotel, self-storage, residential, and golf course uses.

EXISTING LAND DESIGNATIONS: The existing General Plan designations for the Historic Town Center Master Plan (HTCMP) Project Area consist of General Commercial, Specific Plan/Precise Plan (Los Rios Precise Plan District), Existing Public Schools, Public & Institutional, and Specialty Park. The existing zoning designations in the HTCMP Project Area consist of General Commercial, Tourist Commercial District, Community Park District, Specific Plan/Precise Plan, and Public & Institutional.

PROJECT DESCRIPTION: The implementation of the HTCMP introduced land use inconsistencies between that document and the City of San Juan Capistrano General Plan.

The Proposed Project will reconcile the identified discrepancies between the HTCMP, the City’s Form Based Code (FBC), and the General Plan. The proposed clarifications and modifications include:

- Repeal the HTCMP in order to eliminate inconsistencies between that document and the City of San Juan Capistrano General Plan and Zoning Ordinance.
- Adopt a General Plan Amendment that would allow a Floor Area Ratio (FAR) of 0.75 in the Project Area, up to 1.5 FAR for buildings that include provisions for public gathering spaces.
- Adopt an Ordinance Change that would amend the adopted Form Based Code (FBC) to incorporate the following changes:
 - Remove the possibility of residential land uses within the HTC area;
 - Clarify that two-story buildings within the HTC area can have a maximum height of 35 feet and three-story hotel buildings in the HTC area can have a maximum height of 45 feet.
 - Keep the adopted “Park Once Program” and amend the FBC parking standards Table 2B to be consistent with the parking standards detailed in the Park Once Program.
 - Require new construction on properties adjacent to historic buildings to require that any portion of a new building to have a setback of one foot from the historic structure for every foot in new building height.
 - Define nonconforming allowances and expansion opportunities, specifically when different frontage types apply.
 - Eliminate the Town Center Edge and Freeway Edge Overlays.

POTENTIAL ENVIRONMENTAL EFFECTS: The City of San Juan Capistrano has prepared an Initial Study (IS) that describes the potential environmental effects of the Proposed Project. It determined that there are potential impacts related to aesthetics, historic resources, land use, and transportation/traffic. Based on the conclusions of the Initial Study, it has been determined that an EIR is the appropriate level of environmental documentation. The EIR will include the provision of alternatives.

PUBLIC REVIEW PERIOD: The City of San Juan Capistrano has determined to make this NOP and Initial Study available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). *City of San Juan Capistrano will accept written comments for the NOP and Initial Study between April 15, 2019 and May 15, 2019.*

RESPONSES AND COMMENTS: Please indicate a contact person for your agency or organization and send your comments to:

Sergio Klotz
Development Services Department
City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, CA 92675

Your comments may also be sent by email to sklotz@sanjuancapistrano.org and include “Historic Town Center Master Plan Repeal” in the subject line.

DOCUMENT AVAILABILITY: The Initial Study is available for public review during regular business hours at the locations listed below.



- City of San Juan Capistrano office, 32400 Paseo Adelanto, San Juan Capistrano, CA 92675
- San Juan Capistrano Public Library, 31495 El Camino Real, San Juan Capistrano, CA 92675
- Online at the City’s website: sanjuancapistrano.org

ATTACHMENTS:

Figure 1: Project Location Map



Legend

-  HTCMP Area
-  FBC Area

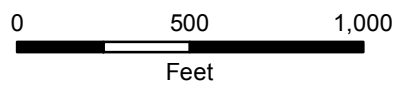


Figure 1
Project Location

