



# OFFICIAL NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND PUBLIC REVIEW PERIOD CITY OF TUSTIN

Notice is hereby given that the Planning Commission of the City of Tustin, California, will conduct a public hearing on May 23, 2023, at 7:00 p.m. in the City Council Chamber, 300 Centennial Way, Tustin, California.

The public can attend the meeting in person and provide comments in person, observe the meeting online, provide live comments via Zoom, and provide written comments via electronic means.

To watch the meeting, the public may observe the meeting via the City's Granicus service at: <https://www.tustinca.org/282/Meetings-Agendas> or on local Cox Channel 851.

Community members may provide live public comments in person or via Zoom during Commission meetings. For Zoom instructions and to obtain the Meeting ID and Passcode, please go to <https://www.tustinca.org/282/Meetings-Agendas> and select the agenda under "Upcoming Events."

To comment in writing on one or more items, you may send your comments to [PlanningCommission@tustinca.org](mailto:PlanningCommission@tustinca.org), or by accessing the City's "SpeakUp" comment system as follows:

1. Proceed to the SpeakUp comment system:
  - a. To submit an e-comment on an upcoming meeting agenda prior to commencement of the meeting, go to <https://tustin.granicusideas.com/meetings?scope=upcoming> and select the agenda item.
  - b. To submit an e-comment on an upcoming meeting agenda during the meeting, go to <https://tustin.granicusideas.com/meetings?scope=past> and select the agenda item.
2. Follow the links to type and submit your comment(s) on one or more items:
  - a. The items may be on the agenda or not on the agenda.
  - b. Your comments will be forwarded electronically and immediately to the members of the Commission.
  - c. Comments related to a particular agenda item will only be considered prior to the close of public comments on that item.
  - d. Comments on matters that are not on the agenda may be submitted only until the "Public Comment" portion of the agenda is concluded.

## The Planning Commission will consider the following:

Design Review (DR) 2022-0013 and a Subdivision Map (SUB) 2022-0003/Tentative Parcel Map (TPM No. 2022-153)

Applicant: B8 Myford II Industrial Owner LLC,  
Panattoni Development Company, Inc., Michael Sizemore

Subject Properties: 14321 and 14351 Myford Road (APN: 432-473-13 and 432-473-19)

## Project Description:

A request to construct a new 148,437 square foot industrial building including 143,437 square feet of warehouse area, 5,000 square feet of office area, 103 on-site parking stalls, and 37,004 square feet of landscaping on approximately 7.18 acres located at 14321 and 14351 Myford Road. The proposed project will also include a Tentative Parcel Map, consisting of the merger of the two (2) adjoining parcels into one (1) parcel and the demolition of two (2) existing industrial buildings currently located on the project site.

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**If you require special accommodations, please contact the  
Community Development Department at (714) 573-3106.**



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The project includes the following entitlement applications:

- **DR 2022-0013 for site layout and building design**
- **SUB 2022-0003 / TPM No. 2022-153 to merge two (2) existing parcels into one (1) parcel**

### **Environmental Review:**

The Community Development Department has prepared an Initial Study for the above project in accordance with the State of California Public Resources Code Section 21092 and Sections 15063 and 15072 of Title 14 of the California Code of Regulations Guidelines pertaining to the California Environmental Quality Act (CEQA), and on the basis of that study found that although there is substantial evidence that the proposed project may have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been added to the project. Therefore, the preparation of an Environmental Impact Report is not required and a proposed Mitigated Negative Declaration has been prepared in accordance with Article 6 of the CEQA Guidelines.

A Draft Mitigated Negative Declaration (MND) is available for review online at <https://www.tustinca.org/1080/Current-Projects>. Physical copies can be arranged to be viewed by appointment. For further information regarding public viewing options, please email [LCarver@tustinca.org](mailto:LCarver@tustinca.org) or call (714) 573-3126. The public is invited to comment on the appropriateness of this MND during a twenty (20) day review period between April 20, 2023, and May 10, 2023. Upon review by the Community Development Director, this review period may be extended if deemed necessary.

### **DRAFT MITIGATED NEGATIVE DECLARATION PUBLIC REVIEW PERIOD ENDS ON MAY 10, 2023**

Please send written comments to Leila Carver, Senior Planner Consultant, Community Development Department, 300 Centennial Way, Tustin, California, 92780 or [LCarver@tustinca.org](mailto:LCarver@tustinca.org).

For Individuals with Disabilities: The City is dedicated to ensuring accessibility to the meetings for those individuals with disabilities, so the City has established a process to request a reasonable modification or accommodation consistent with the Americans with Disabilities Act (ADA). If you would like to request a modification or accommodation due to a disability, please call (714) 573-3106 as soon as is feasible, and identify the need and the requested modification or accommodation. The City's ADA Coordinator or her designee will receive the request and communicate in response to the request.

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If you challenge the subject item 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 delivered to the City of Tustin, at, or prior to the public hearing. Information relative to this item is on file in the Community Development Department and is available upon request. Anyone interested in the information above may call Leila Carver, Senior Planner Consultant, at (714) 573-3126 or via email [LCarver@tustinca.org](mailto:LCarver@tustinca.org).

Erica N. Yasuda  
City Clerk

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