



CITY COUNCIL

PUBLIC HEARING NOTICE

CITY OF SAN JUAN CAPISTRANO

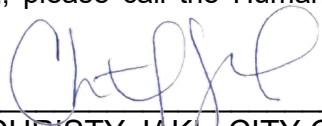
NOTICE IS HEREBY GIVEN, that on the 17th day of February 2026, at 5:00 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of San Juan Capistrano, will conduct a public hearing in the City Council Chambers at 25925 Camino Del Avion, San Juan Capistrano, California, to consider the following item:

Code Amendment (CA) 25-003, Amendments to the Principal Uses allowed in the Historic Commercial District of the Los Rios Specific Plan (SP 78-01): A request by the property owner of 31971 Los Rios Street (Applicant) to amend the Los Rios Specific Plan (SP 78-01) to add several new uses and remove some existing uses from the list of principal uses allowed in the Historic Commercial District, which consists of portions of 31781 and 31791 Los Rios Street (APNs 121-160-21, -20, & -19, and portions of APNs 121-160-17 & -16). The project site has a General Plan Land Use designation and Zoning of Specific Plan/Precise Plan (SP/PP) and is governed by SP 78-01. Pursuant to the California Environmental Quality Act (CEQA), this Code Amendment has been determined to not be a “project” as defined under State CEQA Guidelines section 15060(c)(3). Even if it were considered a “project” under CEQA, it would be Categorically Exempt from further review per Sections 15061(b)(3) and 15320 of the State CEQA Guidelines. The Planning Commission considered the item on December 10, 2025 and recommended approval of the proposed project.

The project file is available for public review at City Hall at 32400 Paseo Adelanto, during regular business hours. For further information about the proposed project, please contact Laurel Reimer, Contract Planner at (949) 443-6324 or at lreimer@sanjuancapistrano.org.

The public is invited to attend the City Council meeting to provide comments on the proposed project. The public may view the City Council meeting live at the City’s website: <https://www.sanjuancapistrano.org/189/Public-Meetings>. The public may submit agenda item correspondence to the City Council electronically. Material may be emailed to cjaki@sanjuancapistrano.org or cityclerk@sanjuancapistrano.org. Please submit correspondence at least an hour prior to the start of the meeting.

If the City’s action on this project is challenged in court, the public may be limited to raising only those issues which were raised at the public hearing, or in written correspondence delivered to the City Council at, or prior to the hearing. Should any member of the public have special needs to be accommodated to provide testimony at the hearing, please call the Human Resources Department at (949) 234-4565.


CHRISTY JAKL, CITY CLERK

