

**NOTICE OF SPECIAL PLANNING COMMISSION
PUBLIC HEARING TO CONSIDER THE TOWN
CENTER RETAIL PROJECT BY ZELMAN RETAIL
PARTNERS, INC., AND THE SUBSEQUENT
ENVIRONMENTAL IMPACT REPORT PREPARED
THEREFOR**

Please be informed that the Planning Commission of the City of Yorba Linda will hold a special public hearing to consider the Yorba Linda Town Center Retail Project, by Zelman Retail Partners, Inc., and the Subsequent Environmental Impact Report (SEIR) prepared therefor.

The Yorba Linda Town Center Retail Project (Project) is a proposed private retail/restaurant/entertainment shopping center situated within the *Town Center Commercial District* subarea of the Yorba Linda Town Center Specific Plan, which is located generally at the northeast corner of Yorba Linda Boulevard and Imperial Highway, between Main Street and Lakeview Avenue. As proposed, the project consists of 1- and 2-story structures organized around a central open space ("commons") and a strong distributed pedestrian network. Proposed uses within the center include retail, restaurants, a ten (10) screen luxury cinema, and a specialty supermarket totaling approximately 125,345 to 149,295 square feet (maximum) of gross leasable area (GLA). The existing 2-story "ERA" office building within the Project area is proposed to remain. Parking will be provided by a combination of a public parking structure located to the north of the commons area (through participation in the "Parking In-lieu Fee Program") and surface parking distributed across the site, which will allow the project to achieve a ratio of 5.0 stalls per 1,000 square feet of GLA (minimum), as required by the Town Center Specific Plan development regulations. To facilitate development of the proposed project, certain amendments to the Town Center Specific Plan land use districts are proposed, as well as minor modifications to the allowable land uses and development standards within the Specific Plan. Also included among proposed revisions to the Specific Plan is an extension of New Street "A" easterly from Main Street through the retail center site to Valencia Avenue. Additionally, three existing residential buildings that previously have been determined eligible for local historic designation (Historic Resource Status Code 5S3) are proposed to be relocated. Five (5) potential relocation sites have been identified.

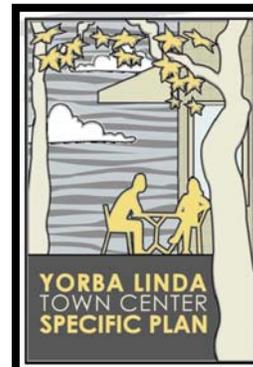
For additional information regarding the public hearing, please contact David Brantley, Principal Planner, at (714) 961-7134.

The Special Planning Commission Public Hearing concerning the Town Center Retail Project has been scheduled as follows:

When: Wednesday, September 16, 2015

**Where: City Council Chambers
4845 Casa Loma Avenue
Yorba Linda, CA 92886**

Time: 6:30 P.M.



OFFICIAL PUBLIC NOTICE