WATER SUPPLY ALERT

Much of southern California, including the City of San Juan Capistrano, is experiencing decreasing levels of potable (drinkable) water supply. Project and permit applicants and property owners are encouraged to conserve water and to monitor the water purveyor's ability to supply water. The City is currently under mandatory water use restrictions from its water wholesaler, Metropolitan Water District of Southern California. New development applications, and subsequent permitting, may have land use entitlements and/or conditions of approval restrictions based on water supply conditions. These conditions are subject to change if water supply availability worsens. Please be sure to check with the Utilities Department to receive information on the current situation at each phase of your project.

Development Services Department Mission Statement: “To preserve the small, village-like character of the community through high quality design, diverse housing, and the preservation of cultural resources, open space, natural creeks and ridgelines in a manner that will enhance the quality of life for the City’s present and future residents.”

ANY QUESTIONS? Please call the Planning Division at (949) 443-6331.
The City regulates land use by assigning zoning districts to every property within the City consistent with the adopted General Plan. Zoning designations regulate building height and setbacks, density of development, building design, land use, signs, and parking. The City’s Municipal Code defines the zoning designations and describes the appropriate uses for properties within those zoning districts.

For various reasons, a property owner, interested party, or the City may request a change to the Official Zoning Map (referred to as a “rezone”) for a specific property.

A rezone application requires public hearings by both the City’s Planning Commission and City Council. Processing times vary from 8-to-18 months, depending upon the issues inherent in the proposal.

**REZONE PROCESS**

**SUBMISSION REQUIREMENTS**

- Application for Development Approval
- Deposit per adopted City Council resolution
- Check payable to OCFA for OCFA review
- Comprehensive Development Plan in digital format (if applicable)

**NOTIFICATION REQUIREMENTS**

- A diskcopy of an Excel spreadsheet of the property owner’s mailing list for all real properties within the required feet of the project including the assessor parcel number, name, and mailing address. A copy of the relevant assessor parcel map(s) delineating the limits of the required public notice area.
- A signed affidavit by the person responsible for preparing the list attesting to its accuracy and its compliance with Title 9.
- A signed affidavit of on-site posting.

★ See Notification Preparation Packet for project specific noticing requirements.