



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

- SUBJECT:** Public Hearing on Planning Application PA170035 for a Site Development Permit and Use Permit.
- PROPOSAL:** A request for a Site Development Permit and Use Permit for the construction of a new-single family residence with subterranean garage.
- A Site Development Permit (SDP) is required if grading more than 500 cubic yards on a slope greater than 30%. The applicant is cutting 4,330 cubic yards.
- A Use Permit is required for over height site retaining walls. The applicant is proposing a wall up to eight (8) feet high with a 42 inch railing along the front property line, and a wall up to 10 feet and 8 inch with a 42 inch railing along the side property line. Additionally, a Use Permit is required for a proposed architectural feature to project above the 35-foot maximum building height limit.
- LOCATION:** The project is located in the North Tustin area at 11407 Plantero Dr (APN: 502-351-06 and 07), within the Third (3rd) Supervisorial District
- ZONING:** 125-E4-20000 "Small Estates" District
- APPLICANT:** Molly and Spencer Hurtt, Owner
Shelia Wright, Agent
Eric Trabert, Architect

ENVIRONMENTAL DOCUMENTATION: Staff proposes that the proposed project is Categorically Exempt Class 3: New Construction or Conversion of Small Structures from further CEQA documentation pursuant to Section 15303 of the CEQA Guidelines.

HEARING DATE: Thursday, June 7, 2018

HEARING TIME: 1:30 P. M. (Or as soon as possible thereafter)

HEARING LOCATION: Zoning Administrator Hearing Room B-10, Basement of the H.G. Osbourne Building at 300 N. Flower Street, at the Corner of Santa Ana Blvd. and Flower Street in Santa Ana. See other side for Zoning Administrator Hearing Room location map

INVITATION TO BE HEARD:

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views and all supporting documents at this hearing. It is requested that any written response be submitted to OC Development Services/Planning prior to the hearing date. If you challenge the action taken on this proposal 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 OC Development Services/Planning.

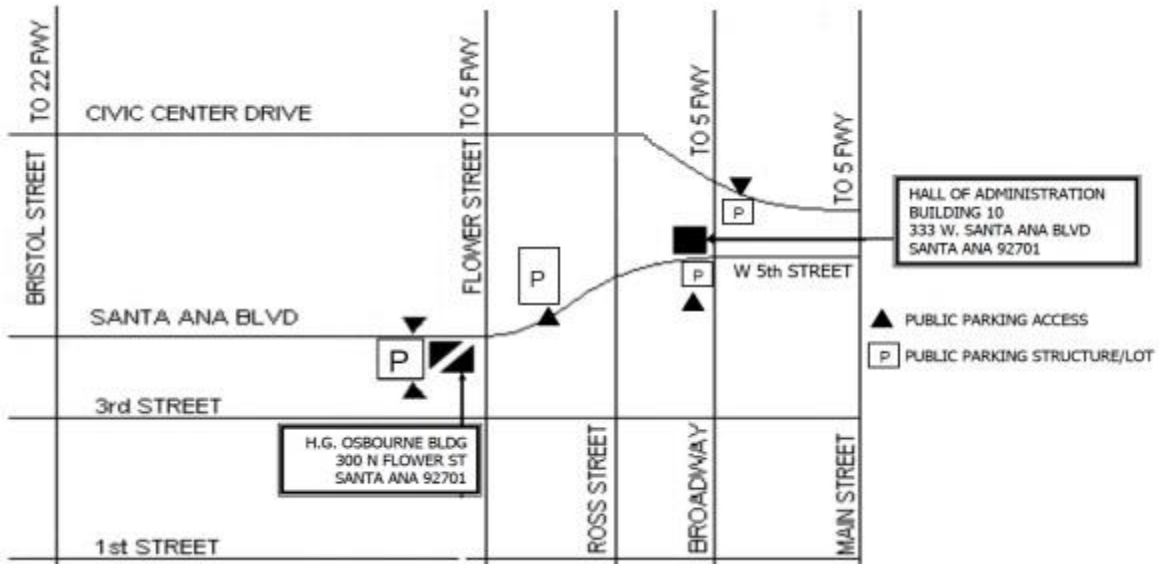
For further information, call Ilene Lundfelt at (714) 667-9697 or email Ilene.Lundfelt@ocpw.ocgov.com, or FAX: (714) 967-0897 or come to the Development Processing Center at the address indicated below.

OC Development Services/Planning
300 N. Flower Street
P.O. Box 4048, Santa Ana, CA 92702-4048

PROJECT LOCATION



Public Hearing Location - County of Orange



APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Planning Commission within 15 calendar days of the decision upon submittal of required documents and a deposit of \$500 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services / Planning Division.