



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

PROPOSAL –Planning Application PA180050 - a Variance request to allow a minimum side yard setback of 5 feet 1 inch for a 125 square foot bathroom expansion where the E4 District standards would require a setback of 10 feet 8 inches (10% of lot width), and a Use Permit request to allow over-height walls of up to 8 feet and 9 feet along the property's west and south property line where the maximum allowable height would otherwise be 6 feet.

LOCATION: The project is located at 19102 Ervin Lane Vista del Lago in the unincorporated North Tustin area, within the Third (3rd) Supervisorial District.

ZONING: 100-E4 – “Small Estates” within the North Tustin Specific Plan area

APPLICANTS: Paul Reimer and Wendy Aquin, Property Owners

ENVIRONMENTAL DOCUMENTATION: The proposed project is Categorically Exempt (Class 3 – New Construction or Conversion of Small Structures) from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines;

HEARING DATE: July 18, 201

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 Division.

For further information, call Kevin Canning at (714) 667-8847; or e-mail: Kevin.Canning@ocpw.ocgov.com or come to the Development Processing Center at the address indicated below.

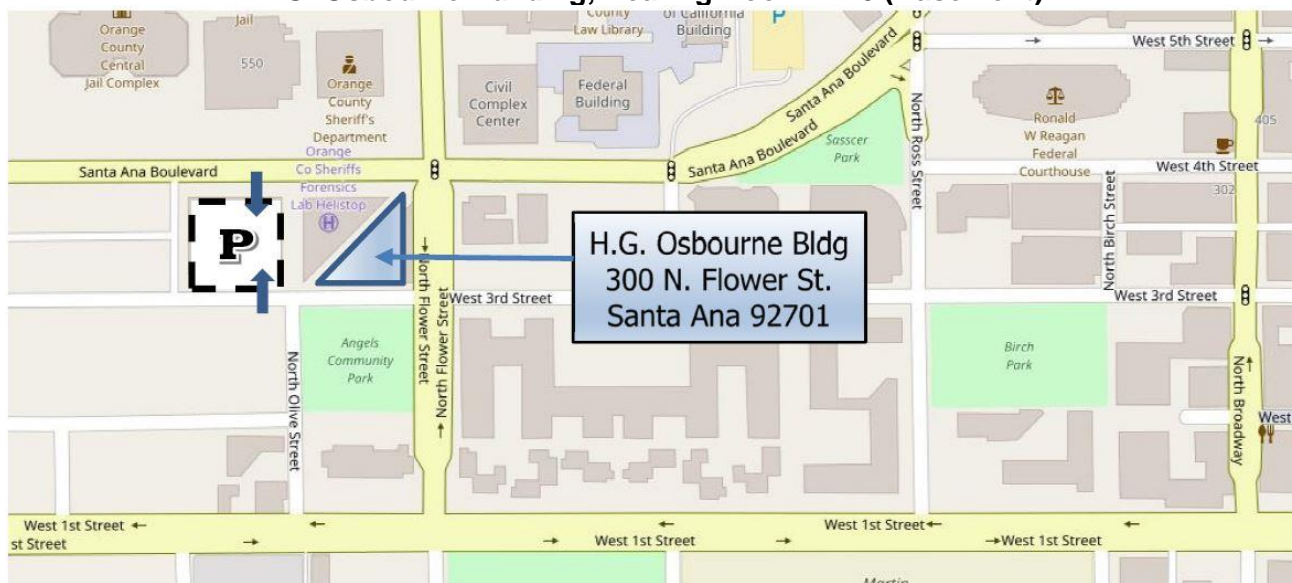
OC Development Services/Planning
300 N. Flower Street
PO BOX 4048, Santa Ana, CA 92702-4048

PROJECT LOCATION



PROJECT SITE

PUBLIC HEARING LOCATION H.G. Osbourne Building, Hearing Room B-10 (Basement)



H.G. Osbourne Bldg
300 N. Flower St.
Santa Ana 92701

APPEAL PROCEDURE

Any interested person may appeal a 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 \$500.00 to be filed at the OC Planning Development Processing Center (DPC), 300 N. Flower Street, Santa Ana, CA. 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. In addition, this project is within the Coastal Zone appealable area of the Emerald Bay Local Coastal Program.