



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

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**PROPOSAL –Planning Application PA180025** - a Variance request to allow a minimum side yard setback of 5 feet 10 inches where the E4 District standards would require a 13’10” setback (10% of lot width) in conjunction with the construction of a 1,602 square foot single story addition to an existing home.

**LOCATION:** The project is located at 11291 Vista del Lago in the unincorporated North Tustin area, within the Third (3rd) Supervisorial District.

**ZONING:** 125-E4-20,000 – “Small Estates” with a 125 foot minimum lot with and 20,000 square foot minimum lot area

**APPLICANT:** Mark Thomas, Property Owner

**ENVIRONMENTAL DOCUMENTATION:** The proposed project is Categorically Exempt (Class 1 – Additions to existing structures less than 2,500 square feet and Class 5 – Minor alterations in land use limitations such as setback variances) from the provisions of CEQA pursuant to Sections 15301 and 15305 of the CEQA Guidelines and County of Orange procedures.

**HEARING DATE:** November 1, 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 Division.

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

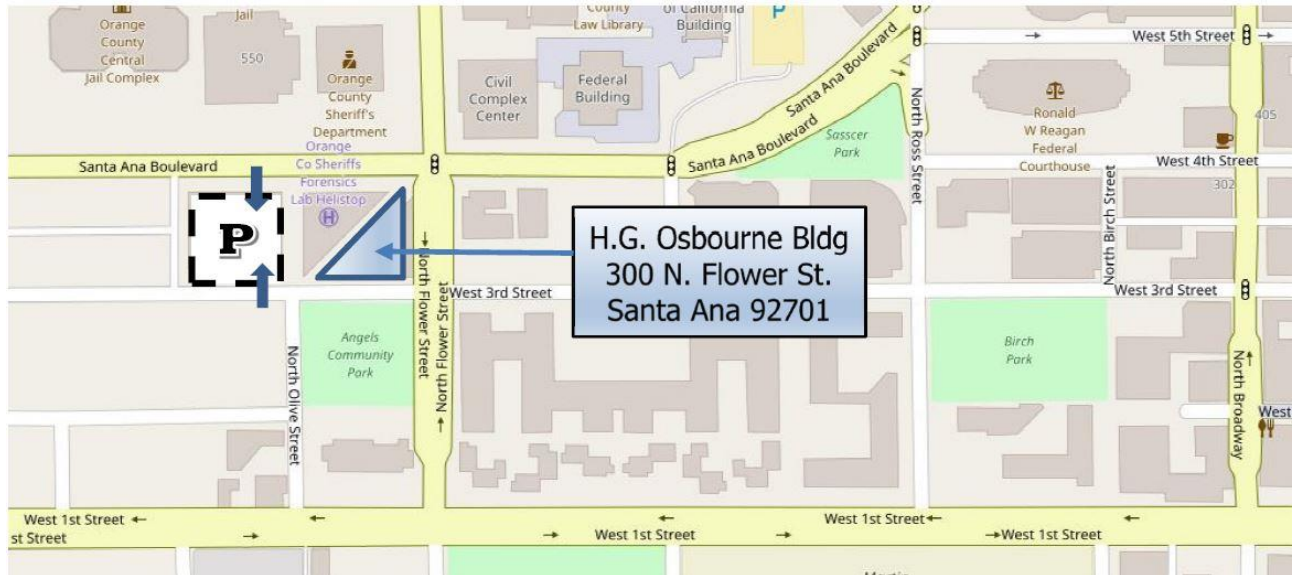
**OC Development Services/Planning**  
**300 N. Flower Street**  
**PO BOX 4048, Santa Ana, CA 92702-4048**

## PROJECT LOCATION



## PUBLIC HEARING LOCATION

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



## 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.