



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on Planning Application PA19-0232 for a Variance.

PROPOSAL: Variance to the Zoning Administrator to allow a new remodeled roof to be 3 feet 1 inch from the interior side property line where the Zoning Code would require a 5-foot setback. Proposed roof would match the existing legal nonconforming setback and no new floor area would be added.

LOCATION: The project is located at 12461 Wembley Road (APN: 086-433-04), Rossmoor community, within the Second (2nd) Supervisorial District.

ZONING: R1/28(C3849) "Single Family Residence" with a 28-foot height limitation

APPLICANT: Brian Corbin, Property Owner
Jason Ybarra, Applicant

ENVIRONMENTAL DOCUMENTATION: The proposed project is Categorically Exempt (Class 1 - existing facilities, Class 3 - new construction or conversion of small structures, Class 4 - minor alterations to land, and Class 5 - minor alterations in land use limitations) from the provisions of CEQA pursuant to Sections 15301, 15303, 15304, and 15305 of the State CEQA Guidelines.

HEARING DATE: December 5, 2019 **HEARING TIME:** 1:30 P.M. (Or as soon as possible thereafter)

HEARING LOCATION: Zoning Administrator Hearing Multipurpose Room 105 of the County Administration South Building (CAS) at 601 N. Ross Street, at the Corner of Santa Ana Blvd. and Ross 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 or online at <https://myoceservices.ocgov.com> 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 Planning.

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

OC Development Services/Planning
601 N Ross Street
PO BOX 4048, Santa Ana, CA 92702-4048

PROJECT LOCATION



PUBLIC HEARING LOCATION

County Administration South (CAS) 601 N. Ross Street, Santa Ana, CA 92701



APPEAL PROCEDURE

Any interested person may appeal the decision of the Zoning Administrator on this permit to the OC Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing deposit of \$500 filed at the County Service Center (CSC), 601 N. Ross St., Santa Ana or online at <https://myoceservices.ocgov.com>. 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.