



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY PLANNING COMMISSION

PROPOSAL – Planning Application PA140015: Use Permit to construct three (3) detached, single family condominiums. A Use Permit also proposes an alternative provision to the parking standards of the North Tustin Specific Plan which would otherwise require that all off-street parking be located on the rear half of the lot.

LOCATION: The project is located at 1111 Wass Street, Tustin, within the Third (3rd) Supervisorial District.

ZONING: North Tustin Specific Plan – Residential Multi-Family District (RMF)

APPLICANT: SCEL Properties (Property Owner)

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 23, 2014

HEARING TIME: 1:30 P.M.

HEARING LOCATION: Planning Commission Hearing Room, 10 Civic Center Plaza. Corner of W. Santa Ana Blvd. & N. Broadway, Santa Ana, CA. See other side for hearing map.

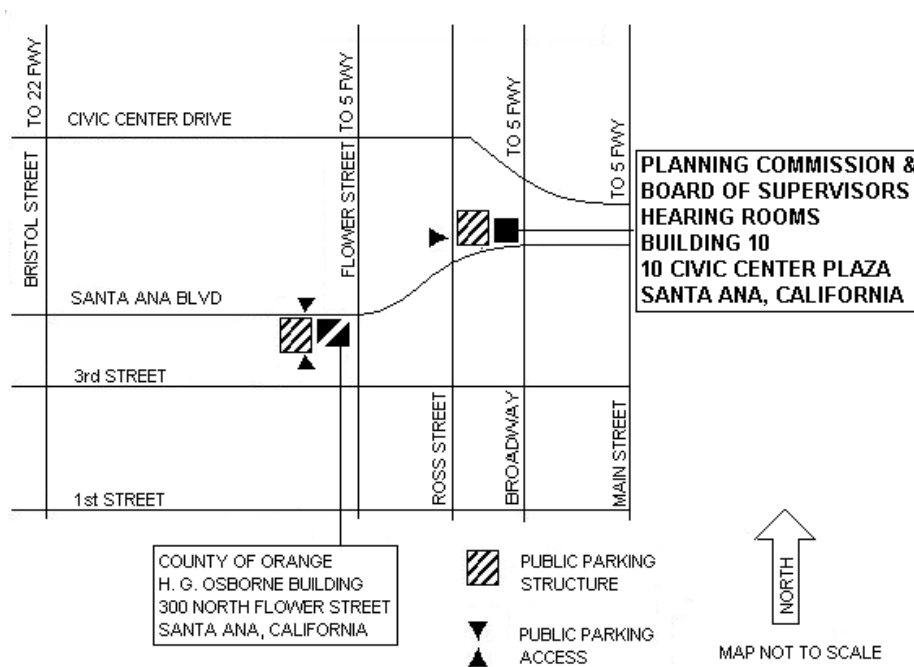
INVITATION TO BE HEARD:

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any written response be submitted to OC 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 Planning.

For further information, call Richard Vuong at (714) 667-8895, or FAX (714) 667-7560; or e-mail: Richard.Vuong@ocpw.ocgov.com or come to the Development Processing Center at the address indicated below.

**OC Planning
300 N. Flower Street
Santa Ana, CA 92702-4048**

AERIAL PHOTO OF PROJECT SITE



APPEAL PROCEDURE

Any interested person may appeal a decision of the Planning Commission on this permit to the Board of Supervisors within 15 calendar days of the decision upon submittal of required documents and a fee of \$500.00 to be filed at the OC Planning Development Processing Center (DPC), 300 N. Flower Street, Santa Ana, CA.