



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

PROPOSAL – Planning Application PA140087: Requested Use Permit to the Zoning Administrator to permit a proposed overheight structure in the side yard setback. The Use Permit would permit a proposed detached 612 sq. ft. garage three feet (3’) from the side property line, where twelve and a half feet (12.5’) is required for structures exceeding twelve feet in height. The roof peak of the subject structure is 14 feet 10 inches in height at 11.75’ from the side property line.

BACKGROUND - The subject metes and bounds grant deed property is zoned 100-E4 “Small Estates”. The subject site is flat in topography, 18,750 square feet in size, and located south of the intersection of Red Hill and La Colina.

LOCATION: The project is located at 12532 Red Hill Avenue, within the Red Hill unincorporated area and the Third (3rd) Supervisorial District.

ZONING: 100-E4 “Small Estates”.

APPLICANT: Paul Satras, Property Owner

ENVIRONMENTAL DOCUMENTATION: The proposed project is Categorically Exempt (Class 1 – Existing Facilities, and 3 – New Construction or Conversion of Small Structures) from the provisions of CEQA pursuant to Section 15301 and 15303 of the CEQA Guidelines

HEARING DATE: February 19, 2015

HEARING TIME: 1:30 P.M.

HEARING LOCATION: Zoning Administrator Hearing Room B10 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.

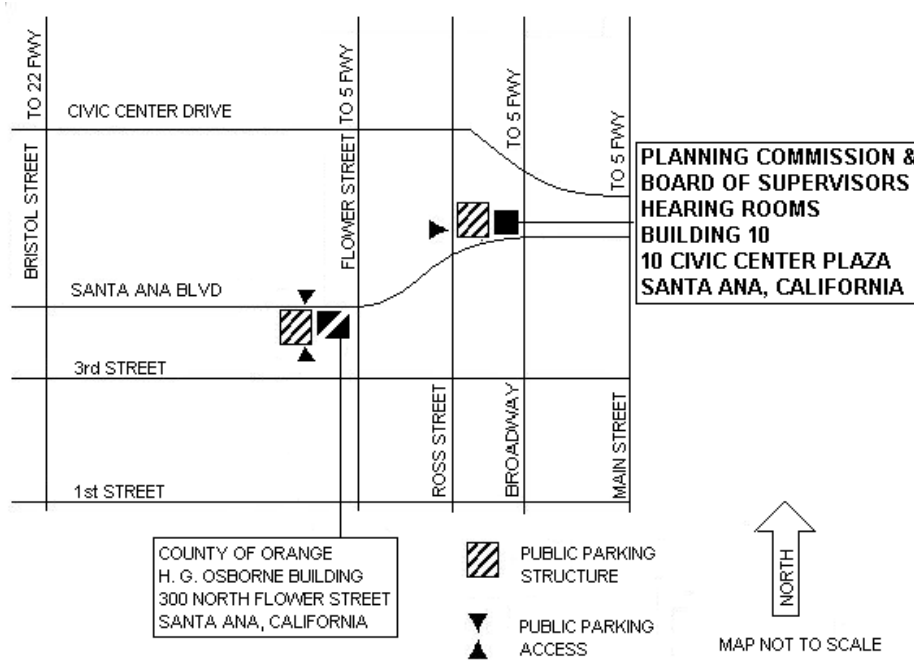
INVITATION TO BE HEARD:

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

For further information, call J. Alfred Swanek at (714) 667-8846, or e-mail: Jim.Swanek@ocpw.ocgov.com or come (or write to) to the Development Processing Center at the address indicated below.

OC Development Services
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 ZONING ADMINISTRATOR on this permit to the PLANNING COMMISSION 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.