



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

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**PROPOSAL – Planning Application PA150031** is a request for a Use Permit to exceed the allowable 12 foot maximum height for accessory structures within the required side and rear yard setback areas, to construct a new detached 990 square foot accessory structure in conjunction with an existing single-family dwelling. The proposed detached structure will include a 735 square-foot two-car garage with attached 255 square-foot studio space. Overall structure height is proposed to be at 16 feet high within the required 10-foot side yard setback and 20 feet high within the required 25-foot rear yard setback.

**LOCATION:** The project is located at 10861 S. Orange Park Blvd., Orange, CA within the Third (3rd) Supervisorial District.

**ZONING:** E4 – 1(E), “Small Estates” and “Equine” District

**APPLICANT:** Rick and Debra Thierjung, Property Owners

**AGENT:** Donald Hart, Architect

**ENVIRONMENTAL DOCUMENTATION:** The proposed project is Categorically Exempt (Class 1 – Existing Facilities and Class 3 – New Construction) from the California Environmental Quality Act (CEQA) per Sections 15301 and 15303 of the CEQA Guidelines

**HEARING DATE:** December 17, 2015

**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.

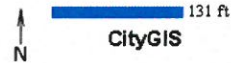
**INVITATION TO BE HEARD:**

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.

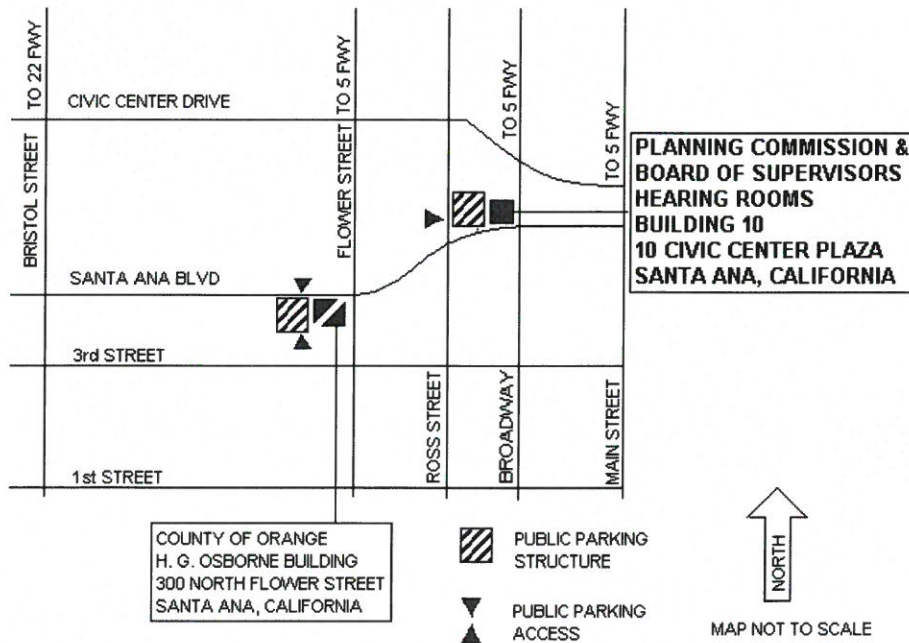
For further information, call Lisa Edwards at (714) 667-9670; or e-mail: [lisa.edwards@ocpw.ocgov.com](mailto:lisa.edwards@ocpw.ocgov.com), or come to the Development Processing Center at the address indicated below.

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

## PROJECT LOCATION



## PUBLIC HEARING LOCATION



## 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 an initial deposit of \$500.00 to be filed at the OC Planning Development Processing Center (DPC), 300 N. Flower Street, Santa Ana, CA.