



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY PLANNING COMMISSION

SUBJECT: Public Hearing on Planning Application PA150078 to receive public testimony and to consider Planning Commission actions on proposed amendments to the Ladera Planning Area 3 Area Plan and Statistical Table, and a Site Development Permit for a Model Home Sales Complex relating to a proposed subdivision to create 36 single family lots.

PROPOSAL: The Applicant proposes amendments to the Ladera Planned Community Planning Area 3 Area Plan and Statistical Table to reflect the transfer of 17 dwelling unit allocations from Planning Area 5 to Planning Area 3 and to update net acreage summaries to reflect approved projects. The Applicant also proposes a Site Development Permit for a Model Home Sales Complex in association with the construction of a 36 lot single-family detached project within the Ladera Ranch Planned Community (PA 3).

LOCATION: The project site is located at 26122 O'Neill Drive, Ladera Ranch, within the Fifth (5th) Supervisorial District.

APPLICANT: CRP/CDG Ladera Ranch, LLC. property owner
Patrick McCabe, Christopher Development Group, developer

ENVIRONMENTAL DOCUMENTATION:

Addendum No. PA150078 to FEIR No. 555 was prepared and it is recommended that the Planning Commission find that the circumstances of the proposed project are substantially the same as FEIR No. 555, but changes or additions are necessary as set forth in Addendum No PA150078, which adequately addresses the effects of the proposed project.

HEARING DATE: May 11, 2016 **HEARING TIME:** 1:30 p.m. (Or as soon as possible thereafter)

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

INVITATION TO BE HEARD:

The applicant and 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/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 OC Development Services/Planning.

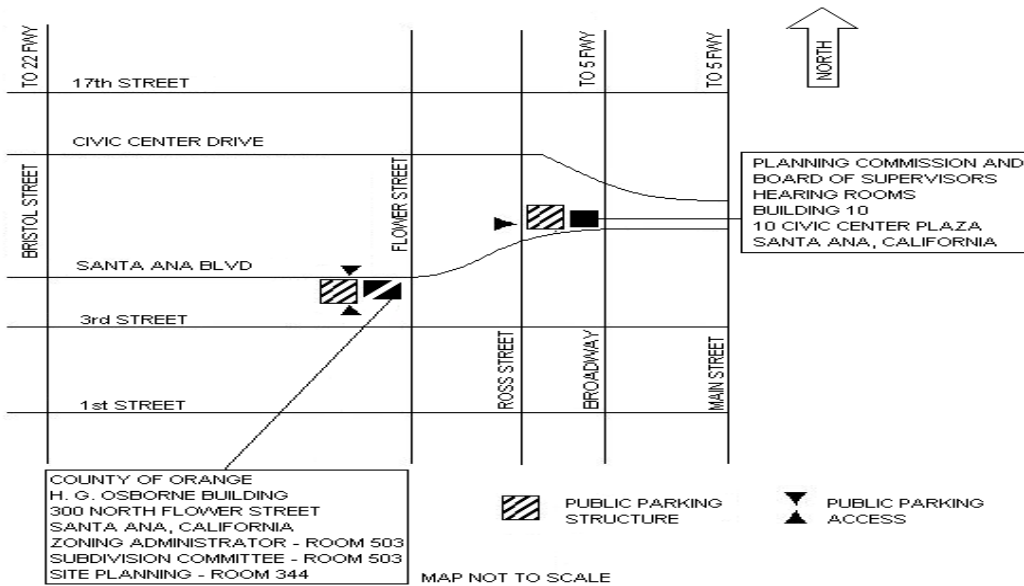
For further information, contact Kevin Canning at (714) 667-8847 or Kevin.Canning@ocpw.ocgov.com or come to the Development Processing Center at the address indicated below.

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

Project Location



Public Hearing Location - County of Orange



APPEAL PROCEDURE:

Any interested person may appeal the decision of the Planning Commission on this permit to the OC Board of Supervisors within 15 calendar days of the decision upon submittal of required documents and a deposit of \$500 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. 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.