



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY PLANNING COMMISSION

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**SUBJECT:** Public Hearing on Planning Application PA140071 to receive public testimony and to consider whether a recommendation to the Board of Supervisors will be made regarding a proposed change of zone from R1 "Single-Family Residence" District to R1(3,000) PD (3,200) "Single-Family Residence" District with a minimum building site area (minimum lot size) of 3,000 square feet per unit and "Planned Development" District with an average land area of 3,200 square feet per unit and a Use Permit approval establishing a planned (unit) development consisting of 28 single-family detached dwelling units with related site improvements, establishing the respective building locations (setbacks) on the project site, and an increase in height for the perimeter wall.

**PROPOSAL:** A Zone Change request to rezone a 3.17-acre property from R1 "Single-Family Residence" District to R1(3,000) PD(3,200) "Single-Family Residence" District with a minimum building site area (minimum lot size) of 3,000 square feet per unit and "Planned Development" District with an average land area of 3,200 square feet per unit and Use Permit approval establishing a planned (unit) development consisting of 28 single-family detached dwelling units with an increase in height for the perimeter wall.

**LOCATION:** 9611, 9641 & 9671 West Cerritos Avenue within the unincorporated area of West Anaheim, within the Fourth (4<sup>th</sup>) Supervisorial District.

**APPLICANT:** Jeff Weber, Silveroak Capital – SIQ Acquisitions LLC  
9611 – 9671 Cerritos Acquisition Fund, LLC

**ENVIRONMENTAL DOCUMENTATION:**

Mitigated Negative Declaration (MND) No. PA140071 was prepared for the zone change and use permit. The Planning Commission will consider adopting a resolution to the Board of Supervisors recommending that the MND be adopted and found adequate to satisfy the requirements of CEQA.

**HEARING DATE:** September 14, 2016 **HEARING TIME:** 1:30 p.m. (Or as soon as possible thereafter)

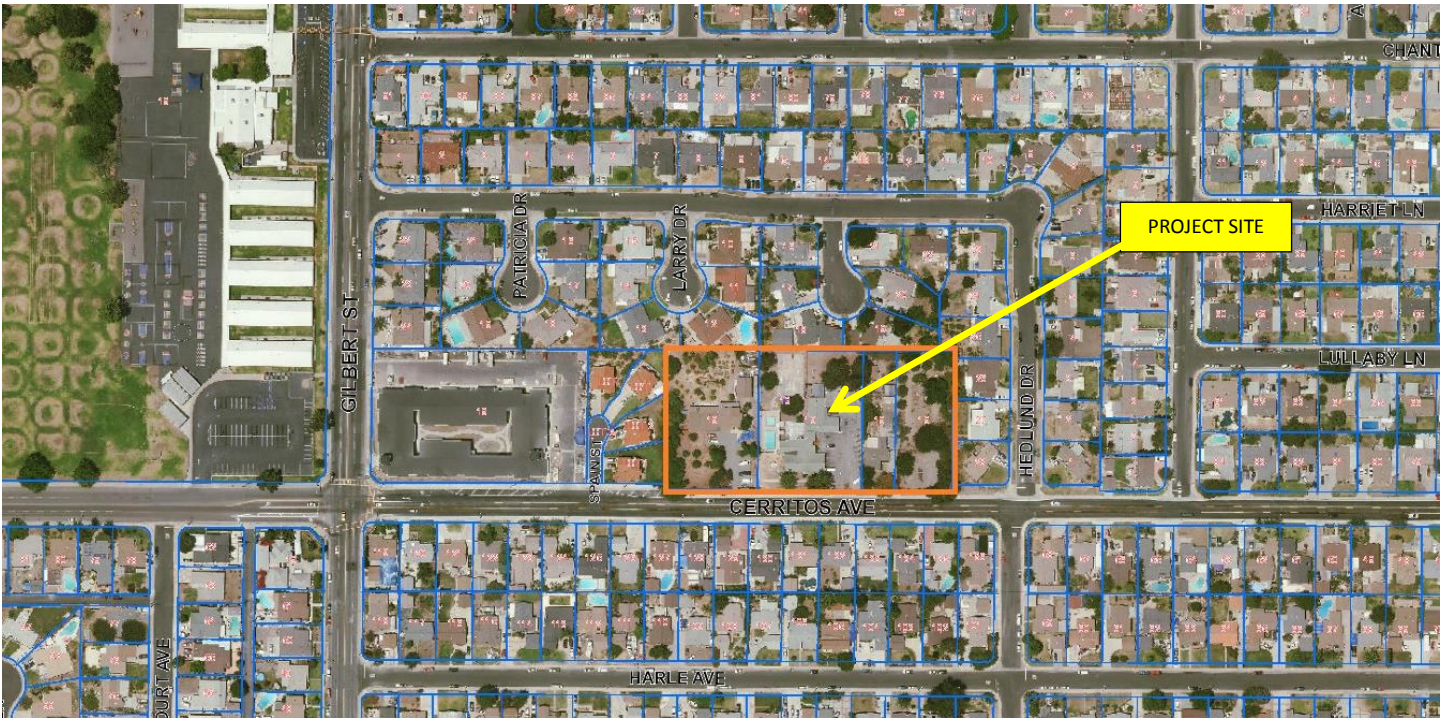
**HEARING LOCATION:** **Planning Commission Hearing Room,**  
10 Civic Center Plaza, Santa Ana, California  
Corner of W. Santa Ana Blvd. & N. Broadway, Santa Ana  
See other side of notice for hearing location map

**INVITATION TO BE HEARD:**

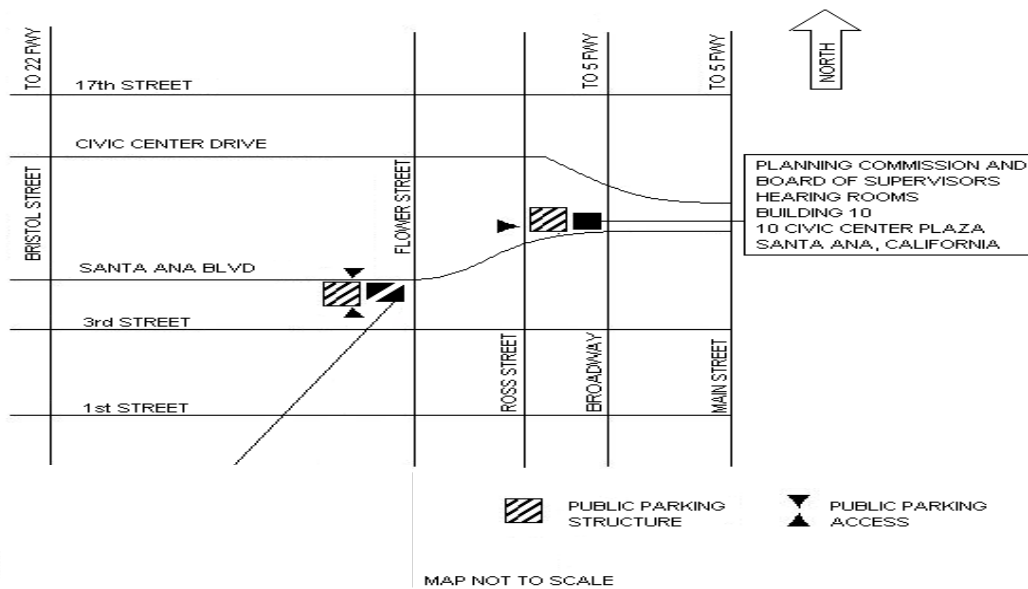
The applicant and all persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any written response be submitted to OC Development Services/Planning prior to the hearing date. If you challenge the action taken 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 Brian Kurnow at (714) 667-8881 or [Brian.Kurnow@ocpw.ocgov.com](mailto:Brian.Kurnow@ocpw.ocgov.com) or come to the Development Processing Center at the address indicated on the following page.

## 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.