



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY PLANNING COMMISSION

SUBJECT: Public Hearing on Planning Application PA160039 for a Zone Change, Site Development Permit, and Use Permit for the project known as “The Retreat”.

PROPOSAL: A Zone Change ZC 16-02 from R2-2,400 (H) “Multifamily Dwelling” District (“Housing Overlay”) to R2-2,100 (H) “Multifamily Dwelling” District (“Housing Overlay”) changing the required square feet of area per unit to 2,100 square feet on a 3.59 acre portion of an existing 5.65 acre Monastery site, a Site Development Permit for a three story, 88-unit senior housing development, and a Use Permit to exceed the allowable building height for architectural features by 10 feet.

LOCATION: The Project site is located at 7820 Bolsa Avenue, Midway City, within the First (1st) Supervisorial District.

ZONING: R2-2400 (H) “Multifamily Dwelling” District with a Housing Opportunities Overlay

APPLICANT: Retreat Midway City LLC, property owner and Jeremy Krout, agent/applicant

ENVIRONMENTAL DOCUMENTATION:

Mitigated Negative Declaration (MND) No. PA160039 was prepared for the zone change, site development permit 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: October 26, 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

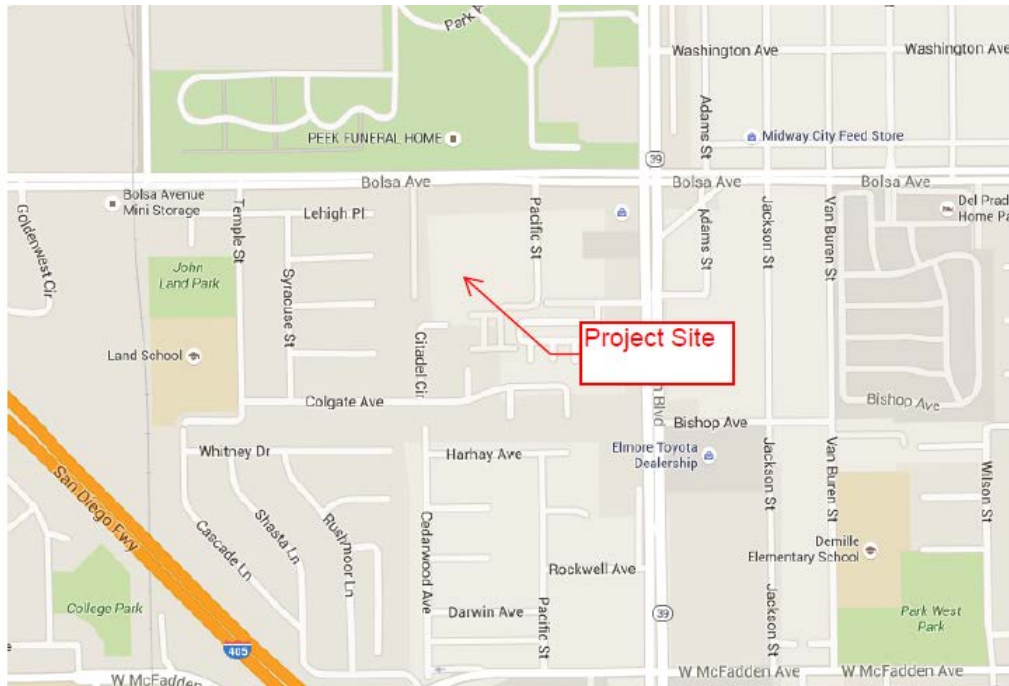
INVITATION TO BE HEARD:

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.

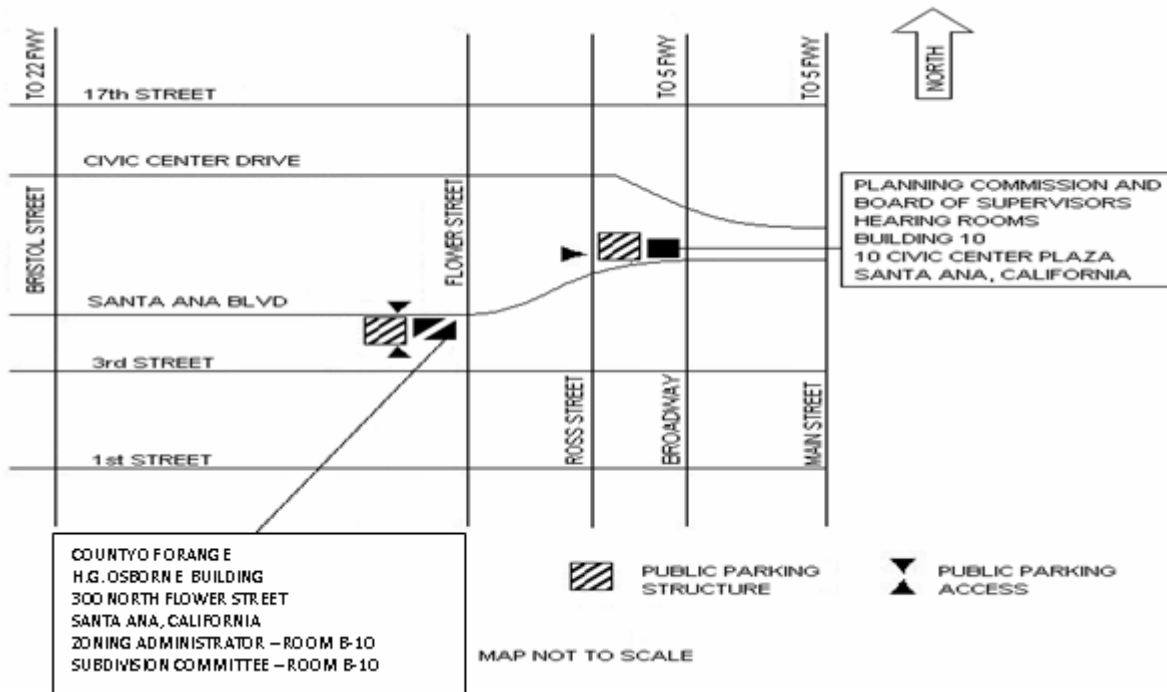
For further information, contact Brian Kurnow at (714) 667-8881 or Brian.Kurnow@ocpw.ocgov.com or come to the Development Processing Center at the address.

OC 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.