



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY BOARD OF SUPERVISORS

SUBJECT: AN UNCODIFIED ORDINANCE OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA ADOPTING ZONE CHANGE 16-02 AND REZONING CERTAIN LAND FROM R2-2,400 (H) "MULTIFAMILY DWELLING" DISTRICT ("HOUSING OVERLAY") TO R2-2,100 (H) "MULTIFAMILY DWELLING" DISTRICT ("HOUSING OVERLAY"), AND RESOLUTIONS FOR A SITE DEVELOPMENT PERMIT ESTABLISHING A THREE STORY, 88-UNIT SENIOR HOUSING DEVELOPMENT, AND USE PERMIT TO EXCEED THE ALLOWABLE BUILDING HEIGHT FOR ARCHITECTURAL FEATURES BY 10 FEET, AND ADOPT MITIGATED NEGATIVE DECLARATION NO. PA160039.

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.

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

PLANNING COMMISSION ACTION: On October 26, 2016, the Planning Commission recommended that the Board of Supervisors adopt MND No. PA160039, and approve PA160039 subject to Findings and Conditions of Approval.

ENVIRONMENTAL DOCUMENTATION: The Planning Commission has recommended that Mitigated Negative Declaration (MND) No. PA160039 be adopted by the Board of Supervisors.

HEARING DATE: December 13, 2016 **HEARING TIME:** 9:30 a.m. (Or as soon as possible thereafter)

HEARING LOCATION: **Board of Supervisors Hearing Room,**
10 Civic Center Plaza, Santa Ana, California
Corner of W. Santa Ana Blvd. & N. Broadway, Santa Ana, CA.
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.

The Mitigated Negative Declaration for the project is available online at:

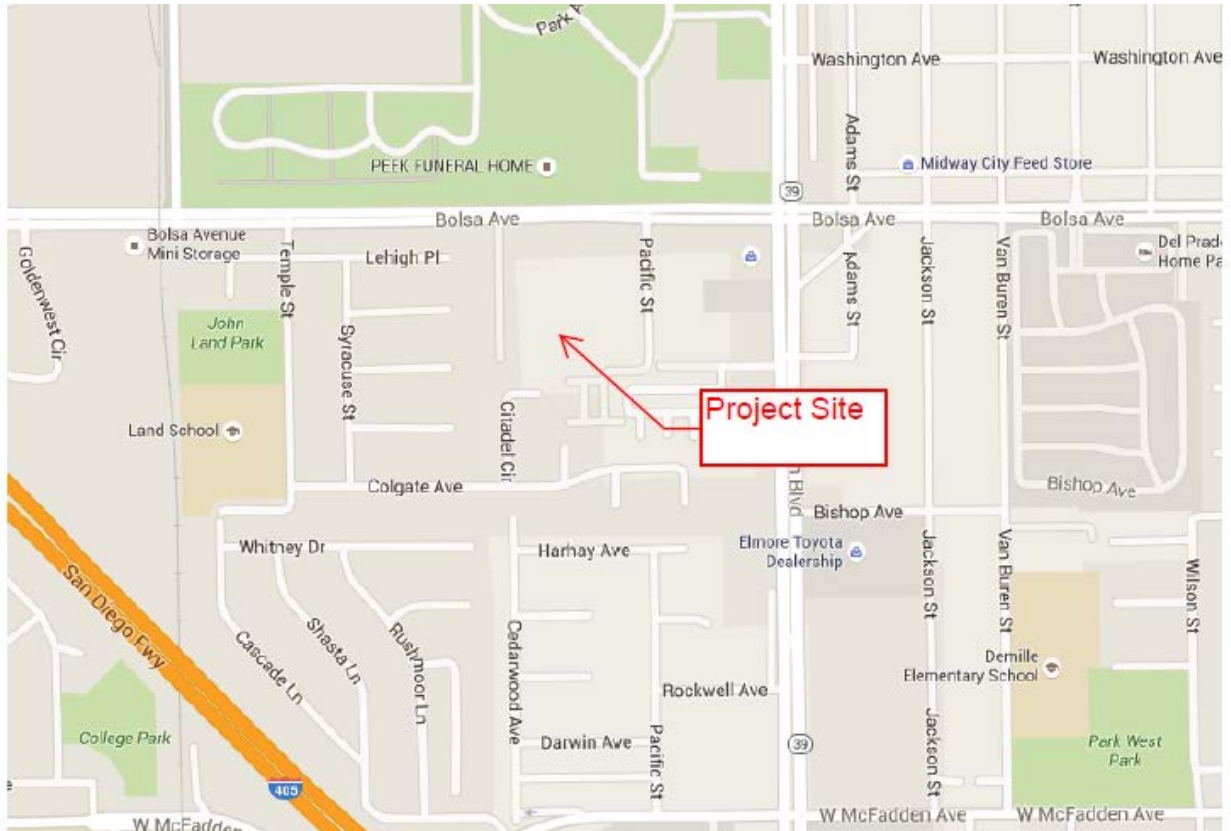
http://ocplanning.net/planning/projects/retreat_residential_project

The Board's meeting agenda and project Staff Report and Attachments will be available 72 hours prior to the hearing at: <http://ocgov.com/gov/bos/agenda>

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 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

