



# NOTICE OF STUDY SESSION

## BY THE ORANGE COUNTY PLANNING COMMISSION

---

---

**SUBJECT:** Study Session for a Zone Change, Use Permit, and Vesting Tentative Tract Map (Planning Application PA160051)

**PROPOSAL:** The Cowan Heights Residential Development Project proposes to develop 22 single-family homes on a 6.03-acre site. The project requires a Zone Change from AR-20,000 - AR "Agricultural Residential" District with a 20,000 square foot minimum building site requirement to AR-10,000 (PD) 10,000 - AR "Agricultural Residential" District with a 10,000 square foot minimum building site requirement and a "Planned Development" Overlay with a 10,000 square foot average land area per unit; a Use Permit to establish the development standards for the project and to address project design issues including but not limited to proposed building pad locations, infrastructure and, grading; and VTTM 18062 – A vesting tentative tract map to establish twenty-two (22) legal building sites, with an average area of 10,000 square feet, private streets and other common areas.

**LOCATION:** The project site is located at 9922 N. Newport Boulevard, south of the intersection of N. Newport Boulevard and Kingsbridge Road. The site generally lies west of Jamboree Road and south of East Santiago Canyon Road in the North Tustin community directly across N. Newport Boulevard from an area known as Rocking Horse Ridge in the Cowan Ranch Planned Community.

**APPLICANT:** Sheldon Development, LLC

**MEETING DATE:** April 26, 2017

**MEETING TIME:** 1:30 p.m. (Or as soon as possible thereafter)

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

### INVITATION TO ATTEND:

You are invited to join the Orange County Planning Commission for a Study Session to discuss Planning Application PA160051 (Cowan Heights Residential Development Project). This is **not** a public hearing; therefore no action will be taken by the Planning Commission on Planning Application PA160051 at this meeting. A public hearing for this planning application will be noticed and scheduled at a future date for public testimony and action by the Planning Commission.

For further information, contact Kevin Canning at (714) 667-8881 or [Kevin.Canning@ocpw.ocgov.com](mailto: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

