



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY PLANNING COMMISSION

SUBJECT: Public Hearing on Planning Application PA140020 for a Site Development Permit for a new single-family detached residence with an attached three car garage within the Foothill/Trabuco Specific Plan area.

PROPOSAL: A Site Development Permit for grading and construction of a new single-family home. The proposed residence has three levels including a basement, with 3,266 square feet of living space, a 1,760 square foot three car garage, and 146 square feet of storage area. All grading is proposed to be balanced on site with 730 cubic yards of cut and fill.

LOCATION: 19272 Lambrose Canyon Road in Trabuco Canyon, within the Third (3rd) Supervisorial District.

ZONING: Trabuco Canyon Residential (TCR) in the Foothill/Trabuco Specific Plan

APPLICANT: Eric & Amber Freund, Owner

ENVIRONMENTAL DOCUMENTATION: Staff proposes that the proposed project is statutorily exempt under California Code of Regulations Title 14, Section 15182 and Government Code Section 65457(a), which exempt residential development project that are consistent with a specific plan for which an environmental impact report was certified after January 1, 1980. Final Environmental Impact Report ("EIR") No. 531, certified on December 10, 1991 for the Foothill Trabuco Specific Plan is such a specific plan, and this residential development is consistent with it.

HEARING DATE: Wednesday, June 28, 2017

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

HEARING LOCATION: **Hall of Administration (Planning Commission Hearing Room)**

333 W. Santa Ana Blvd, Santa Ana, CA 92701
Corner of W. Santa Ana Blvd. & N. Broadway
See other side of notice for hearing location map

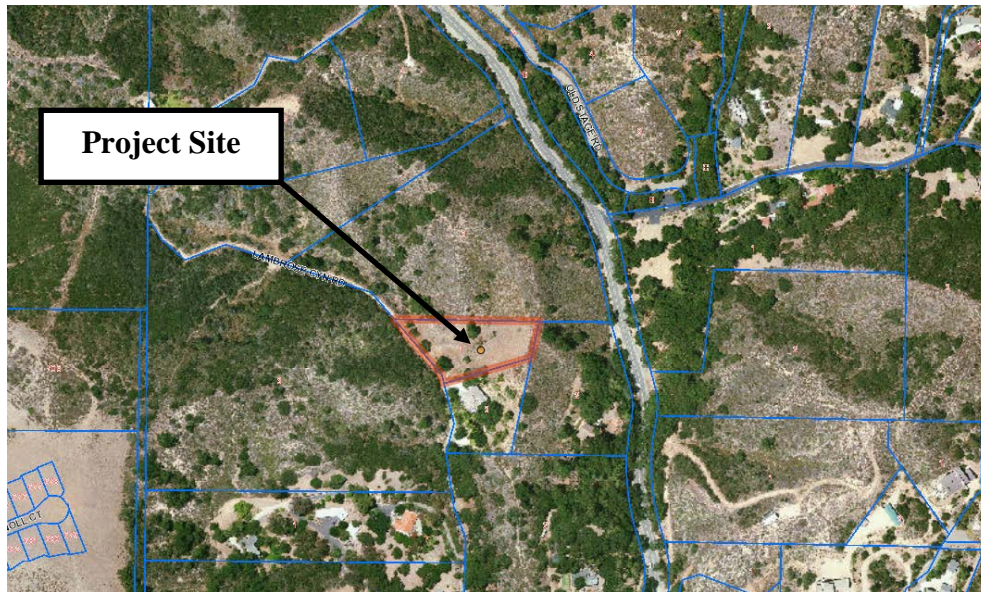
INVITATION TO BE HEARD:

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 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.

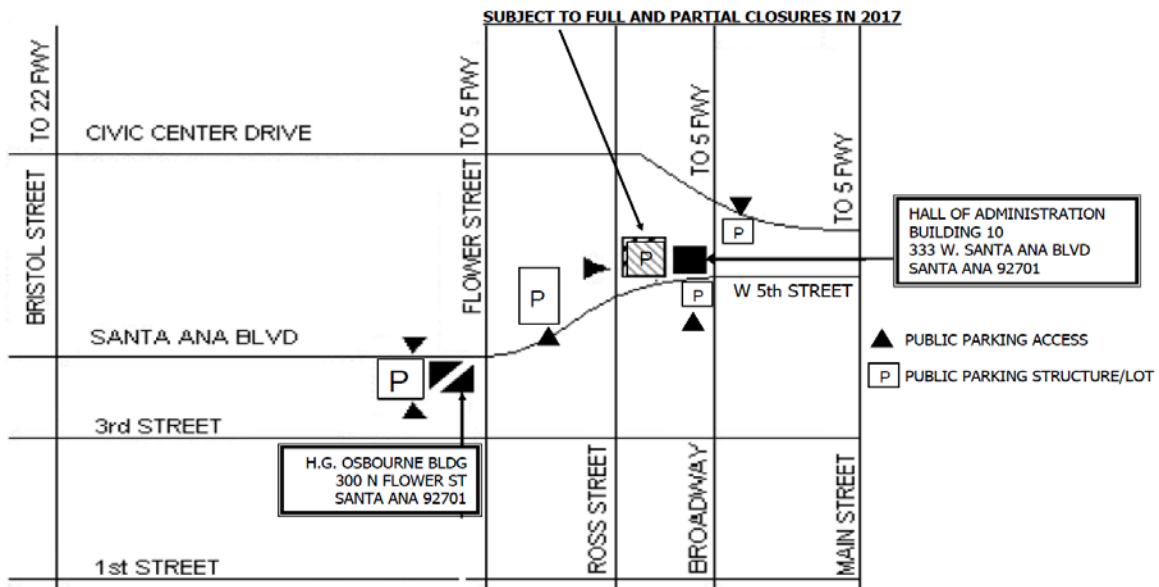
For further information, contact Brian Kurnow at (714) 667-8881 or Brian.Kurnow@ocpw.ocgov.com; or come to the Development Processing Center at the address indicated below.

OC Development Services
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 Orange County Board of Supervisors within 15 calendar days of the decision upon submittal of required documents and a filing 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.