



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

PROPOSAL – Planning Application PA140005: Use Permit to the Zoning Administrator to establish a remainder of a building site acquired for public use as a legal building site and allow for the development of a new single family dwelling on the vacant lot.

BACKGROUND - The subject property, which previously contained a single family dwelling was acquired and demolished by the County of Orange as part of the Katella Avenue Smart Street Project to allow for the widening of the existing public right of way. Upon completion of the street improvement project in 2012, portions of several properties (“remainder lots”) were left unused and were considered surplus. In October 2013, the County sold the properties at a public auction. The project site is currently vacant and similar remnant lots to the west have since been developed into single family dwellings.

LOCATION: The project is located at 10971 Jean Street, Anaheim, within the Fourth (4th) Supervisorial District.

ZONING: R1 “Single Family Residence”

APPLICANT: Midoros LLC, (Property Owners) **AGENT:** Saul Delgado

ENVIRONMENTAL DOCUMENTATION: The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under the Class 3 (*New Construction or Conversion of Small Structures*) exemptions pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

HEARING DATE: August 17, 2017

HEARING TIME: 1:30 P.M. (Or as soon as possible thereafter)

HEARING LOCATION: Zoning Administrator Hearing Room B-10, Basement of the H.G. Osbourne Building at 300 N. Flower Street, at the Corner of Santa Ana Blvd. and Flower Street in Santa Ana. See other side for Zoning Administrator Hearing Room location map.

INVITATION TO BE HEARD:

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views and all supporting documents 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 the OC Development Services/Planning.

For further information, call Cynthia Burgos at (714) 667-8898; or e-mail: Cynthia.Burgos@ocpw.ocgov.com or come to the Development Processing Center at the address indicated below.

OC Development Services/Planning
300 N. Flower Street
PO BOX 4048, Santa Ana, CA 92702-4048

PROJECT LOCATION



PUBLIC HEARING LOCATION



APPEAL PROCEDURE

Any interested person may appeal a decision of the ZONING ADMINISTRATOR on this permit to the PLANNING COMMISSION within 15 calendar days of the decision upon submittal of required documents and a deposit of \$500.00 to be filed at the OC Development Services Development Processing Center (DPC), 300 N. Flower Street, Santa Ana, CA. 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.