



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

PROPOSAL – Planning Application PA170002 A request for a Use Permit to establish a school; Hillside Montessori School, a kindergarten school facility with daycare with a maximum of 112 students on a 1.17 acre site originally developed as a Community Church facility with ancillary day care and Sunday school. The proposed project includes use of the existing church facility and two (2) proposed modular buildings on the eastern portion of the project site for the proposed use.

LOCATION: The project is located at 19900 El Toro Road, Trabuco Canyon, CA. 92679 in the unincorporated North El Toro Road area, within Third Supervisorial District

ZONING: A1(SR) “General Agricultural” District with “Sign Restrictions” Overlay District

APPLICANT: Ajantha Nedesan & Julie Labus, Property Owners

AGENT: Ken Agharokh

ENVIRONMENTAL DOCUMENTATION: PA170002 was deemed to be Categorically Exempt from the California Environmental Quality Act (CEQA), Class 1 (Existing Facilities), Class 3 (New Construction or Conversion of Small Structures), Class 4 (Minor Alterations to Land), Class 11 (Accessory Structures) and Class 14 (Minor Additions to Schools) pursuant to Sections 15301, 15303, 15304, 15311 and 15314 of the CEQA Guidelines.

HEARING DATE: September 7, 2017

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

HEARING LOCATION: Zoning Administrator Hearing Room B-10 in the 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.

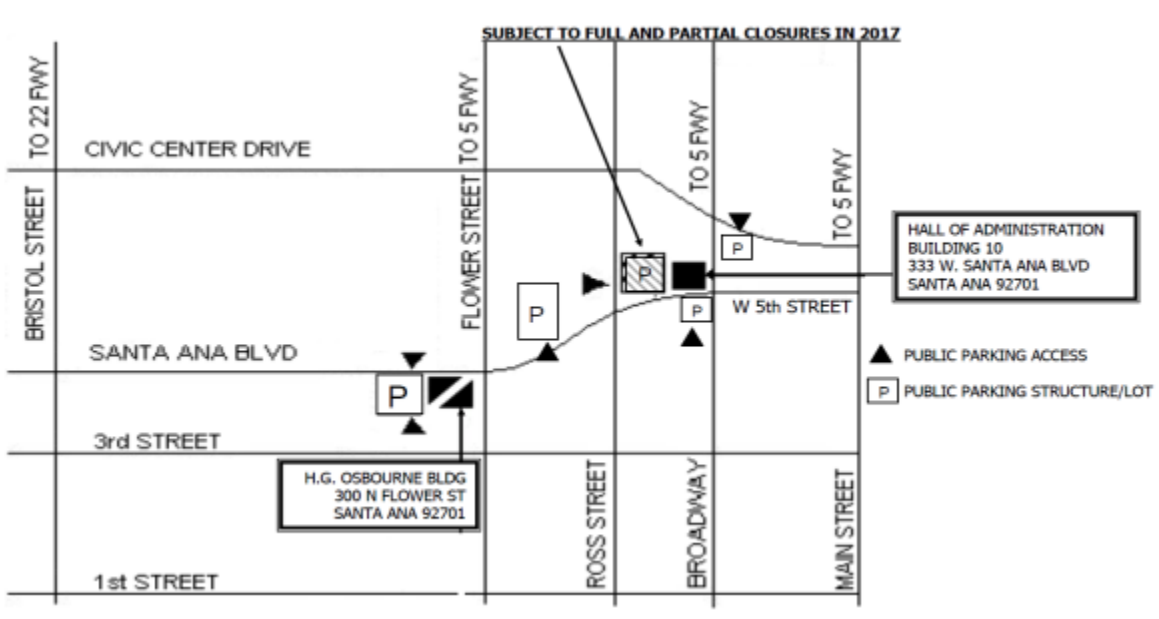
For further information, call Ron Tippets at (714) 667-8856; or e-mail: Ron.Tippets@ocpw.ocgov.com or come to the Development Processing Center at the address indicated below.

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 the decision of the Zoning Administrator on this permit to the OC Planning Commission 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.