



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY PLANNING COMMISSION

SUBJECT: Public Hearing on Planning Application PA160051 for a Zone Change (ZC 16-04), Use Permit for a Planned Development, and recommendation for certification of Final Environmental Impact Report 629 for a 6.03 acre property.

PROPOSAL: Development of a 6.03 acre parcel of land with a planned development of 21 single family detached dwellings, requiring a Zone Change (ZC 16-04) from AR-20000 "Agricultural Residential" District with a 20,000 square foot minimum building site area to AR-10000 (PD-10000) "Agricultural Residential" District with a 10,000 square foot minimum building site area with a Planned Development overlay with a 10,000 square foot minimum building site area and an associated Use Permit to establish the development standards for the planned development.

LOCATION: The project site is located at 9922 Newport Avenue, Santa Ana, on the south side of Newport Avenue at Kings Bridge Road, within the Third (3rd) Supervisorial District.

APPLICANT: Sheldon Development LLC, Property Owner

ENVIRONMENTAL DOCUMENTATION:

Final Environmental Impact Report No. 629 (FEIR No. 629) was prepared for the project. The Planning Commission will consider adopting a resolution to the Board of Supervisors recommending certification of the FEIR as adequate to satisfy the requirements of CEQA. Document is posted on line at

http://www.ocpublicworks.com/ds/planning/projects/cowan_heights_residential_project

HEARING DATE: October 11, 2017 **HEARING TIME:** 1:30 p.m. (Or as soon as possible thereafter)

HEARING LOCATION: **Planning Commission Hearing Room,**
333 W. Santa Ana Blvd, Santa Ana, California 92702
Corner of W. Santa Ana Blvd. & N. Broadway
See other side of notice for hearing location map
(NOTE: Parking areas have changed for the Hall of Administration)
<https://cms.ocgov.com/civicax/filebank/blobdload.aspx?BlobID=66411>

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.

For further information, contact Kevin Canning at (714) 667-8847 or 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



PROJECT SITE