



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY PLANNING COMMISSION

SUBJECT: Planning Application PA150032 – Planning Application PA150032 for a Site Development Permit and Variance.

PROPOSAL: Site Development Permit to permit an unpermitted existing single family residence of 1,618 square feet with an attached 1,478 square foot 3-car garage and 677 square foot balcony and a detached 1,000 square foot accessory dwelling unit with an attached 663 square foot deck. The applicant is proposing an addition of 3,723 square foot to the primary residence. The applicant is also seeking a variance for the unpermitted grading activity for grading more than 3,000 cubic yards and a vertical change in grade greater than 10 feet from the natural grade.

LOCATION: The Project site is located at 30122 Canyon Creek in Trabuco Canyon, within the Third (3rd) Supervisorial District.

ZONING: Foothill/Trabuco Specific Plan, Trabuco Canyon Residential (TCR) District

APPLICANT: Patricia and John Reed Applicant/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, December 13, 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 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 Planning.

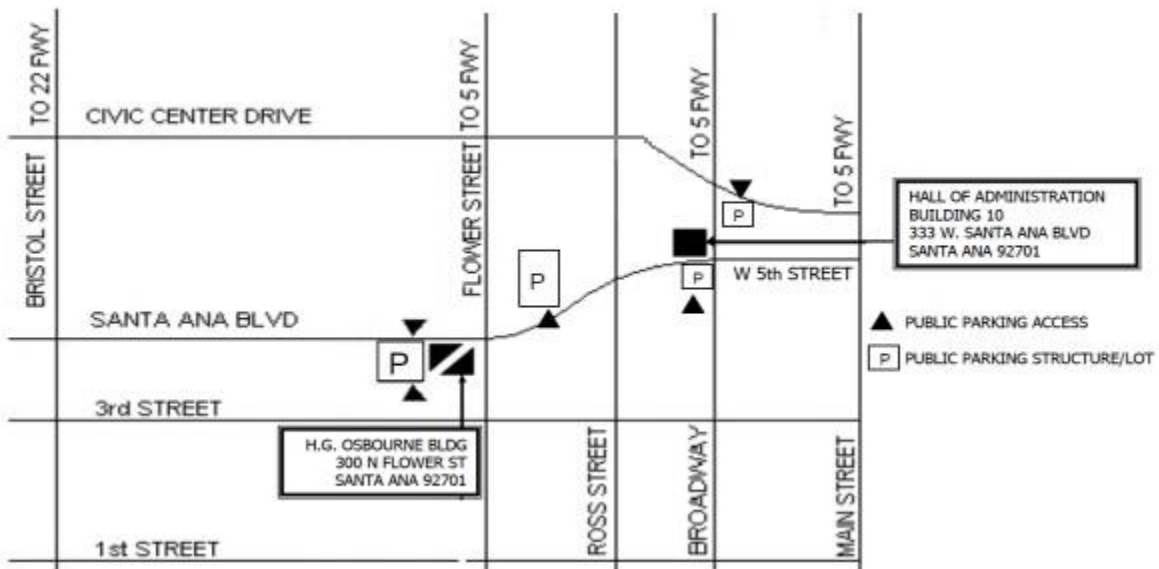
For further information, call Ilene Lundfelt at (714) 667-9697, or FAX: (714) 967-0895; or come to the Development Processing Center at the address indicated below.

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



APPEAL PROCEDURE:

Any interested person may appeal the decision of the Planning Commission on this permit to the OC Board of Supervisors 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.