



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT - Public Hearing on Planning Application PA180013 for a Use Permit to allow architectural features of a proposed new residence to be up to 43 feet in height where the Coto de Caza Specific Plan Rural Residential District height limit is 35 feet maximum.

PROPOSAL – A proposal to construct a new residence with portions of the structure exceeding 35 feet in height. Zoning Code Section 7-9-129.3 would allow architectural features not for sleeping or eating quarters or for any commercial purpose to exceed the district building height limit by up to ten (10) feet subject to a Use Permit approved by the Zoning Administrator.

LOCATION: The project is located at 31801 Violeta Lane in Coto de Caza within the Fifth Supervisorial District.

ZONING: Coto de Caza Specific Plan, Planning Area 1, Rural Residential

APPLICANT: Clayton Bittle, Property Owner

AGENT: Todd Voelker, architect/agent

ENVIRONMENTAL DOCUMENTATION: The proposed the project is exempt from CEQA as a residential project consistent with and implementing a specific plan for which an EIR has been certified pursuant to Government Code Section 65457 and County of Orange procedures.

HEARING DATE: August 2, 2018

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 24 hours 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.

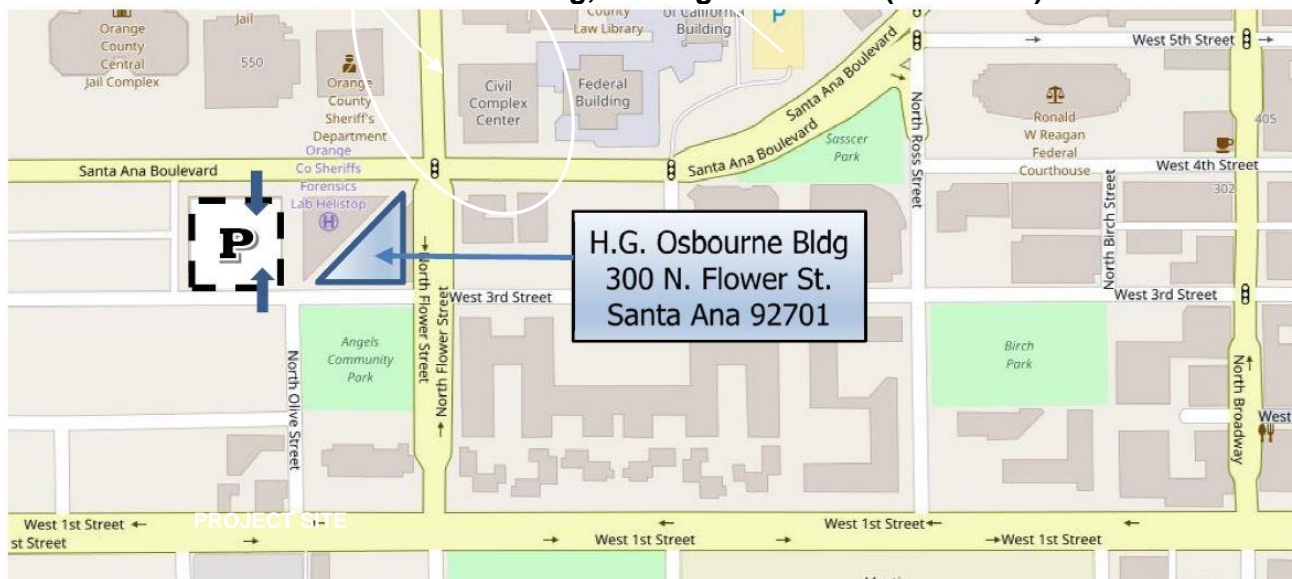
For further information, call Kevin Canning at (714) 667-8847; or e-mail: Kevin.Canning@ocpw.ocgov.com or come to the Development Processing Center at the address indicated below.

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

PROJECT LOCATION



PUBLIC HEARING LOCATION H.G. Osbourne Building, Hearing Room B-10 (Basement)



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 Planning 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. In addition, this project is not within the Coastal Zone of the Emerald Bay Local Coastal Program.