



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

---

---

**PROPOSAL** – Planning Applications PA140007 & PA140008: Use Permit to the Zoning Administrator to establish remainder building sites as legal building sites to allow for the development of new single family dwellings on vacant lots. Variances to reduce rear yard setback to 15’ instead of the required 25’ to allow optimum use of the area of the sites.

**BACKGROUND** - The subject properties, which previously contained single family dwellings, were 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 sites are currently vacant, graded dirt lots located along the northern side of Katella Avenue and are situated on the ends of cul-de-sacs.

**LOCATION:** The project is located at 10971 & 10972 Huber Street, Anaheim, within the Fourth (4<sup>th</sup>) Supervisorial District.

**ZONING:** R1 “Single Family Residence”

**APPLICANT:** FIG Washington Square LLC, (Property Owners)

**ENVIRONMENTAL DOCUMENTATION:** The proposed project is Categorically Exempt (Class 1 – Existing Facilities, and 3 – New Construction or Conversion of Small Structures) from the provisions of CEQA pursuant to Section 15301 and 15303 of the CEQA Guidelines

**HEARING DATE:** October 30, 2014

**HEARING TIME:** 10:30 A.M.

**HEARING LOCATION:** Zoning Administrator Hearing Room B10 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.

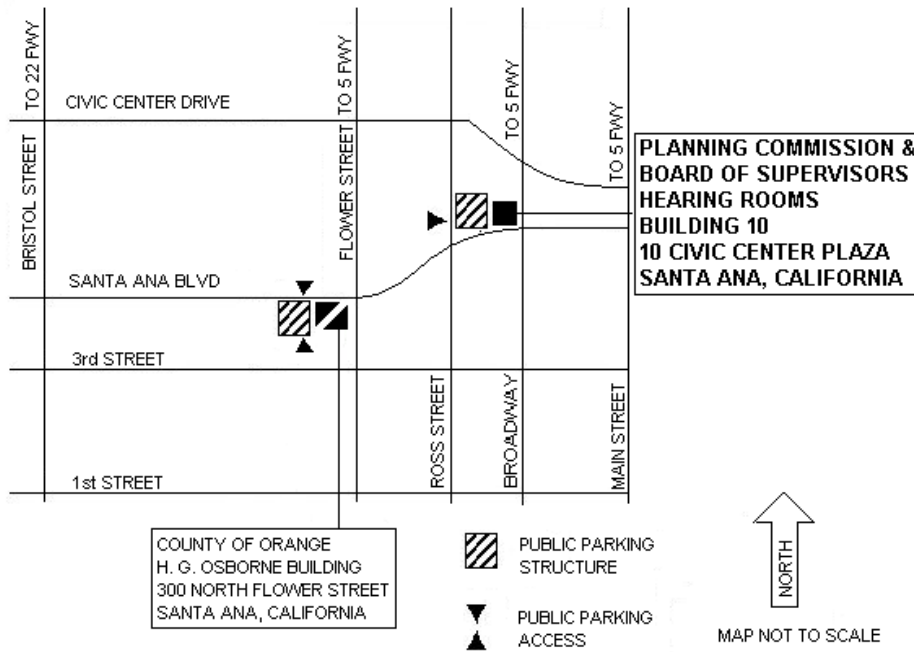
### **INVITATION TO BE HEARD:**

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any written response be submitted to OC Development Services 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 Ignacio Rincon at (714) 667-8854, or FAX (714) 667-7560; or e-mail: [Ignacio.Rincon@ocpw.ocgov.com](mailto:Ignacio.Rincon@ocpw.ocgov.com) or come to the Development Processing Center at the address indicated below.

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

## AERIAL PHOTO OF PROJECT SITE



### 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 fee of \$500.00 to be filed at the OC Planning Development Processing Center (DPC), 300 N. Flower Street, Santa Ana, CA.