



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

PROPOSAL – Planning Application PA140082: Requested Use Permit to the Zoning Administrator to permit an existing overheight structure within the rear yard setback. The Use Permit would permit an existing unpermitted detached 2964 sq. ft. garage and alteration to permitted workshop thirteen feet (13’) from the rear property line, where twenty-five feet (25’) is required for structures exceeding twelve feet in height. The subject structure is 14 feet 11 inches in height at a distance of twenty-five feet (25’) from the rear property line, and rises to 19 feet in height at the peak of the roof past the setback.

BACKGROUND - The subject property, Parcel 1 of Division of Land (Parcel Map) 660, minus right-of-way taken when El Toro Road was re-aligned, is zoned A1 “General Agriculture”. The subject site is flat in topography, 2.15 net acres in size, and located southeast of the intersection of Valley Vista Way and El Toro Road.

LOCATION: The project is located at 19862 El Toro Road, within the north El Toro unincorporated area and the Third (3rd) Supervisorial District.

ZONING: A1 “General Agriculture”.

APPLICANT: Frank Sanchez, Property Owner / Phillip Schwartz, Agent

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: January 22, 2015

HEARING TIME: 1:30 P.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.

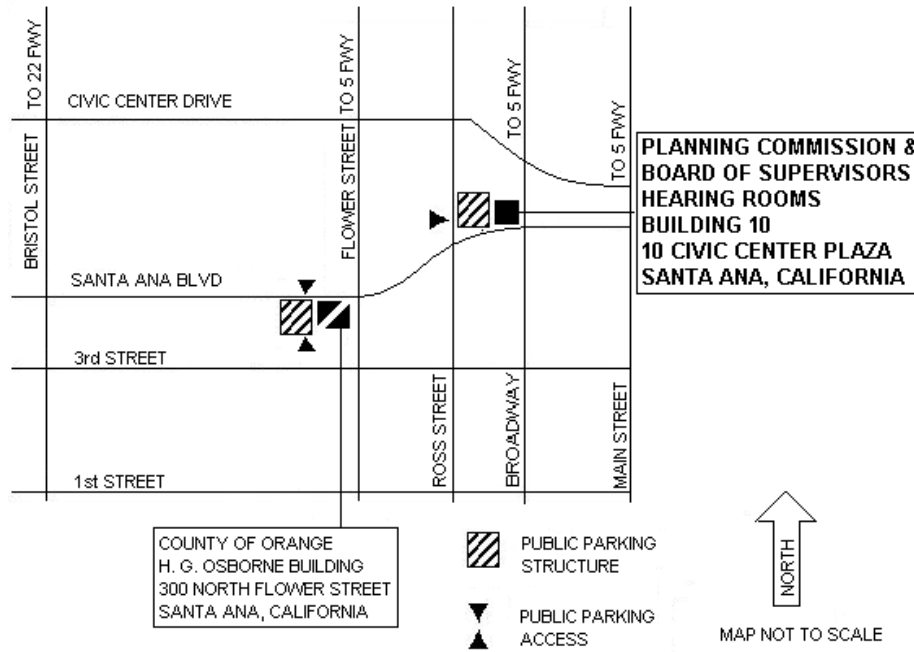
INVITATION TO BE HEARD:

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 J. Alfred Swanek at (714) 667-8846, or e-mail: Jim.Swanek@ocpw.ocgov.com or come (or write to) 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.