



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY PLANNING COMMISSION

SUBJECT: Public Hearing on Planning Application PA140094 for a Use Permit for the development of eight single-family detached residential condominiums and a Variance to the building site setbacks in the Residential Single Family District with a Consolidation Incentive District overlay (RSF-CI) in the North Tustin Specific Plan.

PROPOSAL: The proposed project, "Madison Court," is the development of eight single-family detached residential condominiums. The applicant, Bonanni Development Tustin Homes, is requesting a variance for a reduction of the required building site setback for three of the eight units. One unit is proposed with a setback of 18 feet two inches, one with a setback of 15 feet, and one with two setbacks of ten feet instead of the required 25' building site setback abutting a single family residential district.

LOCATION: The project site is located at 12322 - 12352 Newport Avenue, north of Vanderlip Avenue in the North Tustin community within the Third (3rd) Supervisorial District (Assessor's Parcel Nos. 501-031-64, 87, 89 and 91).

ZONING: North Tustin Specific Plan RSF "Residential Single Family District", with a CI "Consolidation Incentive" Overlay

APPLICANT: Bonanni Development Tustin Homes

ENVIRONMENTAL DOCUMENTATION: Mitigated Negative Declaration IS PA140094.

HEARING DATE: April 27, 2016

HEARING TIME: 1:30 p.m. (Or as soon as possible thereafter)

HEARING LOCATION: **Planning Commission Hearing Room,**
10 Civic Center Plaza, Santa Ana, California
Corner of W. Santa Ana Blvd. & N. Broadway, Santa Ana (see 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 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 Jim Swank at (714) 667-8846 or Jim.Swanek@ocpw.ocgov.com or come to the Development Processing Center at the address indicated below.

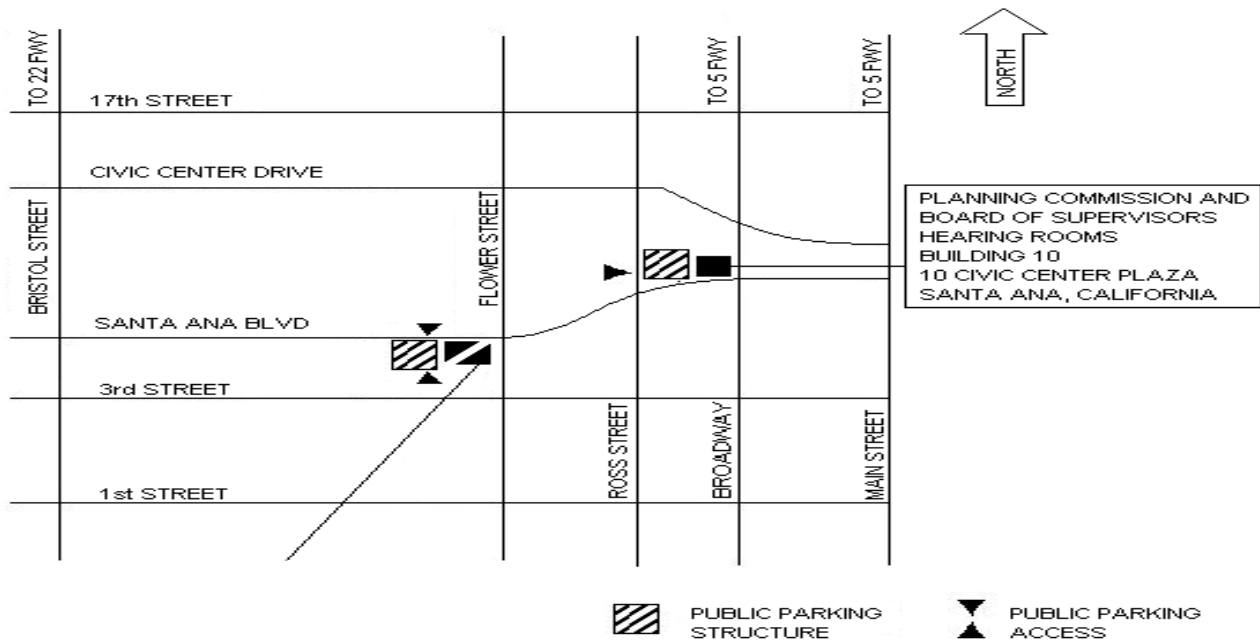
OC Development Services/Planning
300 N. Flower Street
P.O. Box 4048, Santa Ana, CA 92702-4048

Project Location



Project Site

Public Hearing Location - County of Orange



MAP NOT TO SCALE

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.