



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY BOARD OF SUPERVISORS

SUBJECT: AN UNCODIFIED ORDINANCE OF THE COUNTY OF ORANGE, STATE OF CALIFORNIA ADOPTING ZONE CHANGE 16-03 AND REZONING CERTAIN LAND FROM THE R1 SINGLE-FAMILY RESIDENCE DISTRICT TO THE R1 (3,000) PD (3,200) SINGLE-FAMILY RESIDENCE DISTRICT AND PLANNED DEVELOPMENT DISTRICT, AND RESOLUTIONS FOR A USE PERMIT ESTABLISHING A PLANNED (UNIT) DEVELOPMENT CONSISTING OF 28 SINGLE-FAMILY DETACHED DWELLING UNITS, TO ALLOW FOR AN INCREASE IN THE HEIGHT FOR THE PERIMETER WALL, AND ADOPT MITIGATED NEGATIVE DECLARATION NO. PA140071.

PROPOSAL: A Zone Change request to rezone a 3.17-acre property from R1 "Single-Family Residence" District to R1(3,000) PD(3,200) "Single-Family Residence" District with a minimum building site area (minimum lot size) of 3,000 square feet per unit and "Planned Development" District with an average land area of 3,200 square feet per unit and Use Permit approval establishing a planned (unit) development consisting of 28 single-family detached dwelling units with an increase in height for the perimeter wall.

LOCATION: 9611, 9641 & 9671 West Cerritos Avenue within the unincorporated area of West Anaheim, within the Fourth (4th) Supervisorial District.

APPLICANT: Jeff Weber, Silveroak Capital – SIQ Acquisitions LLC
9611 – 9671 Cerritos Acquisition Fund, LLC

ENVIRONMENTAL DOCUMENTATION: The Planning Commission has recommended that Mitigated Negative Declaration (MND) No. PA140071 be adopted by the Board of Supervisors.

HEARING DATE: November 8, 2016 **HEARING TIME:** 9:30 a.m. (Or as soon as possible thereafter)

HEARING LOCATION: **Board of Supervisors Hearing Room,**
10 Civic Center Plaza, Santa Ana, California
Corner of W. Santa Ana Blvd. & N. Broadway, Santa Ana, CA.
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 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.

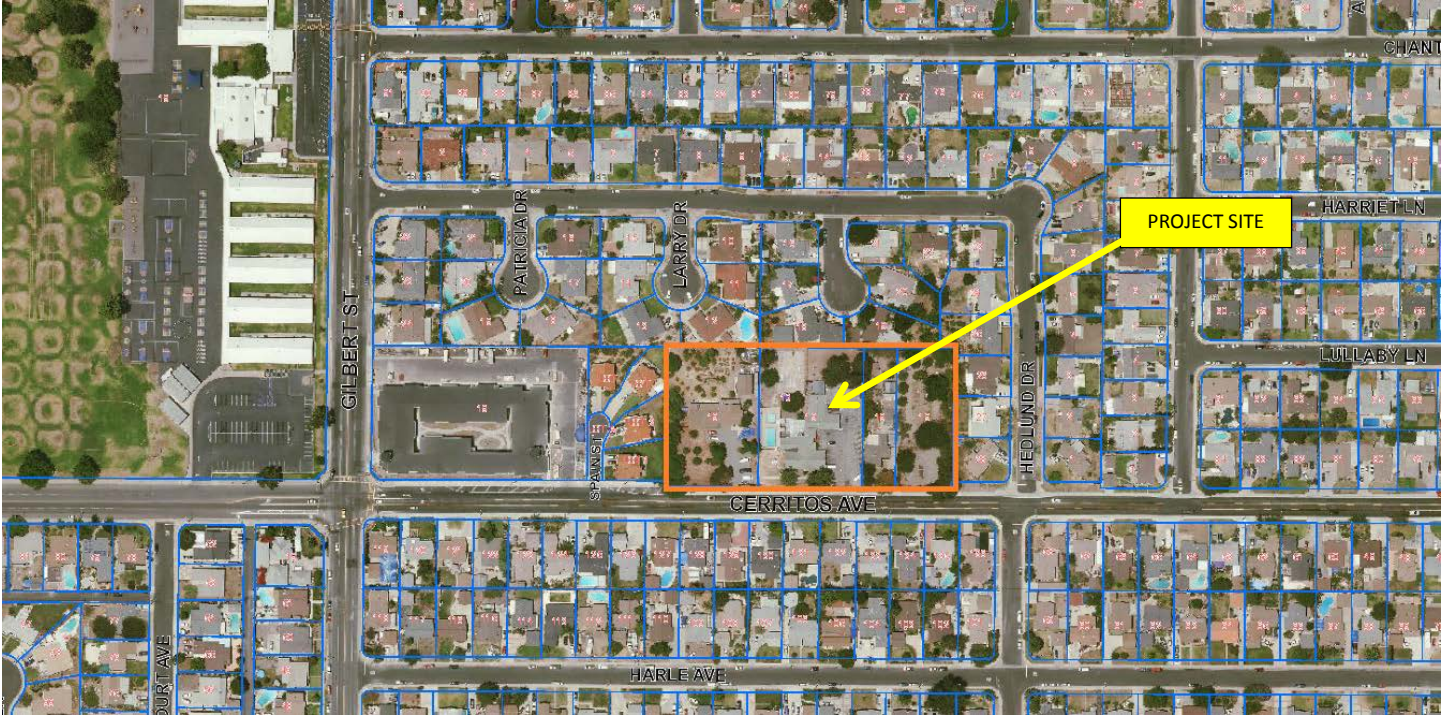
The Mitigated Negative Declaration for the project is available online at:
http://ocplanning.net/planning/projects/cerritos_avenue_residential_project

The Board's meeting agenda and project Staff Report and Attachments will be available 72 hours prior to the hearing at: <http://ocgov.com/gov/bos/agenda>

For further information, contact Brian Kurnow at (714) 667-8881 or Brian.Kurnow@ocpw.ocgov.com or come to the Development Processing Center at the address indicated on the following page.

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

