



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY PLANING COMMISSION

SUBJECT - Public Hearing on the Appeal of the Zoning Administrator's approval of 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. The Zoning Administrator's August 2, 2018 approval has been appealed.

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

APPELLANT: Ken Kasdan

PROJECT APPLICANT: Clayton Bittle, Property Owner

PROJECT AGENT: Todd Voelker, architect/agent

ENVIRONMENTAL DOCUMENTATION: The proposed the project was found 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: October 10, 2018

HEARING TIME: 1:30 P.M. (Or as soon as possible thereafter)

HEARING LOCATION: NOTE THIS IS A NEW (AND TEMPORARY) HEARING ROOM

Room 467 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 a minimum of 24 hours prior to the hearing date. Items submitted later may not be able to be reviewed prior to the hearing.

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, Room 467

