



# NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY PLANNING COMMISSION

**SUBJECT:** Public Hearing on Planning Application PA19-0078 for a Site Development Permit and Variance.

**PROPOSAL:** Site Development Permit and Variance to establish a new 462 sq ft single-family residence with a 462 sq ft two-car garage and 236 sq ft loft. The applicant is also requesting a Site Development Permit to construct over-height retaining walls in the front yard setback and Variance for a vertical cut into a slope over 10 feet.

**LOCATION:** The project is located on 20601 Trabuco Oaks Drive in Trabuco Canyon, within the Third (3rd) Supervisorial District. (APN 842-102-06)

**ZONING:** Foothill/Trabuco Specific Plan (F/TSP) - "Trabuco Oak Residential" (TOR) District

**APPLICANT:** Alexander Tchourbanov, Property owner  
John Salat, Applicant

**ENVIRONMENTAL DOCUMENTATION:** The proposed project is statutorily exempt under California Code of Regulations Title 14, Section 15182 and Government Code Section 65457(a), which exempt residential development projects that are consistent with a specific plan for which an environmental impact report was certified after January 1, 1980. Final EIR No. 531, certified on December 10, 1991 for the Foothill/Trabuco Specific Plan is such a specific plan, and this residential development is consistent with it

**HEARING DATE:** March 24, 2020 **HEARING TIME:** 1:30 P.M. (Or as soon as possible thereafter)

**HEARING LOCATION:** Planning Commission Hearing Room of the Hall of Administration (HOA) at 333 W. Santa Ana Boulevard, at the Corner of Santa Ana Blvd. and Broadway Street in Santa Ana. The room entry is on the north side of the building. See other side for Hearing Room location map. **If a physical meeting location is unable to be accommodated due to federal, state or local mandate, the meeting will be held by internet and phone only.**

**ATTEND BY INTERNET OR PHONE:** Join using Webex  
<https://ocgov.webex.com/ocgov/onstage/g.php?MTID=eca4a812b87475fe899d4693da1da5313>  
or you can join by calling (415) 655-0001 and using conference ID: 133 295 0630

## INVITATION TO BE HEARD:

California Governor Gavin Newsom issued Executive Order N-33-20 on March 19, 2020, for the preservation of public health and safety throughout the entire State of California and to heed the State public health directives from the Department of Public Health ("CDPH"). The Governor's Executive Order is found at the following URL: <https://covid19.ca.gov/img/N-33-20.pdf>.

Consistent with this order and subsequent reopening guidelines issued by the CDPH, there will be limited space available for the public to attend the meeting at the Hall of Administration. For purposes of limiting the risk of COVID-19 transmission, recommended social distancing methods will be observed in the hearing room. Interested parties may also send comments on the project via email to [Ilene.Lundfelt@ocpw.ocgov.com](mailto:Ilene.Lundfelt@ocpw.ocgov.com). Comments submitted before the start of meeting will be part of the public record and distributed to the Planning Commission for consideration.

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views and all supporting documents at or before this hearing. It is requested that any written response be submitted to OC Development Services/Planning via the email address above at least 24 hours prior to the hearing date.

For further information contact Ilene Lundfelt at [Ilene.Lundfelt@ocpw.ocgov.com](mailto:Ilene.Lundfelt@ocpw.ocgov.com) or (714) 667-9697. The project's Staff Report, project plans and other supporting materials will be available a minimum of 72 hours prior to the hearing at [http://www.ocpublicworks.com/ds/planning/hearing/pln\\_comm](http://www.ocpublicworks.com/ds/planning/hearing/pln_comm).

## PROJECT LOCATION



## PUBLIC HEARING LOCATION

Hall of Administration (HOA) 333 W. Santa Ana Blvd, Santa Ana, CA 92701



## APPEAL PROCEDURE

Any interested person may appeal the decision of the Planning Commission on this permit to the County of Orange Board of Supervisor within 15 calendar days of the decision upon submittal of required documents and a filing deposit of \$500 filed at the County Service Center (CSC), 601 N. Ross St., Santa Ana or online at <https://myoceservices.ocgov.com>. 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. For further information or questions, contact [Ilene.Lundfelt@ocpw.ocgov.com](mailto:Ilene.Lundfelt@ocpw.ocgov.com) or (714) 677-9697.