



NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on Planning Application PA21-0030 for a Variance

PROPOSAL: Variance to the Zoning Administrator for a proposed 427 square foot addition to an existing single-family dwelling located 10 feet from the rear property line, instead of the required 15 feet.

LOCATION: The project is located at 3212 Yellowtail Dr. Rossmoor, within the Second (2nd) Supervisorial District (APN 086-474-07).

ZONING: R1/28(C3849) "Single-Family Residence"

APPLICANT: Richard Finkle, Property Owner
Benjamin Morey, Agent

ENVIRONMENTAL DOCUMENTATION: Staff recommendation is to find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 Class 1 exemption (Existing Facilities) provides for accessory structures and uses on the same site as the approved principal use and per Section 15303 Class 3 exemption (New Construction or Conversion of Small Structures) provides for construction of the minor addition to the existing dwelling.

HEARING DATE: November 18, 2021 **HEARING TIME:** 1:30 P.M. (Or as soon as possible thereafter)

HEARING LOCATION: Zoning Administrator Hearing Multipurpose Room 105 of the County Administration South Building (CAS) at 601 N. Ross Street, at the Corner of Santa Ana Blvd. and Ross Street in Santa Ana. The room entry is on the north side of the building. 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 or online at <https://myoceservices.ocgov.com> 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 Planning.

For further information contact Cynthia Burgos at (714) 667-8898; e-mail: Cynthia.Burgos@ocpw.ocgov.com or come to the County Service Center (CSC) at the address indicated below.

**OC Development Services/Planning
601 N Ross Street
PO BOX 4048, Santa Ana, CA 92702-4048**

PROJECT LOCATION



PUBLIC HEARING LOCATION

County Administration South (CAS) 601 N. Ross Street, Santa Ana, CA 92701



APPEAL PROCEDURE

Any interested person may appeal the decision of the Zoning Administrator on this permit to the OC Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee 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 Cynthia.Burgos@ocpw.ocgov.com or (714) 667-8898.