



NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on Planning Application PA19-0188 for a Site Development Permit and Use Permit

PROPOSAL: The applicant is seeking a Site Development Permit for grading of 995 cubic yards into a slope greater than 30% and a Use Permit for over height walls in the setback areas.

LOCATION: The project is located at 12561 Baja Panorama within the Third (3rd) Supervisorial District (APN: 094-233-15)

ZONING: R1-10000(SR) - Single-Family Residence

APPLICANT: Paul Phangsavanh, Property Owner
Phillip Bennett, Agent

ENVIRONMENTAL DOCUMENTATION: Staff recommendation is to find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15303 Class 3 (New Construction) consists of construction of limited numbers of new structures (One single-family residence) and Appendix F of the Orange County Local CEQA Procedures Manual provides an exemption for residential structures.

HEARING DATE: December 16, 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.