



# NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY PLANNING COMMISSION

**SUBJECT:** Public Hearing on Planning Application PA21-0055 for a Use Permit to establish a temple with an accessory preschool with shared parking, and a Variance for a reduction in the minimum building site area.

**PROPOSAL:** A request for a Use Permit to establish a place of worship (temple) and educational facility and a Variance to permit a place of worship on a building site of less than 40,000 square feet. The North Tustin Specific Plan (NTSP) requires the approval of a Use Permit by the Planning Commission for churches, temples and other places of worship, per Chapter 3.A.4.b.(1) of the NTSP and a Use Permit per Chapter 3.A.4.b.(2) of the NTSP for the establishment of an educational facility (a 30-student preschool for children ages 3 to 5 is proposed as an accessory use). The temple and the preschool will utilize shared parking. The applicants also request approval of a Variance from the NTSP standard that requires such religious facilities be on a parcel with a minimum building site area 40,000 square feet. The subject building site area is 31,680 square feet in area.

**LOCATION:** The property is located on 18802 East 17<sup>th</sup> Street in the unincorporated North Tustin area, within the Third (3rd) Supervisorial District. (APN 401-081-12.)

**ZONING:** North Tustin Specific Plan (NTSP) - "Residential Single Family" (RSF-100) District

**APPLICANT:** Chabad of Tustin Inc., Property owner  
Rabbi Shuey Eliezrie, Applicant  
Martin Kanselbaum, Agent

**ENVIRONMENTAL DOCUMENTATION:** Negative Declaration PA21-0055 is proposed to be adopted to address the requirements of the California Environmental Quality Act

**HEARING DATE:** March 9, 2022      **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.

## 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 or before this hearing. It is requested that any written response be submitted to OC Development Services/Planning via the email address below at least 24 hours 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 Planning at County Service Center (CSC), 601 N. Ross St., Santa Ana, 92701.

For further information or to submit written comments, contact Kevin Canning at [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) or (714) 667-8847. The project's Staff Report, project plans and other supporting materials will be available a minimum of 72 hours prior to the hearing at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission>

## 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 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 [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) or (714) 677-8847.