



NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY ZONING ADMINISTRATOR

- SUBJECT:** Public Hearing on Planning Application PA23-0030 for a Site Development Permit and Use Permit for a Model Homes Sales Complex.
- PROPOSAL:** A Site Development Permit to establish a model homes sales complex for the Cielo Vista development and a Use Permit to modify the parking standards. The applicants are requesting to utilize on-street parking to serve the model homes where the Zoning Code would require off-street parking. The proposed on-street parking would be on a cul de sac that would serve only the model homes until the final phases of development.
- LOCATION:** The project is located on Rideline Road in the Cielo Vista development in the City of Yorba Linda, CA within the Third Supervisorial District.
- ZONING:** Cielo Vista Project Alternative 5 Area Plan (County of Orange R1 "Single Family Residence")
- APPLICANT:** Lennar Homes (Brett Hamara, Project Manager) Property Owner
- AGENT:** Joe Lambert, Construction Planning Services
- ENVIRONMENTAL DOCUMENTATION:** Staff recommendation is to find that the proposed project was covered by Final EIR No. 615, which was certified by the Board of Supervisors on December 13, 2016 and satisfies the requirements of the California Environmental Quality Act (CEQA) Guidelines.

HEARING DATE: July 6, 2023 **HEARING TIME:** 1:30 P.M. (Or as soon as possible thereafter)

HEARING LOCATION: Zoning Administrator Hearing Multipurpose Rooms 103 and 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. **Map and Parking:** For the most up-to-date map and parking information, please visit our website at: ocpublicworks.com/parking.

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 emailed or delivered to the OC Planning at the addresses below.

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

For further information contact Kevin Canning at Kevin.Canning@ocpw.ocgov.com. 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/zoning-administrator>.

Para ver este documento en español, visite... Muốn xem văn kiện này bằng tiếng Việt, xin bấm vào ...

要查看此告示之中文版, 請登入 ... 이 문서를 한국어로 보고 싶다면 ... ocds.ocpublicworks.com/news

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 Kevin.Canning@ocpw.ocgov.com or (714) 677-8847

Para ver este documento en español, visite... Muốn xem văn kiện này bằng tiếng Việt, xin bấm vào ...

要查看此告示之中文版，請登入 ... 이 문서를 한국어로 보고 싶다면 ... ocds.cpublicworks.com/news