



# NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY PLANNING COMMISSION

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**SUBJECT:** Public Hearing on Planning Application PA21-0111 for a Use Permit for a planned (unit) development

**PROPOSAL:** A request for a Use Permit to establish site-specific development standards for the development of a 44-unit planned development on 2.57 acres, including a parking modification to allow some unassigned parking to be greater than 200 feet from eight of the units

**LOCATION:** The Project is located at 6821 Fairlynn Boulevard (at the intersection of Esperanza Road), in the unincorporated Yorba Linda area, within the Third (3rd) Supervisorial District. (APN 349-071-17.)

**ZONING:** C1(SR)(H) "Local Business" District with Sign Restriction and Housing Opportunities overlay zoning designations

**GENERAL PLAN:** 1B Suburban Residential

**APPLICANT:** ROI Esperanza LLC, Property owner / Alex Wong, Applicant

**ENVIRONMENTAL DOCUMENTATION:** Staff recommendation is to find that Mitigated Negative Declaration (MND) IS 21-0111 is adequate and satisfies the requirements of the California Environmental Quality Act (CEQA) and adopt MND IS 21-0111 and its proposed Mitigation Measures.

**HEARING DATE:** November 8, 2023      **HEARING TIME:** 1:30 P.M. (Or as soon as possible thereafter)

**HEARING LOCATION:** The Public Hearing will be held in Multipurpose Room 101 of the County Administration North Building at 400 W. Civic Center Drive, at the Corner of Santa Ana Blvd. and North Ross Street in Santa Ana. The room entry is on the south 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](http://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 emailed to Kevin Canning at [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) a minimum of 48 hours prior to the hearing to allow time for distribution to Planning Commissioners. 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.

Information related to the proposed project will be posted online prior to the hearing on the Planning Commission's webpage at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission> and also on the project's webpage at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/current-projects/3rd-district/pa-21-0111>

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For further information contact Kevin Canning at (714) 667-8847; e-mail: [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) or come to the County Service Center (CSC) at the address indicated below.

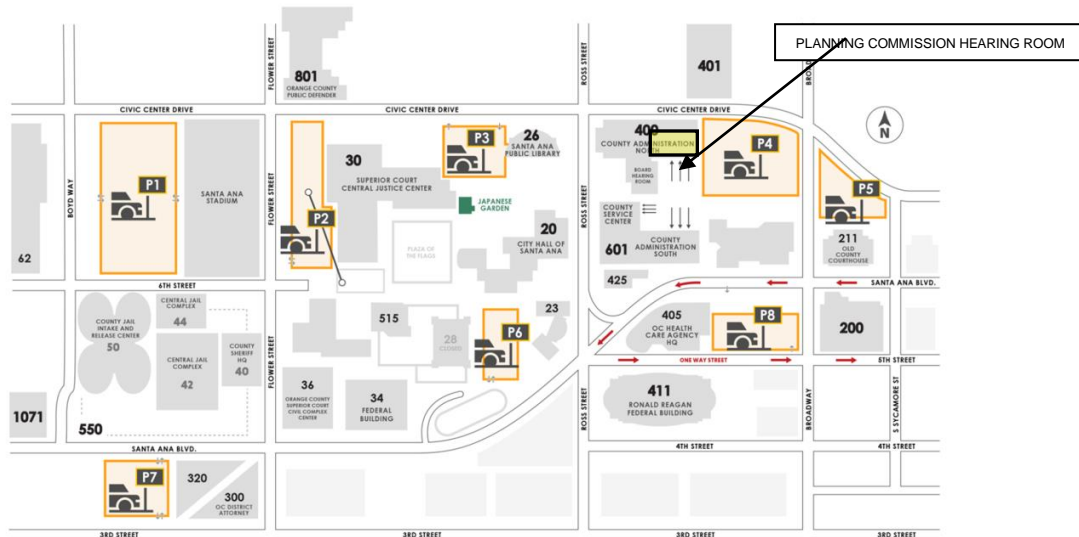
**OC Development Services/Planning  
County Administration South Building  
601 N Ross Street  
PO BOX 4048, Santa Ana, CA 92702-4048**

### PROJECT LOCATION



### ORANGE COUNTY CIVIC CENTER – BUILDING AND PARKING MAP

[ocpublicworks.com/parking](http://ocpublicworks.com/parking)



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