



NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

SUBJECT: Public Hearing on Vesting Tentative Tract Map (VTTM) 19161 for a 44-unit planned (unit) development.

PROPOSAL: A request for a Vesting Tentative Tract Map to facilitate the development of a 44-unit planned development on 2.57 acres currently occupied by a local shopping center. The proposed map would further implement Planning Application PA21-0111 which was conditionally approved by the Planning Commission on November 8, 2023.

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 certify MND IS 21-0111 and its proposed Mitigation Measures.

HEARING DATE: December 6, 2023

HEARING TIME: 1:30 P.M. (Or as soon as possible thereafter)

HEARING LOCATION: Subdivision Committee Hearing Multipurpose Rooms 103 and 105 of the County Administration South Building (CAS) at 601 N. Ross Street, Santa Ana 92702. 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 emailed to Kevin Canning at Kevin.Canning@ocpw.ocgov.com a minimum of 72 hours prior to the hearing to allow time for distribution to Committee members. 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 on the Subdivision Committee's webpage at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/subdivision-0> 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>

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

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

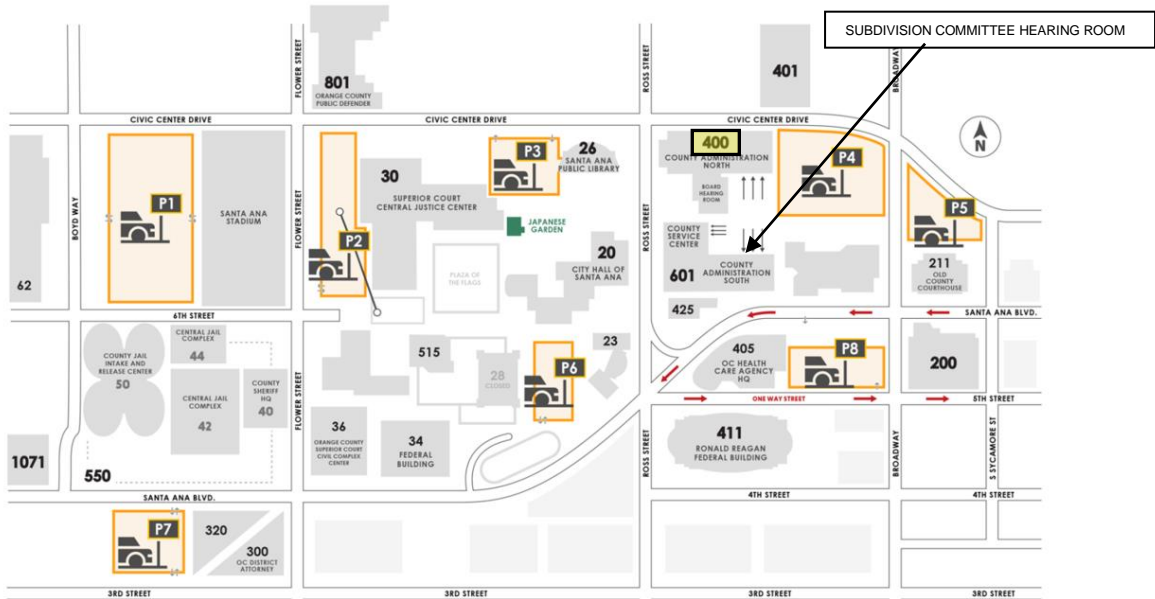
**OC Development Services/Planning
County Administration South Building
601 N Ross Street
PO BOX 4048, Santa Ana, CA 92702-4048**

PROJECT LOCATION



ORANGE COUNTY CIVIC CENTER – BUILDING AND PARKING MAP

ocpublicworks.com/parking



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