



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on Planning Application PA21-0164 for a Site Development Permit, Use Permit, and Variance.

LOCATION: The project is located at 31329 Halfway Road, Silverado, CA 92676, within the Third (3rd) Supervisorial District (APN: 105-192-10).

PROPOSAL: The applicant is requesting a Site Development Permit, Use Permit and Variance to the Zoning Administrator to legalize 357 square feet addition, 155 square feet second story loft, and 188 square feet single car garage of unpermitted construction. Site Development Permit is for an addition built within the Floodplain FP-2 District and for the installation of 6-foot-high fence in the front yard setback. Use Permit to modify the 2 covered parking spaces requirement to 1 covered and 1 uncovered space. Variance to reduce the side yard setback to 12 inches and front yard setback to the 0 feet.

ENVIRONMENTAL DOCUMENTATION: Staff is recommending that the proposed project be found Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities), and Class 3 (New Construction) exemptions pursuant to Sections 15301 and 15303 of the CEQA Guidelines.

APPLICANT: John and Marie Kirchberg, Property Owner

MEETING DATE: March 7, 2024

MEETING TIME: 1:30 p.m. (Or as soon as possible thereafter)

MEETING LOCATION:

County Administration South (CAS)
Multi-Purpose Room 103 and 105
601 N. Ross Street, First Floor
Santa Ana, CA 92701

INVITATION TO BE HEARD: All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this meeting. It is requested that any documents or written response be submitted to OC Development Services prior to the meeting 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 prior to close of the public meeting described in this notice, or in written correspondence delivered to OC Development Services. Interested parties may also send comments on the project via email to Ilene.Lundfelt@ocpw.ocgov.com. Comments submitted before the start of meeting will be part of the public record and distributed to the Zoning Administrator for consideration.

For further information contact Ilene Lundfelt at (714) 667-9697 or Ilene.Lundfelt@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>.

Or available for review at:

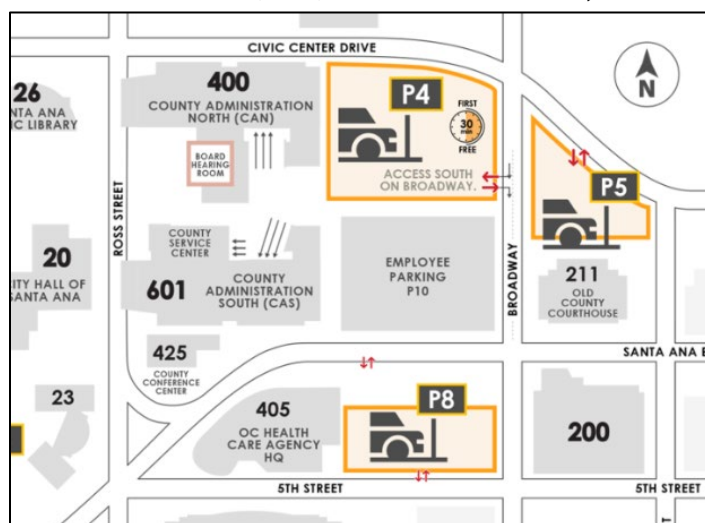
OC Public Works
601 N. Ross Street, First Floor
Santa Ana, CA 92701

PROJECT LOCATION



PUBLIC HEARING LOCATION

County Administration South (CAS) 601 N. Ross Street, Santa Ana, CA 92701



Map and Parking: For the most up-to-date map and parking information, please visit our website at: ocpublicworks.com/parking.

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 Ilene.Lundfelt@ocpw.ocgov.com or (714) 667-9697.

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