



NOTICE OF PUBLIC HEARING
BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on Planning Application PA24-0015 for a Variance

LOCATION: The project is located at 1601 Sierra Alta Dr, Santa Ana, CA 92705 within the Third (3rd) Supervisorial District (APN: 103-483-06).

PROPOSAL: The applicant is seeking a Variance to the Zoning Administrator for a proposed 1,590 square foot addition to an existing single-family dwelling located 5 feet from the side property line instead of the required 8 feet.

ENVIRONMENTAL DOCUMENTATION: Staff is recommending that the proposed project be found Categorically Exempt from the California Environmental Quality Act (CEQA) under the Class 1 pursuant to Sections 15301 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

APPLICANT: Antony Bitar, Property Owner

AGENT: Binh Tran, Agent

MEETING DATE: July 18, 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

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 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 Cynthia.Burgos@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 Cynthia Burgos at (714) 667-8898 or Cynthia.Burgos@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



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 Cynthia.Burgos@ocpw.ocgov.com or (714) 667-8898.