



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Planning Application PA24-0023 for a Use Permit

LOCATION: The project is located at 2675 Irvine Avenue Ste D1, Costa Mesa, CA 92627 within the Fifth (5th) Supervisorial District (APN: 439-101-40)

PROPOSAL: The applicant is requesting a Use Permit to the Zoning Administrator to allow for a new restaurant to operate to 12:00 a.m.

ENVIRONMENTAL DOCUMENTATION: The proposed project is Categorically Exempt (Class 1) from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, because the exemption provides for repair, maintenance or permitting of private structures involving negligible or no expansion of existing use.

APPLICANT: Behrouze Ehdaie, Architect

MEETING DATE: August 15, 2024

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

MEETING LOCATION: **County Administration South (CAS)**
First Floor, Multipurpose Room 103 and 105
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.

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>.

OC Public Works
601 N. Ross Street
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 Ilene Lundfelt at Ilene.Lundfelt@ocpw.ocgov or (714) 667-9697.