



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

APPLICATION NUMBER: PA21-0164

APPLICANT: John and Marie Kirchberg, Property Owner

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

PROPOSED PROJECT: The applicant is requesting approval of a Site Development Permit, Use Permit, and Variance from the Zoning Administrator to permit the unpermitted construction of living space within a designated floodplain, and overheight fence in the side and front setback, modification to the parking requirement, and reduced side and front setback for the unpermitted additions.

ENVIRONMENTAL DOCUMENTATION: The project is Categorically Exempt (Class 1) from the provisions of CEQA pursuant to CEQA Guidelines Section 15301, because it provides for addition to existing structures and uses on the same site as the approved principal use and Categorically Exempt (Class 3) from the provisions of CEQA pursuant to CEQA Guidelines Section 15303 because it provides for construction for accessory structures including patio cover and fence.

HEARING DATE: October 2, 2025

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

HEARING LOCATION: **County Administration South (CAS)**
First Floor, Multipurpose Room 105
[601 N. Ross Street](#)
[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 hearing. It is requested that any comments, documents, or written responses be submitted to OC Development Services/Planning via email to Ilene.Lundfelt@ocpw.ocgov.com or delivered to 601 N. Ross Street, Santa Ana, CA 92701 prior to the hearing 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/Planning. 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 or come to the County Service Center at 601 N. Ross Street, Santa Ana, CA 92701.

The Zoning Administrator staff report, project plans and other supporting materials are available at: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/zoning-administrator>

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Planning Commission within 15 calendar days of the decision upon submittal of required documents filed online at myoceservices.ocgov.com or in person at the County Service Center, located at 601 N. Ross St., Santa Ana. 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.