



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY PLANNING COMMISSION

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- SUBJECT:** Planning Application PA170027 for a Site Development Permit and Use Permit.
- PROPOSAL:** Site Development Permit and Use Permit for new single-family residence with an attached 2-car garage on a vacant ½ acre parcel in close proximity to Live Oak Canyon Road within the Foothill/Trabuco Specific Plan area with approximately 320 cubic yards of grading and an accessory structure in the front yard setback.
- LOCATION:** The Project site is located at 30271 CanyonCreek Drive, Trabuco Canyon, CA. within the Third (3rd) Supervisorial District.
- ZONING:** Foothill/Trabuco Specific Plan, Trabuco Canyon Residential (TCR) District
- APPLICANT:** Zethan Dean Lehrman, Property Owner  
Todd Larman, WHA Inc., Agent

**ENVIRONMENTAL DOCUMENTATION:** Staff proposes that the proposed project is statutorily exempt under California Code of Regulations Title 14, Section 15182 and Government Code Section 65457(a), which exempt residential development project that are consistent with a specific plan for which an environmental impact report was certified after January 1, 1980. Final Environmental Impact Report (“EIR”) No. 531, certified on December 10, 1991 for the Foothill Trabuco Specific Plan is such a specific plan, and this residential development is consistent with it.

**HEARING DATE:** Wednesday, February 28, 2017

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

**HEARING LOCATION:** **Hall of Administration (Planning Commission Hearing Room)**  
333 W. Santa Ana Blvd, Santa Ana, CA 92701  
Corner of W. Santa Ana Blvd. & N. Broadway  
See other side of notice for hearing location map

**INVITATION TO BE HEARD:**

The applicant and 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 written response be submitted to OC Planning 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 at the public hearing described in this notice, or in written correspondence delivered to OC Planning.

For further information, call Ron Tippetts at (714) 667-8856, or FAX: (714) 967-0895; or come to the Development Processing Center at the address indicated below.

**OC Development Services/Planning**  
**300 N. Flower Street**  
**P.O. Box 4048, Santa Ana, CA 92702-4048**

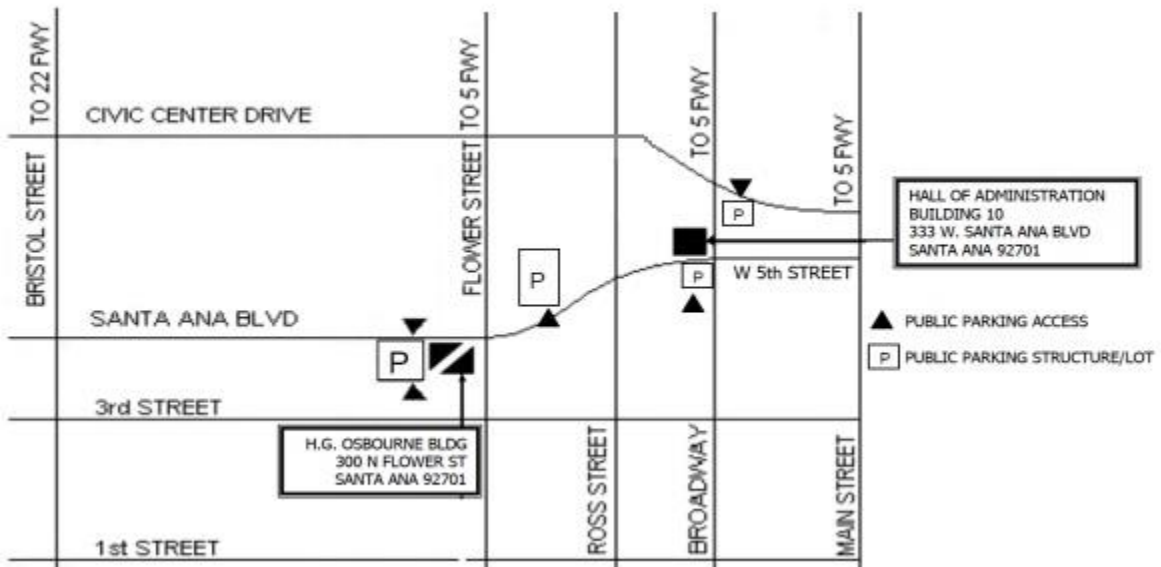
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# PROJECT LOCATION



## Public Hearing Location - County of Orange



## APPEAL PROCEDURE:

Any interested person may appeal the decision of the Planning Commission on this permit to the OC Board of Supervisors within 15 calendar days of the decision upon submittal of required documents and a deposit of \$500 filed at the Development Processing Center, 300 N. Flower 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 / Planning Division.