NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY SUBDIVISION COMMITTEE

PROPOSAL: Vesting Tentative Tract Map 17637 – a proposal to create a four-lot subdivision to allow the development of a five unit condominium ownership project on a 17,999 square foot property. Lot 1 is proposed to be 4,049 square feet in area, Lot 2 is proposed to be 4,278 square feet in area, Lot 3 is proposed to be 3,806 square feet in area, and Lot 4 is proposed to be 5,867 square feet in area. Lots 1 and 2 will each have two dwelling units. Lot 3 will have one dwelling unit. Lot 4 will be a common area lot.

APPLICANT: NTH5, LLC (Gregg Williams, managing partner) owner; MAM SOCAL, Inc, engineer

LOCATION: The project site is located at 2562 Santa Ana Avenue in an unincorporated area of Costa Mesa, within the Second (2nd) Supervisorial District.

ENVIRONMENTAL DOCUMENTATION: The project is Categorically Exempt from the provisions of the California Environmental Quality Act; Class 32, In-Fill Development Projects.

PREVIOUS ACTION: Planning Application PA130032 to permit the condominium project was approved by the Orange County Planning Commission on January 8, 2014.

HEARING DATE: May 7, 2014

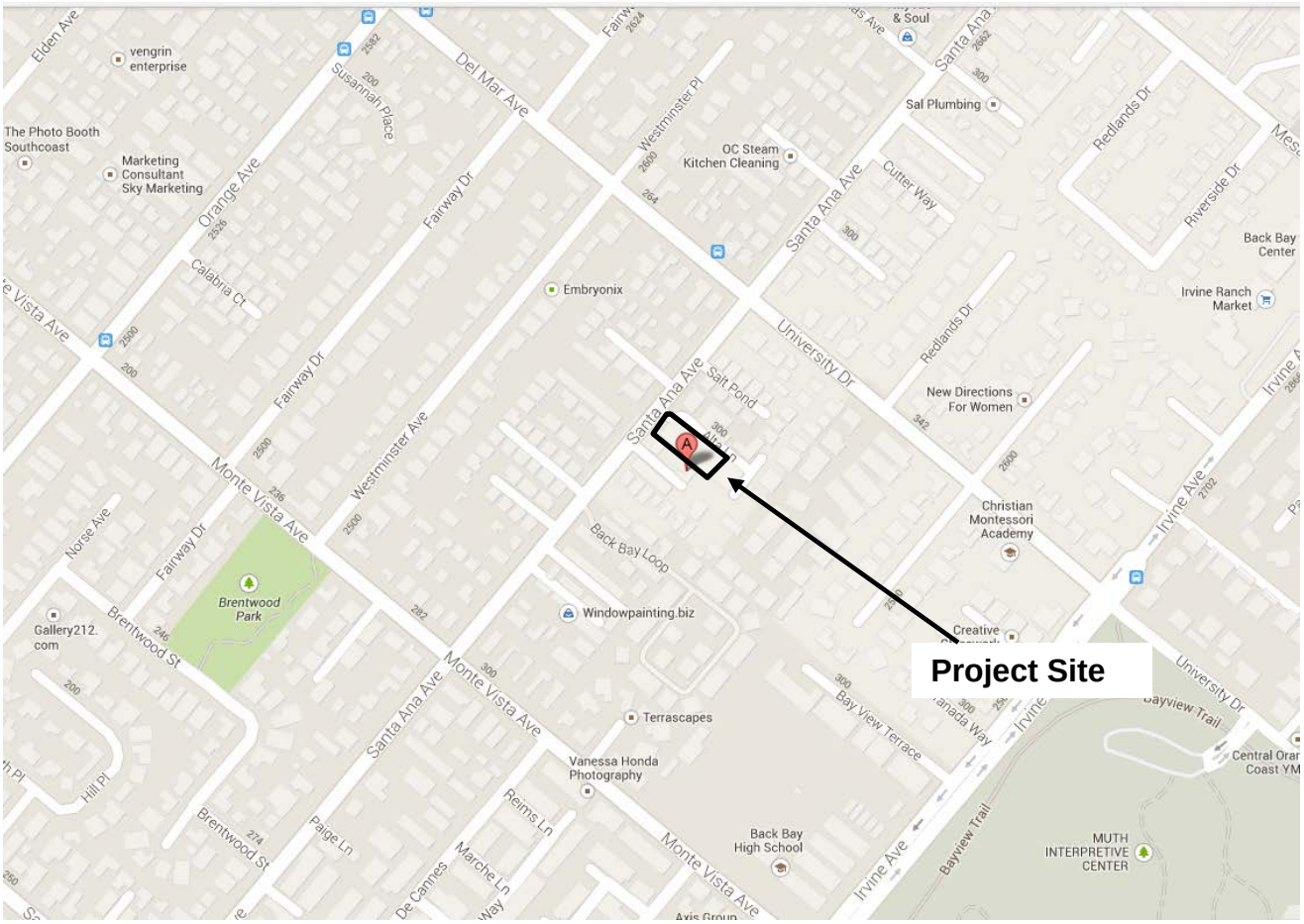
HEARING TIME: 1:30 P.M. (Or as soon as possible thereafter)

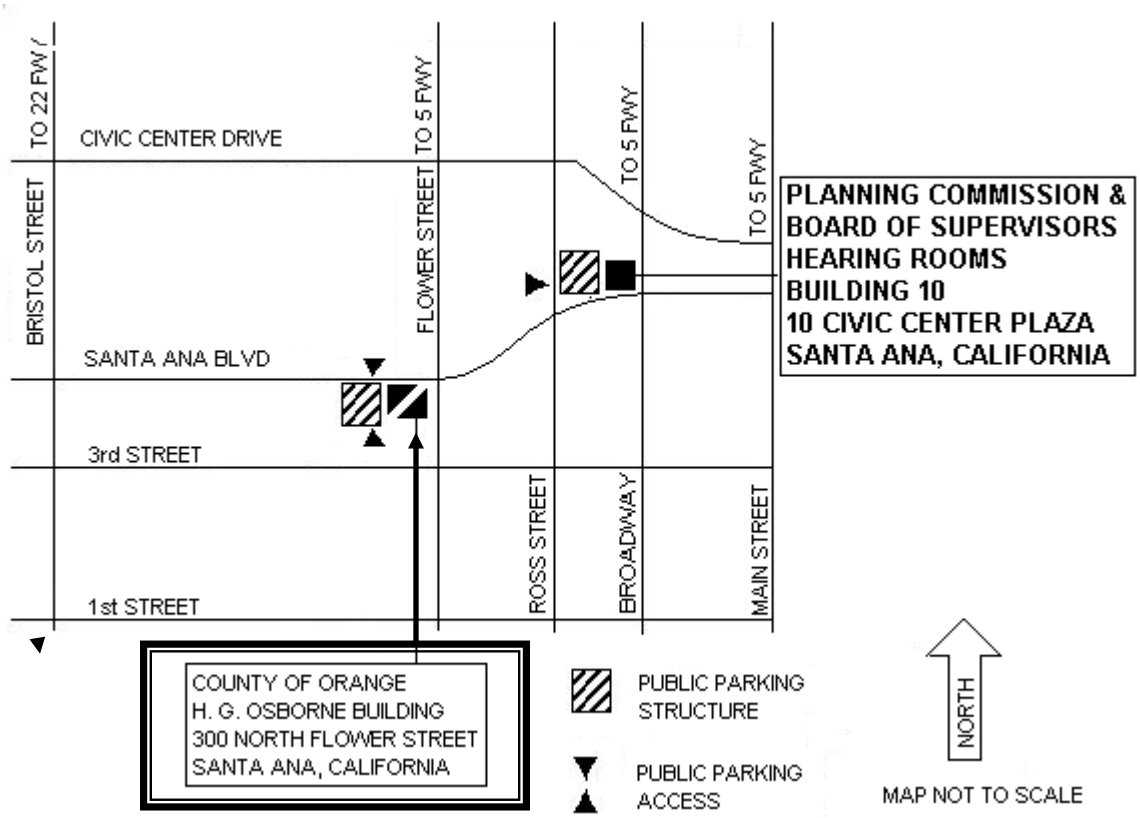
HEARING LOCATION: Subdivision Committee Hearing Room B10 in the H.G. Osborne Building at 300 N. Flower Street, at the corner of Santa Ana Blvd. and Flower Street in Santa Ana. See other side for location map.

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 written response be submitted to Orange County 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 Orange County Planning.

For further information, call Kevin Canning at (714) 667-8847, e-mail at Kevin.Canning@ocpw.ocgov.com, or come to the Development Processing Center at the address indicated below.

OC Planning
300 N. Flower Street
Santa Ana, CA 92702-4048


Project Site
Santa Ana Ave
Monte Vista Ave
University Dr
Del Mar Ave
Orange Ave
Fairway Dr
Westminster Ave
Westminster Pl
Redlands Dr
Riverside Dr
Irvine Ave
Bayview Trail
Bay View Terrace
Back Bay Loop
Brentwood St
Brentwood Park
Embryonix
Windowpainting.biz
Terrascapes
Vanessa Honda Photography
Back Bay High School
Christian Montessori Academy
New Directions For Women
Irvine Ranch Market
Back Bay Center
Sal Plumbing
OC Steam Kitchen Cleaning
Marketing Consultant Sky Marketing
The Photo Booth Southcoast
vengrin enterprise
Gallery212.com
MUTH INTERPRETIVE CENTER
Central Orange Coast YM


TO 22 FWY
CIVIC CENTER DRIVE
TO 5 FWY
TO 5 FWY
TO 5 FWY
BRISTOL STREET
FLOWER STREET
PLANNING COMMISSION & BOARD OF SUPERVISORS HEARING ROOMS BUILDING 10 10 CIVIC CENTER PLAZA SANTA ANA, CALIFORNIA
SANTA ANA BLVD
3rd STREET
ROSS STREET
BROADWAY
MAIN STREET
1st STREET
COUNTY OF ORANGE H. G. OSBORNE BUILDING 300 NORTH FLOWER STREET SANTA ANA, CALIFORNIA
PUBLIC PARKING STRUCTURE
PUBLIC PARKING ACCESS
NORTH
MAP NOT TO SCALE