



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY PLANNING COMMISSION

APPLICATION NUMBER: PA23-0217

APPLICANT: David Mello, Project Manager

PROJECT LOCATION: The project is located at 334 Del Mar Ave, Costa Mesa, CA (APN: 439-092-40) within the Fifth (5th) Supervisorial District

PROPOSED PROJECT: The applicant is requesting a Use Permit from the Planning Commission to convert an existing detached garage into administrative office space and to propose alternative parking standards.

ENVIRONMENTAL DOCUMENTATION:

Find that the project is categorically exempt from California Environmental Quality Act (CEQA), Class 3 New Construction or Conversion of Small Structure pursuant to CEQA Guidelines Section 15303.

HEARING DATE: April 23, 2025

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

HEARING LOCATION: **County Administration North (CAN)**
Multipurpose Room 101
[400 W. Civic Center Drive](#)
[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 Planning Commission 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 Planning Commission staff report, project plans and other supporting materials are available at:
<https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission>

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Planning Commission on this permit to the Board of Supervisors 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.