



# CITY OF YORBA LINDA

P.O. BOX 87014

CALIFORNIA 92885-8714

## NOTICE OF PUBLIC HEARING

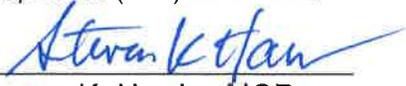
NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Yorba Linda will hold a Public Hearing in the City Council Chambers, 4845 Casa Loma Avenue, Yorba Linda, California on WEDNESDAY, **November 13, 2013 at 6:30 p.m.** or as soon as possible thereafter to consider the following item:

**PUBLIC HEARING RE: VESTING TENTATIVE TRACT MAP 17617, CONDITIONAL USE PERMIT 2013-13 AND DESIGN REVIEW 2013-08 –**

**PROSPECT PLACE, LLC** – A request to subdivide and develop 4.08 acres of developed property (formerly St. Jude Heritage Medical Group Offices) into a single lot for multi-family residential (condominium) purposes to accommodate a proposed eight-two (82) unit, three-story “for-sale” townhome residential community, with associated recreational/common areas, parking lots and landscape amenities. The project land use application includes, in addition to the vesting tentative subdivision map, a design review for the architectural design and site planning of the community; and a conditional use permit for the construction of 1) second floor decks, and 2) three-story homes within seventy feet (70’) of adjacent single-family homes. The subject property is located at the northeast corner of Prospect Avenue and Yorba Linda Boulevard, on property addressed as 4900 Prospect Avenue and 17021 Yorba Linda Boulevard, in the RM-30 (Residential Multiple Family – 30 du/ac) zone. APNs: 334-273-40 and 41. CEQA Status: Addendum to Previously Certified Program Environmental Impact Report.

ALL INTERESTED PERSONS are invited to attend the Hearing and express opinions upon the item listed above. If you challenge the nature of this proposed action in court, you may be limited to raising only those issues you or someone else raised at the Public Hearings described in this Notice, or in written correspondence delivered to the Yorba Linda City Planning Commission at, or prior to the Public Hearing.

FURTHER INFORMATION on this item may be obtained at the City of Yorba Linda Community Development Department, 4845 Casa Loma Avenue, Yorba Linda, California or by telephone: (714) 961-7130.

  
Steven K. Harris, AICP  
Director of Community Development

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FOR OFFICE PURPOSES ONLY

E-Mailed to Newspaper	10-23-13
Published in Newspaper	10-31-13
Mailed to Property Owners	10-30-13