



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

PROPOSAL – Planning Application PA190042 - A request for a Coastal Development Permit and Use Permit approvals required for the construction of a two-level single-family residence with attached garage spaces.

The Coastal Development Permit is required for the demolition of an existing residence and to construct a new single-family dwelling in the Emerald Bay Local Coastal Plan area, with associated grading.

The Use Permit is required to address the proposed over-height walls on the site. A portion of the side wall will be up to eight (8) feet in height where the zoning code allows a six (6) foot maximum height. A Use Permit approval is also required to reduce the driveway depth to 16 feet where the zoning code requires an 18-foot minimum depth.

LOCATION: The project is located within the Emerald Bay community at 231 Emerald Bay, Laguna Beach, CA within the Fifth (5th) Supervisorial District.

ZONING: R1 Single-Family Residence (CD – Coastal Development) (SR – Sign Restriction)

APPLICANT: David and Linda Wirta, Property Owner

AGENT: Scott Laidlaw, Laidlaw Schultz Architects

ENVIRONMENTAL DOCUMENTATION: The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 1 (*Existing Facilities*), Class 2 (*Replacement or Reconstruction*) and Class 3 (*New Construction or Conversion of Small Structures*) exemptions pursuant to Sections 15301, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

HEARING DATE: September 5, 2018

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

HEARING LOCATION: Zoning Administrator Hearing Room B-10, Basement of the H.G. Osbourne Building at 300 N. Flower Street, at the Corner of Santa Ana Blvd. and Flower Street in Santa Ana. See other side for Zoning Administrator Hearing Room location map.

INVITATION TO BE HEARD:

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views and all supporting documents at this hearing. It is requested that any written response be submitted to OC Development Services/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 the OC Development Services/Planning Division.

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

**OC Development Services/Planning
300 N. Flower Street
PO BOX 4048, Santa Ana, CA 92702-4048**

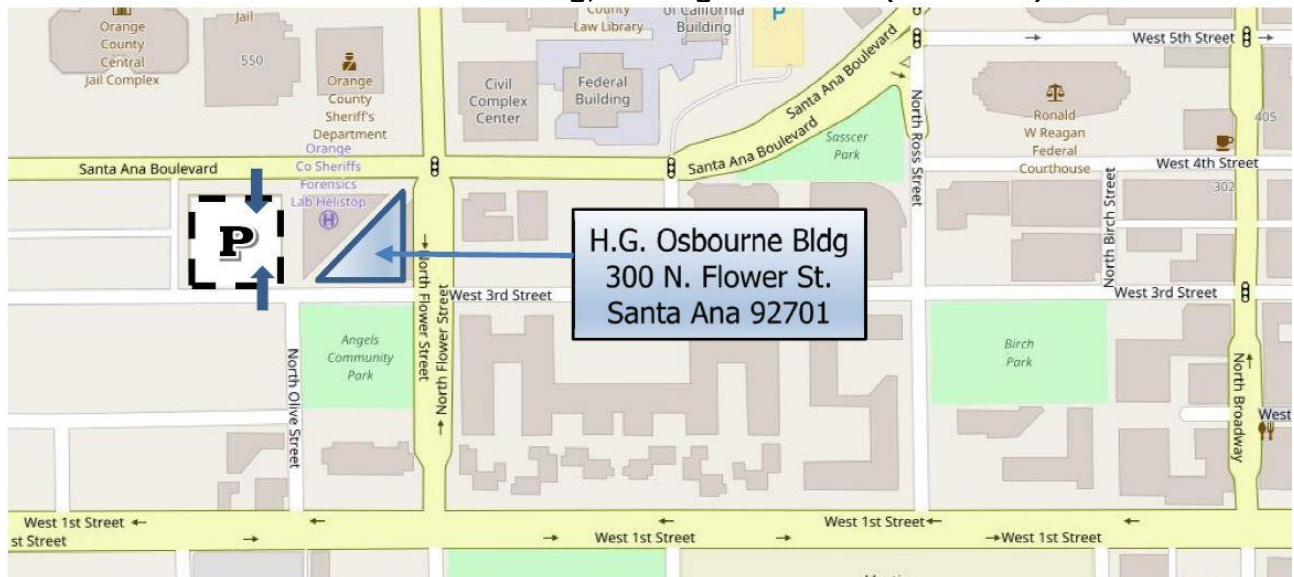
PROJECT LOCATION



PROJECT SITE

PUBLIC HEARING LOCATION

H.G. Osbourne Building, Hearing Room B-10 (Basement)



H.G. Osbourne Bldg
300 N. Flower St.
Santa Ana 92701

APPEAL PROCEDURE

Any interested person may appeal a decision of the ZONING ADMINISTRATOR on this permit to the PLANNING COMMISSION within 15 calendar days of the decision upon submittal of required documents and a deposit of \$500.00 to be filed at the OC Planning Development Processing Center (DPC), 300 N. Flower Street, Santa Ana, CA. 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. In addition, this project is within the Coastal Zone appealable area of the Emerald Bay Local Coastal Program.