



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

PROPOSAL – Planning Application PA180027 - A request for a Coastal Development Permit, Use Permit and Variance approvals in conjunction with the demolition of an existing residence and construction of a four-level single-family residence with two attached garage spaces.

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

The Variance is to reduce the front yard setback from the required 6 foot 3 inch setback to 5 feet and the required rear yard setback from 8 feet 3 inches to 5 feet.

The Use Permit is required to address proposed over-height retaining walls for the project. Proposed 6 to 12 foot walls for the project would exceed the height limitations of the Zoning Code. A Use Permit approval is also requested to permit a reduced driveway length/garage setback of 16 feet 6 inches for one of the two garage entries where the Zoning Code would require 20 feet.

LOCATION: The project is located within the Emerald Bay community at 53 Emerald Bay, Laguna Beach, CA within the Fifth (5th) Supervisorial District.

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

APPLICANT: Chantel Bennett, Property Owner

AGENT: CAA Planning/Agent

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: February 7, 2019

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 24 hours 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.

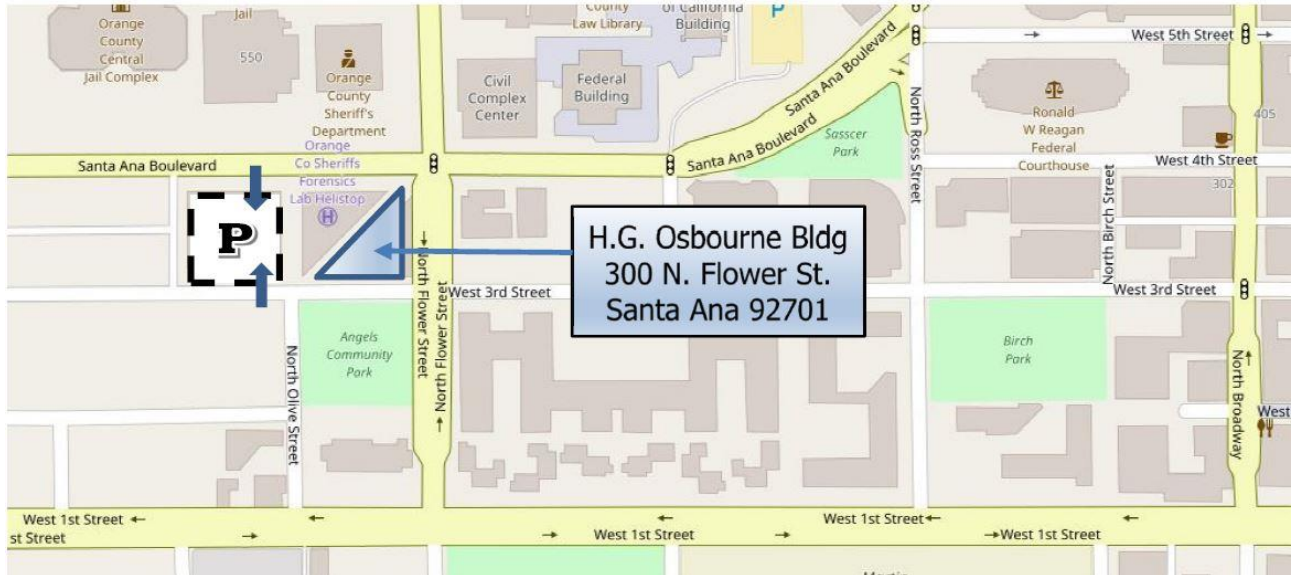
For further information, call Kevin Canning at (714) 667-8847; or e-mail: Kevin.Canning@ocpw.ocgov.com or come to the Development Processing Center at the address indicated below.

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

PROJECT LOCATION



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



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.