



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

- SUBJECT:** Public Hearing on Planning Application PA19-0072 for a Coastal Development Permit and Variance.
- PROPOSAL:** A request for Coastal Development Permit and Variance approvals required for the demolition of an existing residence and the construction of a three-level single-family residence with attached garage.
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 Variance is required to permit a rear yard setback of 5 feet where the Zoning Code would require a 9.16-foot setback under the shallow lot provisions.
- LOCATION:** The project is located in the community of Emerald Bay at 6 Emerald Bay, Laguna Beach, CA within the Fifth Supervisorial District.
- ZONING:** R1 "Single Family Residence", with a CD "Coastal Development" Overlay and an SR "Sign Restrictions" Overlay
- APPLICANT:** Bill and Paula Steele, Property Owners
Geoff Sumich, architect

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

HEARING DATE: February 20, 2020 **HEARING TIME:** 1:30 P.M.
(Or as soon as possible thereafter)

HEARING LOCATION: Zoning Administrator Hearing Multipurpose Room 105 of the County Administration South Building (CAS) at 601 N. Ross Street, at the Corner of Santa Ana Blvd. and Ross Street in Santa Ana. See other side for Zoning Administrator Hearing Room location map.

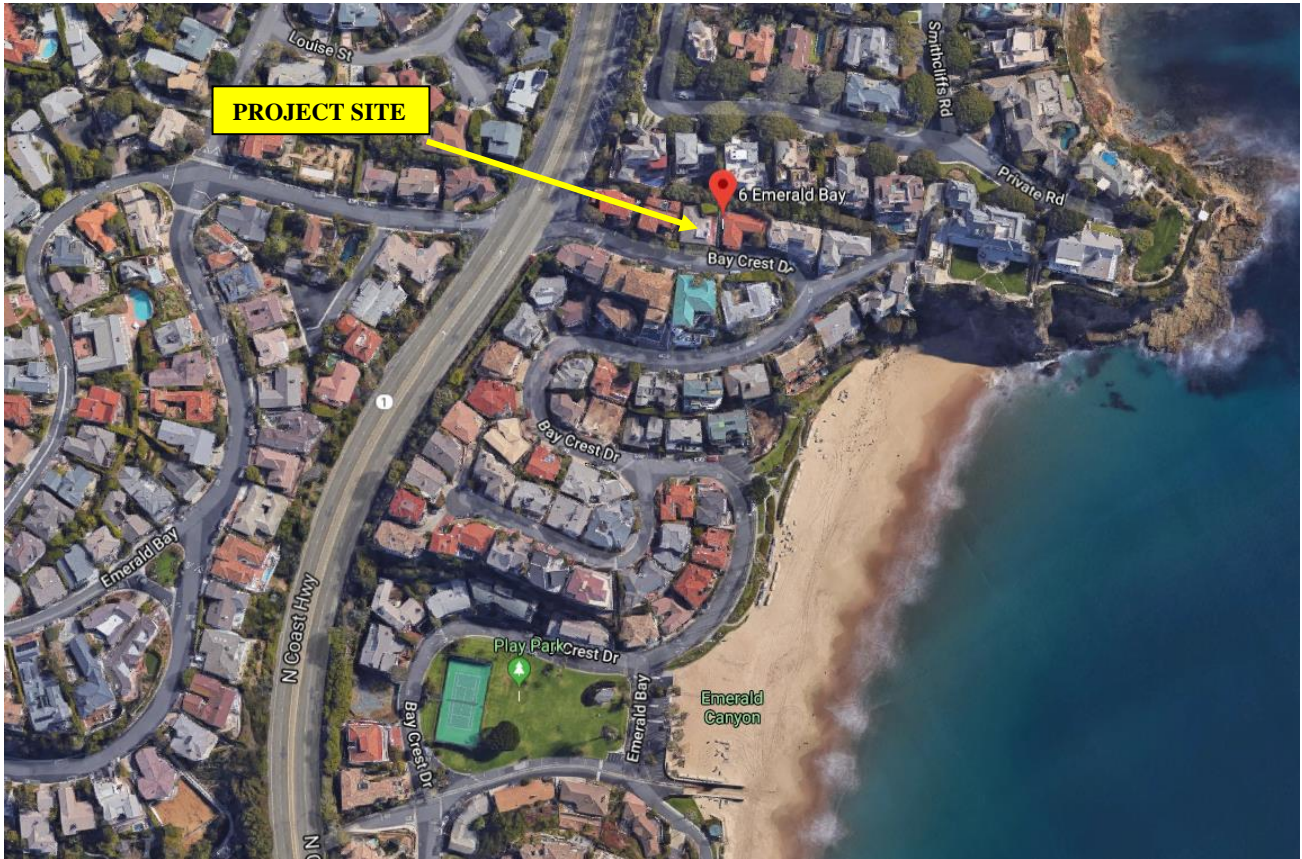
INVITATION TO BE HEARD:

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 or online at <https://myoceservices.ocgov.com> 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 Planning.

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

OC Development Services/Planning
601 N Ross Street
PO BOX 4048, Santa Ana, CA 92702-4048

PROJECT LOCATION



PUBLIC HEARING LOCATION

County Administration South (CAS) 601 N. Ross Street, Santa Ana, CA 92701



APPEAL PROCEDURE

Any interested person may appeal the decision of the Zoning Administrator on this permit to the OC Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing deposit of \$500 filed at the County Service Center (CSC), 601 N. Ross St., Santa Ana or online at <https://myoceservices.ocgov.com>. 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.