



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

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**PROPOSAL – Planning Application PA170037** A request for a Coastal Development Permit, Use Permit and Variance approvals in conjunction with the demolition of an existing residence and construction of four-level single-family residence (with one level completely subterranean) with an attached four-car garage (utilizing tandem spaces).

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

The Use Permit is required to address the proposed driveway's length and slope, and various proposed over-height walls on the site. The driveway slope proposes a -7% gradient where the maximum allowed by Zoning Code is -6%. Walls within the front yard setback will be 5 feet for the spa safety enclosure and 10 feet for an architectural wing wall where Zoning would allow a 3 foot 6-inch maximum height. Retaining walls along the side and rear property lines will be from 6 feet to 15 feet 6 inches in height where Zoning would allow a maximum 6-foot wall.

The Variance is requested to allow a front setback of 8 feet and a rear setback of 5 feet where the Zoning Code would require a setback of 8 feet 10 inches based upon the shallow lot provisions of the Code.

**LOCATION:** The project is located within the Emerald Bay community at 66 Emerald Bay, Laguna Beach, CA within the Fifth (5th) Supervisorial District.

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

**APPLICANT:** David Wojtaszek, Property Owner

**AGENT:** CJ Light, Architect/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:** January 18, 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.

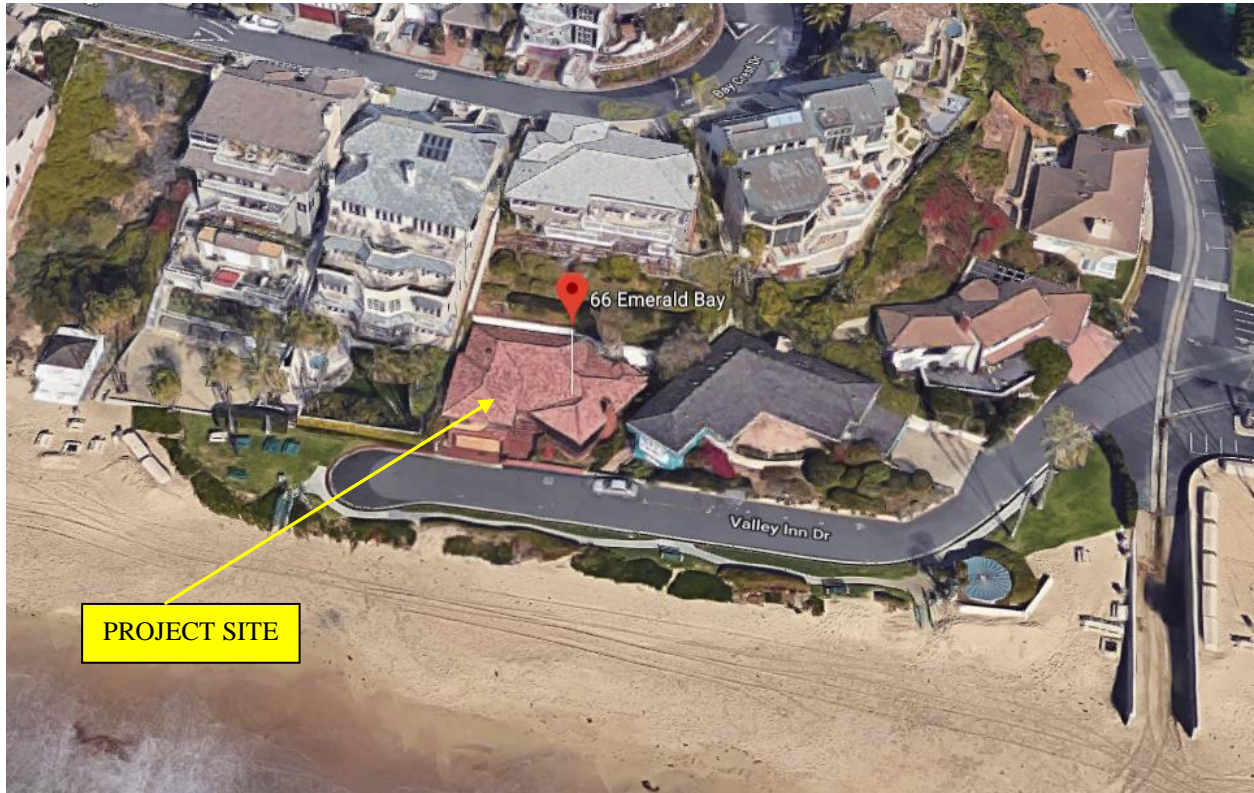
### INVITATION TO BE HEARD:

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 Planning.

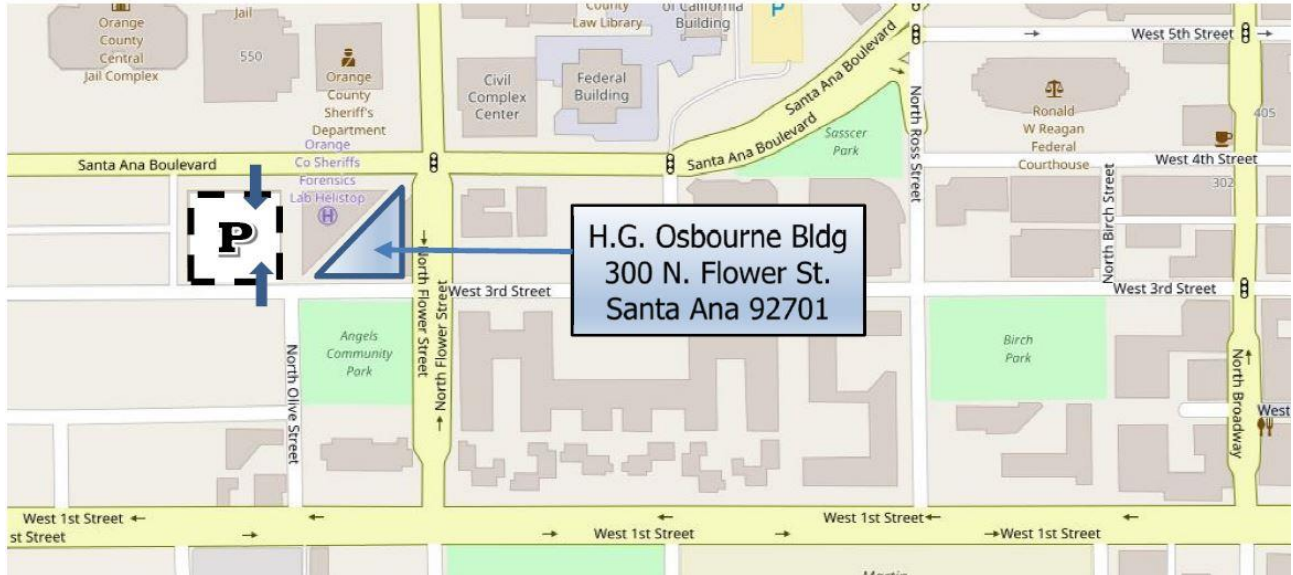
For further information, call Kevin Canning at (714) 667-8847; or e-mail: [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) or come to the Development Processing Center at the address indicated below.

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

## PROJECT LOCATION



## PUBLIC HEARING LOCATION H.G. Osborne 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 not within the Coastal Zone of the Emerald Bay Local Coastal Program.