



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

PROPOSAL – Planning Application PA150048 A request for a Coastal Development Permit (Planning Application PA150048) to construct a new single family residence on a vacant lot in the Emerald Bay community. The applicant proposes a two-level 2,032 square foot dwelling, with a partially subterranean 693 square foot garage. A Use Permit approval is required for over height retaining walls within the front yard setback and to allow the driveway slope to exceed a -6% slope. The retaining walls are proposed at a maximum height of 8 feet 8 inches instead of the required 3 feet 6 inches to support access to a below grade garage area.

LOCATION: The project is located within the Emerald Bay area at 159 Emerald Bay, Laguna Beach, CA within the Fifth (5th) Supervisorial District. The project is located in the Coastal Zone of the Emerald Bay Local Coastal Program.

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

APPLICANT: Douglas Hodge, Property Owner **AGENT:** Tom Mathews, CAA Planning

ENVIRONMENTAL DOCUMENTATION: The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 3 (*New Construction or Conversion of Small Structures*) pursuant to Section 15303. of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

HEARING DATE: October 8, 2015

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.

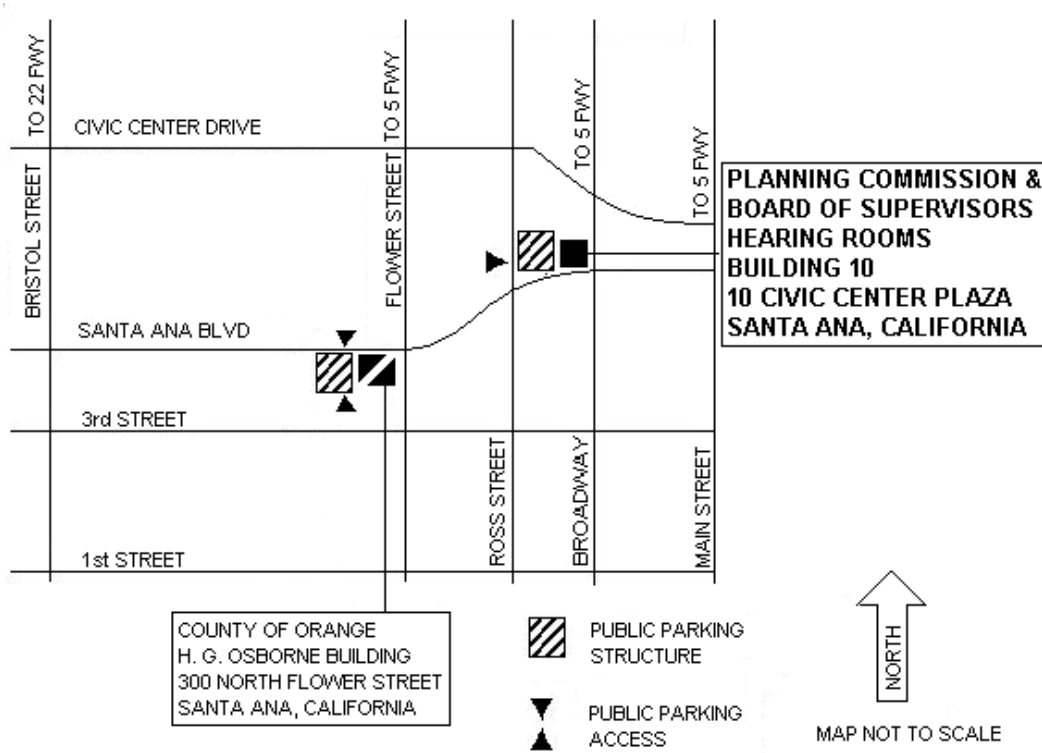
For further information, call Kevin Canning at (714) 667-8847; or e-mail: Kevin.Canning@ocpw.ocgov.com or come to the Development Processing Center at the address indicated below.

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

PROJECT LOCATION



PUBLIC HEARING LOCATION



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. In addition, this project is within the Coastal Zone of the Emerald Bay Local Coastal Program and is an "appealable development." The decision on a coastal development permit issued for an appealable development may be appealed directly to the California Coastal Commission, South Coast District Office located at 200 Oceangate, 10th Floor, Long Beach, CA 90802, telephone number (562) 560-5071, in compliance with their regulations including appeal fees, without exhausting the County's appeal procedures.