



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY PLANNING COMMISSION

SUBJECT – Appeal of the Zoning Administrator’s approval of a Coastal Development Permit application (PA150024) on October 15, 2015.

PROPOSAL – The subject Coastal Development Permit application (PA150024) approved a Coastal Development Permit (CDP) pursuant to Section III.A of the Emerald Bay Local Coastal Program and OC Zoning Sec. 7-9-118.6(a) to construct a two-story 4,348 square-foot single-family residence. The proposed project involves demolition of the existing single-family residence, while maintaining portions of the existing subterranean garage, driveway, and street frontage landscaping. Approximately 180 cubic yards of grading of proposed.

LOCATION: The project is located within the Emerald Bay area at 12 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)

DATE OF APPEAL FILING: October 29, 2015

APPLICANT: John Schaefer, Property Owner **AGENT:** Craig Schultz, Laidlaw Schultz Architects

ENVIRONMENTAL DOCUMENTATION: Notice of Intent (NOI) to adopt Revised Mitigated Negative Declaration No. PA150024. The MND was posted for a 20-day public comment and review on September 18, 2015 in compliance with section 15072 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

HEARING DATE: December 9, 2015

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

HEARING LOCATION: Planning Commission Hearing Room – 333 W. Santa Ana Blvd., Santa Ana, CA 92701. See other side for Planning Commission 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.

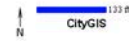
For further information, call Jerry Olivera at (714) 667-9631; or e-mail: jerry.olivera@ocpw.ocgov.com, or come to the Development Processing Center at the address indicated below.

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

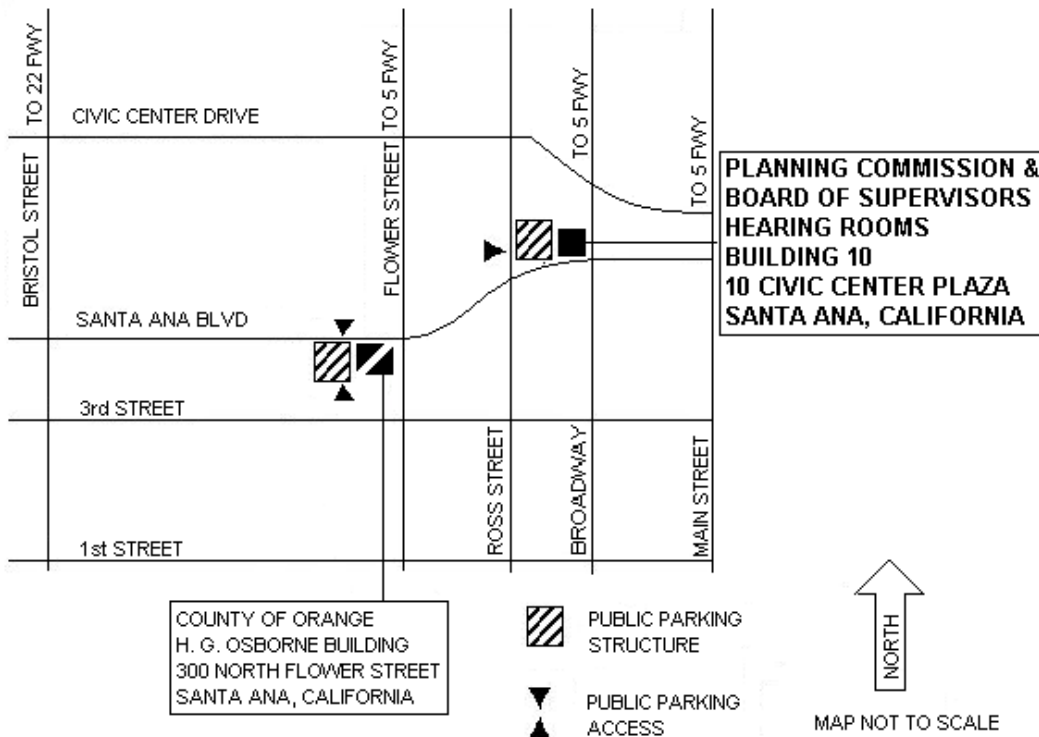
PROJECT LOCATION



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PUBLIC HEARING LOCATION



APPEAL PROCEDURE

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.