



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

PROPOSAL – Planning Application PA150050 is a request for a Coastal Development Permit, Variance and Use Permit in conjunction with the demolition of an existing home and construction a new single family residence the Emerald Bay community. The proposed new residence would be a three-level 4,154 square foot dwelling with 720 square feet in two garage areas (one- and two-car garages).

A Coastal Development Permit is required for the demolition of the existing structure and construction of the new residence.

A Variance is requested to allow: a) a front yard setback of 11 foot 3 inch where 17 feet 11 inches is required (under the shallow lot criteria of the Zoning Code); b) a rear deck/balcony to project to within 10 feet 4 inches of the rear property line where 12 feet 11 inches is required; and, c) reduced driveway depths of 11 feet 3 inches and 11 feet 9 inches where 18 feet is required

A Use Permit approval is required for: a) a driveway slope of -8% where a maximum of -6% is allowed, and; b) a side property line wall within the front yard setback area to be 6 feet in height where the maximum allowed is 3 feet 6 inches.

LOCATION: The project is located within the Emerald Bay community at 809 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: Mr. and Mrs. Derik Brian, Property Owner **AGENT:** Michael Blakemore, Architect

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: December 17, 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 Development Services/Planning.

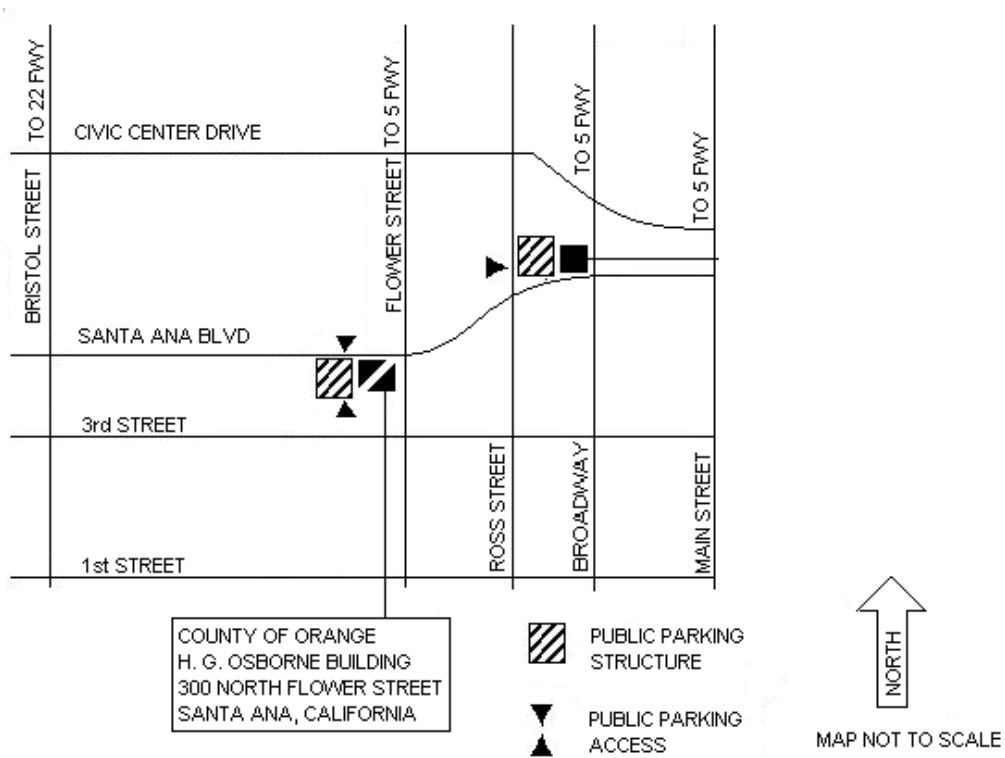
For further information, call Kevin Canning at (714) 667-8847; or e-mail: Kevin.Canning@ocpw.ocgov.com or come to the Development Processing Center at the address indicated below.

**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 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 deposit of \$500 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. 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.