



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY BOARD OF SUPERVISORS

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**SUBJECT:** Appeal of Coastal Development Permit PA150024

**DESCRIPTION:** The Board of Supervisors will conduct a public hearing to consider an appeal of the Planning Commission decision to approve Coastal Development Permit PA150024, which allows for the partial demolition and construction of a single family residence located at 12 Emerald Bay, within the Emerald Bay community in the 5<sup>th</sup> Supervisorial District.

**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.

**APPLICANT:** John Schaefer- Property Owner; Craig Schultz, Laidlaw Schultz Architects- Agent

**PREVIOUS ACTIONS:** On December 9, 2015, the **Planning Commission** denied an appeal of the Zoning Administrator decision to approve Coastal Development Permit PA150024 and upheld the decision of the Zoning Administrator. On October 15, 2015, the **Zoning Administrator** approved Coastal Development Permit PA150024 to allow for the partial demolition and reconstruction of a two-story, 4,348 square foot single family residence with an associated 180 cubic yards of grading.

**ENVIRONMENTAL DOCUMENTATION:** Negative Declaration PA150024

**HEARING DATE:** February 23, 2016      **HEARING TIME:** 9:30 a.m. (Or as soon as possible thereafter)

**HEARING LOCATION:** **Board of Supervisors Hearing Room,**  
333 W. Santa Ana Blvd., Santa Ana, CA 92702.

Corner of W. Santa Ana Blvd. & N. Broadway, Santa Ana, CA. See other side for hearing location map.

**INVITATION TO BE HEARD:**

The applicant and all persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any written response be submitted to the Clerk of the Board at 333 W. Santa Ana Blvd., Building 10, Santa Ana, California 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 Clerk of the Board.

The Board's meeting agenda and project Staff Report and Attachments will be available at least 72 hours prior to the hearing at: <http://ocgov.com/gov/bos/agenda>

For further information, contact Jerry Olivera at (714) 667-9631 or [jerry.olivera@ocpw.ocgov.com](mailto: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**  
**P.O. Box 4048, Santa Ana, CA 92702-4048**

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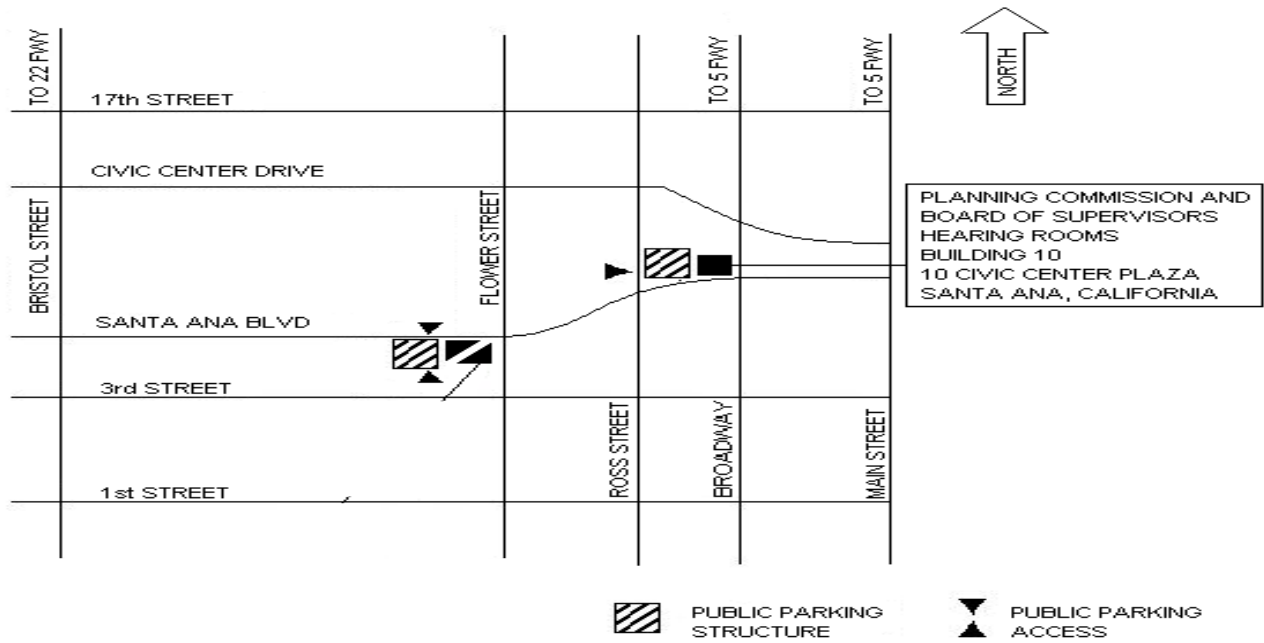
## Project Location



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## Public Hearing Location - County of Orange



MAP NOT TO SCALE