



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

---

---

**PROPOSAL – Planning Application PA150072** 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 (Planning Application PA150072). The proposed new residence would be a three-level 4,955 square foot dwelling with attached 474 square foot two-car garage.

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 front yard setback of 5 feet 10 inches where 10 feet 6 inches is required (under the shallow lot criteria of the Zoning Code);

A Use Permit approval is required for 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 area at 570 Emerald Bay, Laguna Beach, CA within the Fifth (5th) Supervisorial District. The project is not within a Coastal Commission appealable area of the Emerald Bay Local Coastal Plan.

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

**APPLICANT:** Liviu Eftime, Property Owner

**AGENT:** Geoff Sumich, Architect/Agent

**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 and Class 5 (Minor Alterations in Land Use Limitations) pursuant to Section 15305 and County of Orange procedures.

**HEARING DATE:** April 7, 2016

**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.

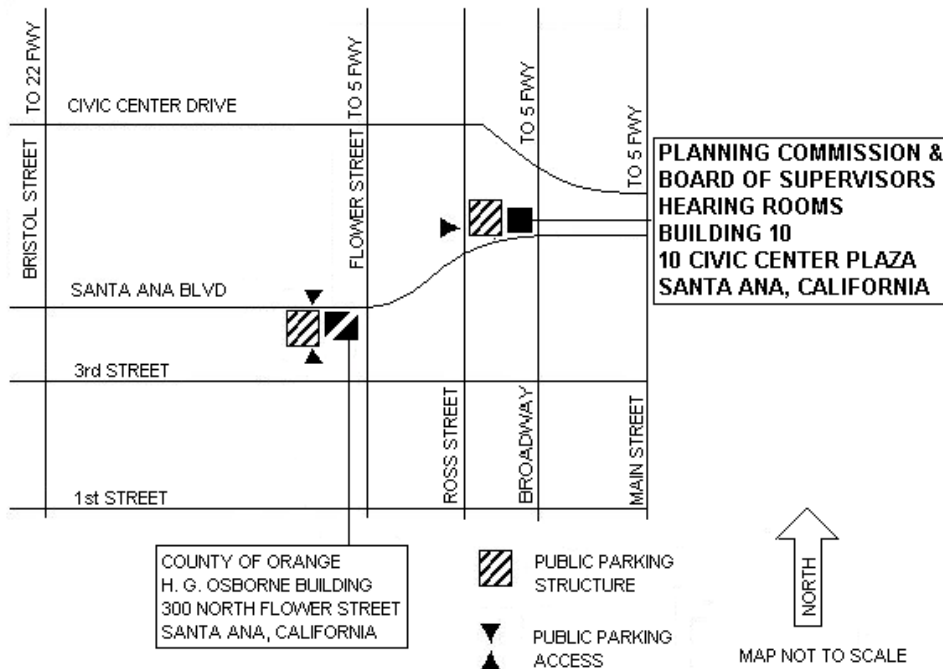
For further information, call Kevin Canning at (714) 667-8847; or e-mail: [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) or come to the Development Processing Center at the address indicated below.

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

## PROJECT LOCATION



## PUBLIC HEARING LOCATION



### 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.