



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

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**PROPOSAL – Planning Application PA160045** A request for a Use Permit to allow wall/fence heights in excess of otherwise maximum permitted heights. The proposal includes five separate fence or wall segments, as follows:

- a) 5 foot auto gate on the front property line where the maximum height would otherwise be 3 feet 6 inches;
- b) a pedestrian gate and supporting columns at a maximum height of 7 feet 3 inches at the northeast property corner where the maximum height would otherwise be 3 feet 6 inches;
- c) retaining wall on side (north) property line extending into front setback at a maximum height of 8 feet where the maximum height would otherwise be 3 feet 6 inches
- d) retaining walls and steps to front entry at a maximum height of 5 feet 3 inches within the front setback where the maximum height would otherwise be 3 feet 6 inches; and,
- e) 11 foot 8 inch landscape wall within the rear yard setback where the maximum height would otherwise be 8 feet.

**LOCATION:** The project is located within the Emerald Bay area at 829 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:** Jim and Katie Loss, Property Owners

**AGENT:** Jennifer Bushong, 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 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

**HEARING DATE:** August 18, 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.

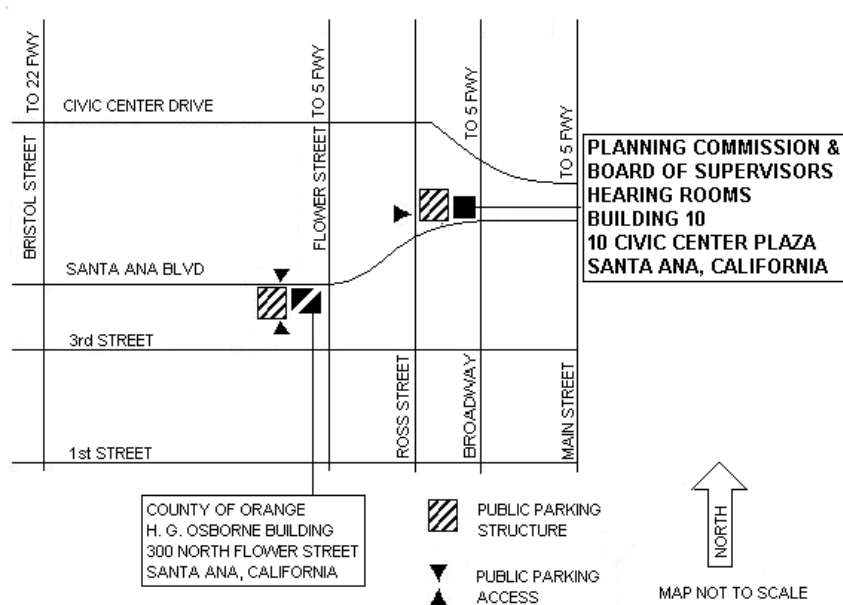
For further information, call Kevin Canning at (714) 667-8847; or e-mail: [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) or come to the Development Processing Center at the address indicated below.

**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.