



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

PROPOSAL – Planning Application PA160060 The applicant is requesting approval of a Use Permit for an over-height retaining wall to stabilize a failing slope at the rear of the subject lot. The proposed wall will be up to 10 feet in height, in an area where the maximum allowable height would be 6 feet. A Use Permit is required for the over-height wall.

LOCATION: The project is located within the Emerald Bay area at 1615 Emerald Bay, Laguna Beach, CA within the Fifth (5th) Supervisorial District.

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

APPLICANT: Mr. and Mrs. Robert Eberle, owners

ENVIRONMENTAL DOCUMENTATION: the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 1 (Existing Facilities) pursuant to Section 15301

HEARING DATE: November 17, 2016

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

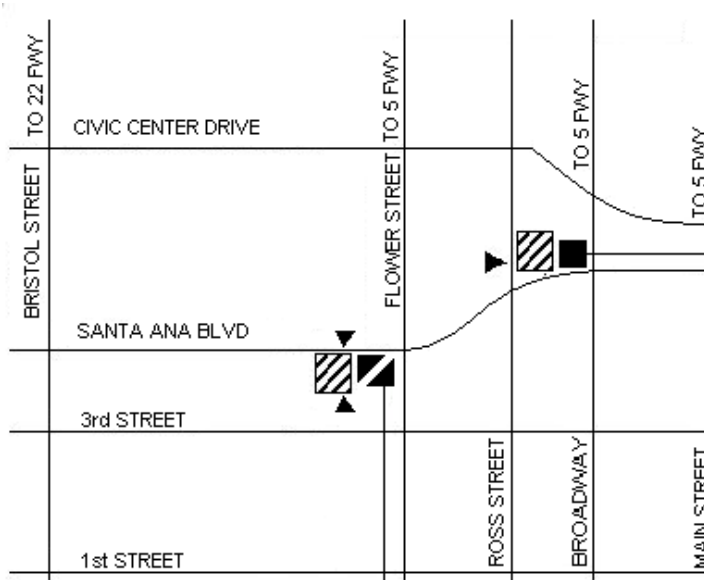
HEARING LOCATION: Zoning Administrator Hearing Room B-10, Basement of the H.G. Osborne Building at 300 N. Flower Street, at the Corner of Santa Ana Blvd. and Flower Street in Santa Ana. See other side for Zoning Administrator Hearing Room location map.

INVITATION TO BE HEARD:

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any written response be submitted to OC 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 or come to the Development Processing Center at the address indicated below.

**OC Planning
300 N. Flower Street
Santa Ana, CA 92702-4048**



COUNTY OF ORANGE
 H. G. OSBORNE BUILDING
 300 NORTH FLOWER STREET
 SANTA ANA, CALIFORNIA

-  PUBLIC PARKING STRUCTURE
-  PUBLIC PARKING ACCESS



MAP NOT TO SCALE

APPEAL PROCEDURE

Any interested person may appeal a decision of the ZONING ADMINISTRATOR on this permit to the PLANNING COMMISSION within 15 calendar days of the decision upon submittal of required documents and a fee of \$500.00 to be filed at the OC Planning Development Processing Center (DPC), 300 N. Flower Street, Santa Ana, CA.