



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

---

---

**PROPOSAL – Planning Application PA170017** A request for a Coastal Development Permit and Site Development Permit in conjunction with the construction of a new single family in residence the Emerald Bay community (Planning Application PA170017). The proposed residence is a three-level 8,823 square foot dwelling with an attached three-car garage.

A Coastal Development Permit is required for the construction of the new residence, including the associated grading.

A Site Development Permit is required for grading over 500 cubic yards on a slope area exceeding a 30% slope. 696 cubic yards is proposed

**LOCATION:** The project is located within the Emerald Bay area at 1117 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:** Charles and Mary Kay Ruck, Property Owners

**AGENT:** Wun Sze Li, Brion Jeannette Architects

**ENVIRONMENTAL DOCUMENTATION:** The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 3 (*New Construction or Conversion of Small Structures*) exemptions pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

**HEARING DATE:** August 17, 2017

**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.

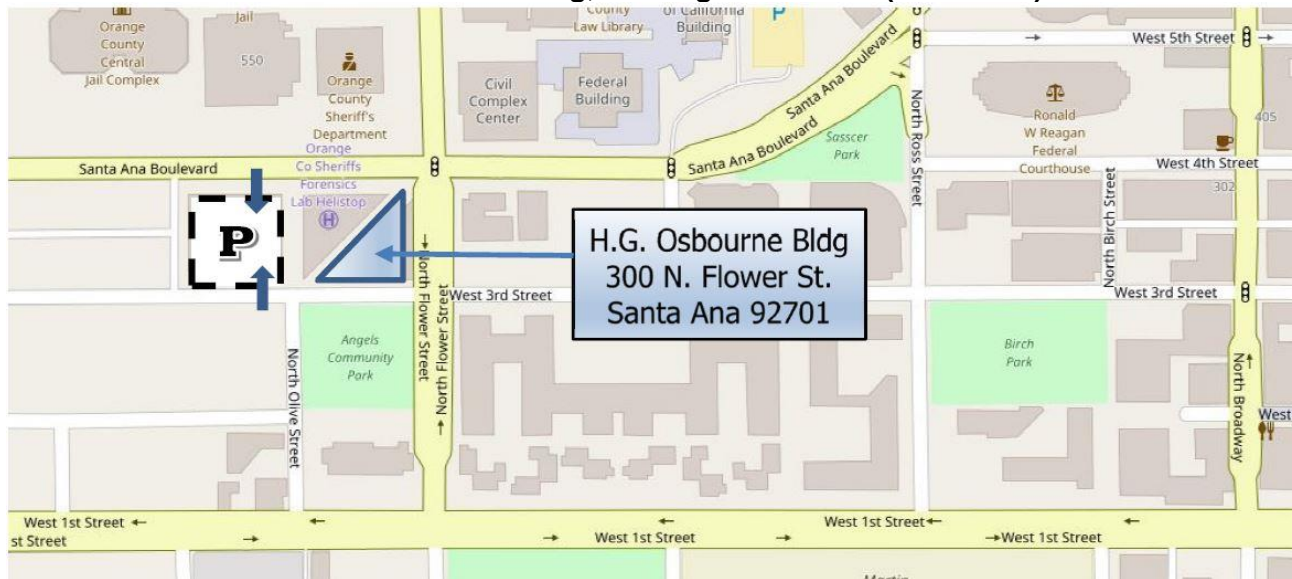
For further information, call Kevin Canning at (714) 667-8847; or e-mail: [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) or come to the Development Processing Center at the address indicated below.

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

## PROJECT LOCATION



## PUBLIC HEARING LOCATION H.G. Osbourne Building, Hearing Room B-10 (Basement)



## 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 deposit of \$500.00 to be filed at the OC Planning Development Processing Center (DPC), 300 N. Flower Street, Santa Ana, CA. 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. In addition, this project is not within the Coastal Zone of the Emerald Bay Local Coastal Program.