



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

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**PROPOSAL – Planning Application PA160064** - A request for a Coastal Development Permit, Use Permit and Variance approvals in conjunction with the construction of a four-level single-family residence with an attached garage.

The Coastal Development Permit is required to construct a new single-family dwelling in the Emerald Bay Local Coastal Plan area, with associated grading.

The Use Permit is required to address the proposed over-height walls on the site. Retaining walls within the rear setback area are proposed at heights from seven (7) feet up to 14 feet where Zoning would allow a 6-foot maximum height.

The Variance is requested to allow a front setback of 5 feet where the Zoning Code would require a setback of 12 feet 6 inches based upon the average front setback of adjoining lots provisions of the Code.

**LOCATION:** The project is located within the Emerald Bay community at 109 Emerald Bay, Laguna Beach, CA within the Fifth (5th) Supervisorial District.

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

**APPLICANT:** Tom Tooma, Property Owner

**AGENT:** Scott Rosenbaum, Geoff Sumich Design, Architect/Agent

**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:** April 5, 2018

**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 Development Services/Planning Division.

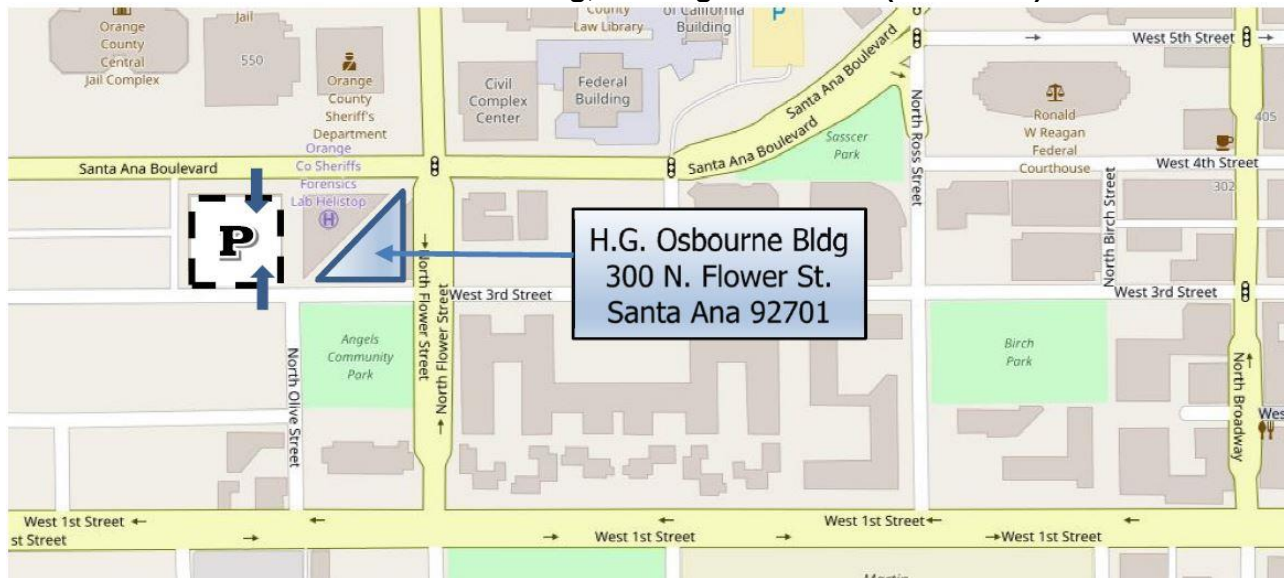
For further information, call Kevin Canning at (714) 667-8847; or e-mail: [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) or come to the Development Processing Center at the address indicated below.

**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 within the Coastal Zone appealable area of the Emerald Bay Local Coastal Program.