



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

PROPOSAL – Planning Application PA180033 - A request for the approval of a Coastal Development Permit, Use Permit, Variance and Lot Line Adjustment in conjunction with the remodeling of a two-level single-family residence adding approximately 1,327 square feet to the residence and an attached 685 square foot garage.

The Coastal Development Permit is requested to increase the existing floor area by more than 10% in the Emerald Bay Local Coastal Plan area, with associated grading.

The Lot Line Adjustment is requested to modify three existing legal building sites (all substandard to the minimum 7,200 square feet area now required) into two legal building sites, one of which would remain substandard but would not decrease in area.

The Use Permit is requested for a proposed over-height wall. A privacy wall is proposed in the front setback area at 5 feet in height where Zoning would limit the wall to 3 feet 6 inches in height. A Use Permit is also required to reduce the minimum driveway length to 14 feet where Zoning would require a minimum of 18 feet.

The Variance is requested to reduce the required front, side and rear setback areas. Front and rear setbacks are proposed at 4 feet 7 inches and 5 feet 1 inch respectively where Zoning would require a setback of 18 feet 5 inches based upon the Zoning Code's shallow lot criteria. One side yard is proposed at a setback of 4 feet 5 inches where the Zoning Code would require a setback of 5 feet.

LOCATION: The project is located within the Emerald Bay community at 211 Emerald Bay, Laguna Beach, CA within the Fifth (5th) Supervisorial District.

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

APPLICANT: Peter Fox, Property Owner

AGENT: Paul Shaver, CAA Planning, Agent

ENVIRONMENTAL DOCUMENTATION: The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 1 (*Existing Facilities*), Class 2 (*Replacement or Reconstruction*) and Class 3 (*New Construction or Conversion of Small Structures*) exemptions pursuant to Sections 15301, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

HEARING DATE: May 2, 2019

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.

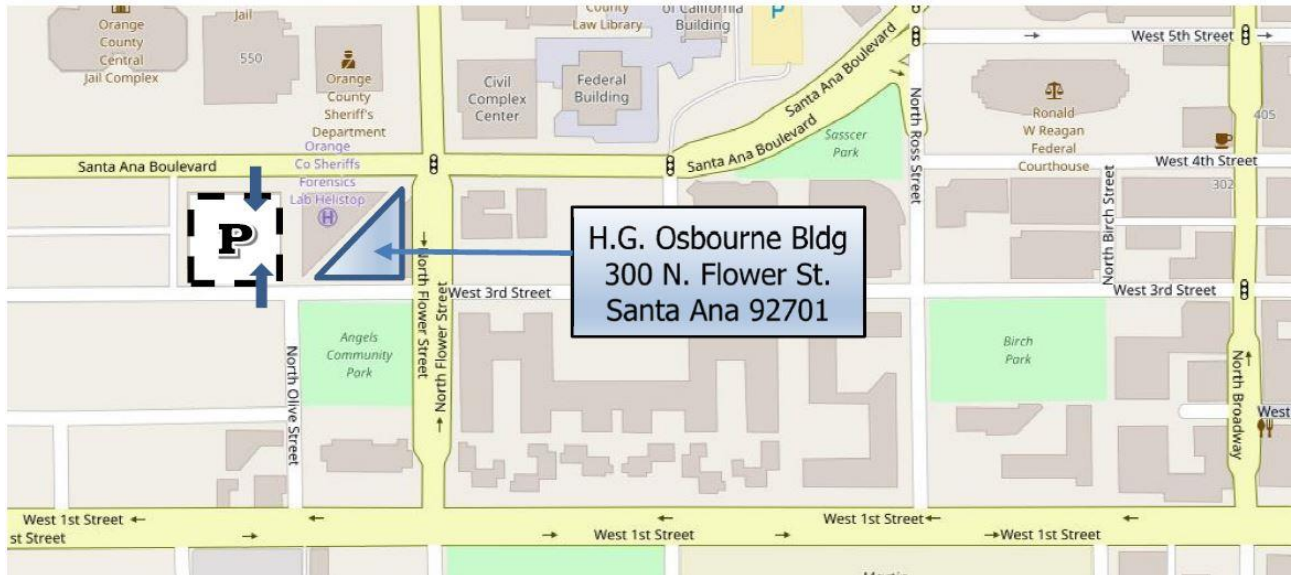
For further information, call Kevin Canning at (714) 667-8847; or e-mail: Kevin.Canning@ocpw.ocgov.com or come to the Development Processing Center at the address indicated below.

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

PROJECT LOCATION



PUBLIC HEARING LOCATION H.G. Osborne 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.