



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

**SUBJECT:** Public Hearing on Planning Application PA20-0015 for a Coastal Development Permit, Use Permit and Variance.

**PROPOSAL:** A request for a Coastal Development Permit, Use Permit and Variance in conjunction with the demolishing an existing home and construction of a new three-level 4,888 residence with attached garage spaces.

The Coastal Development Permit is required for the demolition of the existing home and construction of the new residence with associated site grading. The Variance is required for reduced rear setback of 5 feet, where the Zoning Code would require 17 feet under the shallow lot criteria. A Use Permit is required to permit over-height retaining walls in the front, side and rear setback areas.

**LOCATION:** The project is located within the community of Emerald Bay at 117 Emerald Bay, Laguna Beach, CA within the Fifth Supervisorial District. (APN 053-040-53)

**ZONING:** R1 (SR)(CD) "Single-Family Residential" District (Sign Restriction) (Coastal Development)

**APPLICANT:** AFS Realty Investments LLC (Andrea Shelly), Property Owner

**AGENT:** Ehrlich Yanai Rhee Chaney Architects (Jessica Chang), Agent

**ENVIRONMENTAL DOCUMENTATION:** Staff recommendation is to find that 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:** June 10, 2021 **HEARING TIME:** 1:30 P.M. (Or as soon as possible thereafter)

**REMOTE PARTICIPATION:** To participate in the meeting remotely, please join the meeting online at:

<https://ocgov.webex.com/ocgov/onstage/g.php?MTID=ef5c5881840907b34ec4332615450a6ef>

To join by phone: 415-655-0001, Event number (access code): 177 753 1422

**HEARING LOCATION: Planning Commission Hearing Room, First Floor** at 333 W. Santa Ana Blvd, 10 Civic Center Plaza Santa Ana. The room entry is on the north side of the building.

### INVITATION TO BE HEARD:

California Governor Gavin Newsom issued Executive Order N-33-20 on March 19, 2020, for the preservation of public health and safety throughout the entire State of California and to heed the State public health directives from the Department of Public Health. The Governor's Executive Order is found at the following URL: <https://covid19.ca.gov/img/N-33-20.pdf>. Pursuant to the Executive Order, to protect public health, the State Public Health Officer and Director of the California Department of Public Health have ordered all individuals living in the State of California to stay home or at their place of residence except as needed to maintain continuity of operations of the federal critical infrastructure sectors, as outlined at <https://www.cisa.gov/identifying-critical-infrastructure-during-covid-19>.

Consistent with this order, there will be limited space available for the public to attend the meeting at the County Administration South Building. For purposes of limiting the risk of COVID-19 transmission, recommended social distancing methods will be observed in the hearing room. Interested parties may also send comments on the project via email to [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com). Comments submitted before the start of meeting will be part of the public record and distributed to the Zoning Administrator for consideration.

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views and all supporting documents at or before this hearing. It is requested that any written response be submitted to OC Development Services/Planning via the email address above at least 24 hours prior to the hearing date.

For further information contact Kevin Canning at [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com). The project's Staff Report, project plans and other supporting materials will be available a minimum of 72 hours prior to the hearing at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/zoning-administrator>.

### PROJECT LOCATION



### PUBLIC HEARING LOCATION

**Hall of Administration (HOA), 333 W. Santa Ana Blvd, Santa Ana, CA 92701**  
**Planning Commission Hearing Room, First Floor**



### 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 filing fee of \$500 filed at the County Service Center (CSC), 601 N. Ross St., Santa Ana or online at <https://myoceservices.ocgov.com>. 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. For further information or questions, contact [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) or (714) 667-8847