



# NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY ZONING ADMINISTRATOR

**SUBJECT:** Public Hearing on Planning Application PA20-0201 for a Coastal Development Permit, Use Permit and Variance.

**PROPOSAL:** A request for a Coastal Development Permit, Use Permit and Variance approvals in conjunction with the demolition of an existing residence and construction of a three-level single-family residence with attached tandem garage.

The Coastal Development Permit is required to demolish the existing single-family dwelling and construct a new single-family dwelling in the Emerald Bay Local Coastal Plan area, with associated grading. The Variance is to reduce the front yard setback from the required 16 feet 7 inches setback for a shallow lot to 14 feet for a portion of the structure and to reduce the rear yard setback from the required 15 feet to 8 feet. A Use Permit is required to address proposed over-height retaining walls for the project. Proposed 5-foot walls within the front yard setback for the project would exceed the 3.5-foot height limitation of the Zoning Code. A Use Permit is also required to allow an exception to the maximum building height of 35 feet to permit a minor architectural projection of 2 feet on a portion of the roof area.

**LOCATION:** The project is located within the community of Emerald Bay at 191 Emerald Bay, Laguna Beach, CA within the Fifth Supervisorial District. (APN 053-040-22)

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

**APPLICANT:** Scott and Paula Bower, Property Owners

**AGENT:** Eric Tarbert & Associates, 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:** May 20, 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=e073f9293e6af97b45415b0e09bc8a92a>

To join by phone: 415-655-0001, Event number (access code): 133 486 2697

**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) 677-8847