



# NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY ZONING ADMINISTRATOR

- SUBJECT:** Public Hearing on Planning Application PA22-0055 for a Coastal Development Permit, Use Permit and Variance
- PROPOSAL:** A request for a Coastal Development Permit, a Use Permit and a Variance to allow the demolition of an existing residence and construction of a new residence. A Coastal Development Permit is required for the demolition of the existing residence and construction of the new residence. A Use Permit is required for the construction of a wall at a height of 4 feet within the front setback where Zoning would otherwise permit a maximum height of 3 feet 6 inches. A Variance is required to allow for a reduced rear setback of 5 feet for portions of the proposed new residence where the Zoning Code would otherwise require 25 feet. The existing residence currently has a 5-foot rear setback. Minor grading relating to the proposed improvements would also be proposed.
- LOCATION:** The project is located within the community of Emerald Bay at 1008 Emerald Bay, Laguna Beach, CA within the Fifth Supervisorial District. (APN 053-320-04)
- ZONING:** R1 (SR)(CD) "Single-Family Residential" District (Sign Restriction) (Coastal Development)
- APPLICANT:** Dylan Ochal, Property Owner
- AGENT:** Jonathan Yee, Laidlaw Schultz Architects, Agent/Architect

**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 2, 2022 **HEARING TIME:** 1:30 P.M. (Or as soon as possible thereafter)

**HEARING LOCATION:** Zoning Administrator Hearing Multipurpose Room, Room 105 of the County Administration Building (CAS) at 601 N. Ross Street, at the Corner of Santa Ana Blvd. and Ross Street in Santa Ana. The room entry is on the north side of the building. See other side for Zoning Administrator Hearing Room location map.

## INVITATION TO BE HEARD:

All persons either favoring or opposing this proposal 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 below at least 24 hours 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, contact Kevin Canning at (714) 677-8847 or email to [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com). Comments submitted at least 24 hours before the start of meeting will be part of the public record and will be distributed to the Zoning Administrator for consideration.

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

County Administration South (CAS), 601 North Ross Street, Santa Ana, CA 92701  
Zoning Administrator 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