



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

**SUBJECT:** Public Hearing on a Coastal Development Permit, Use Permit and Variance (Planning Application PA22-0129)

**LOCATION:** The project is located at 1019 Emerald Bay, Laguna Beach, CA within the Fifth Supervisorial District. (APN 053-021-05)

**PROPOSAL:** A request for a Coastal Development Permit and Variance in conjunction with the remodeling and additions to an existing two-level home of approximately 3,900 square feet. 345 square feet of new living area is proposed with an additional 74 square feet in an expansion of the existing three-car garage. The Coastal Development Permit is required for the improvements to the existing home with associated site grading. The Variance is required for reduced front setback of 5 feet, where the Zoning Code would require 12.4 feet for a shallow lot with less than 100 feet of depth. Portions of the existing structure have a nonconforming front setback of 5 feet.

**ENVIRONMENTAL DOCUMENTATION:** Staff is recommending that the proposed project be found Categorically Exempt from the California Environmental Quality Act (CEQA) under the Class 1, Class 2, and Class 3 exemptions pursuant to Sections 15303, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

**APPLICANT:** Mark Ghassemi, Property Owner

**AGENT:** Yolanda Mendoza

**MEETING DATE:** January 5, 2023

**MEETING TIME:** 1:30 p.m. (Or as soon as possible thereafter)

**MEETING LOCATION:** **County Administration South (CAS)**

First Floor, Multipurpose Rooms 103 and 105  
601 N. Ross Street  
Santa Ana, CA 92701

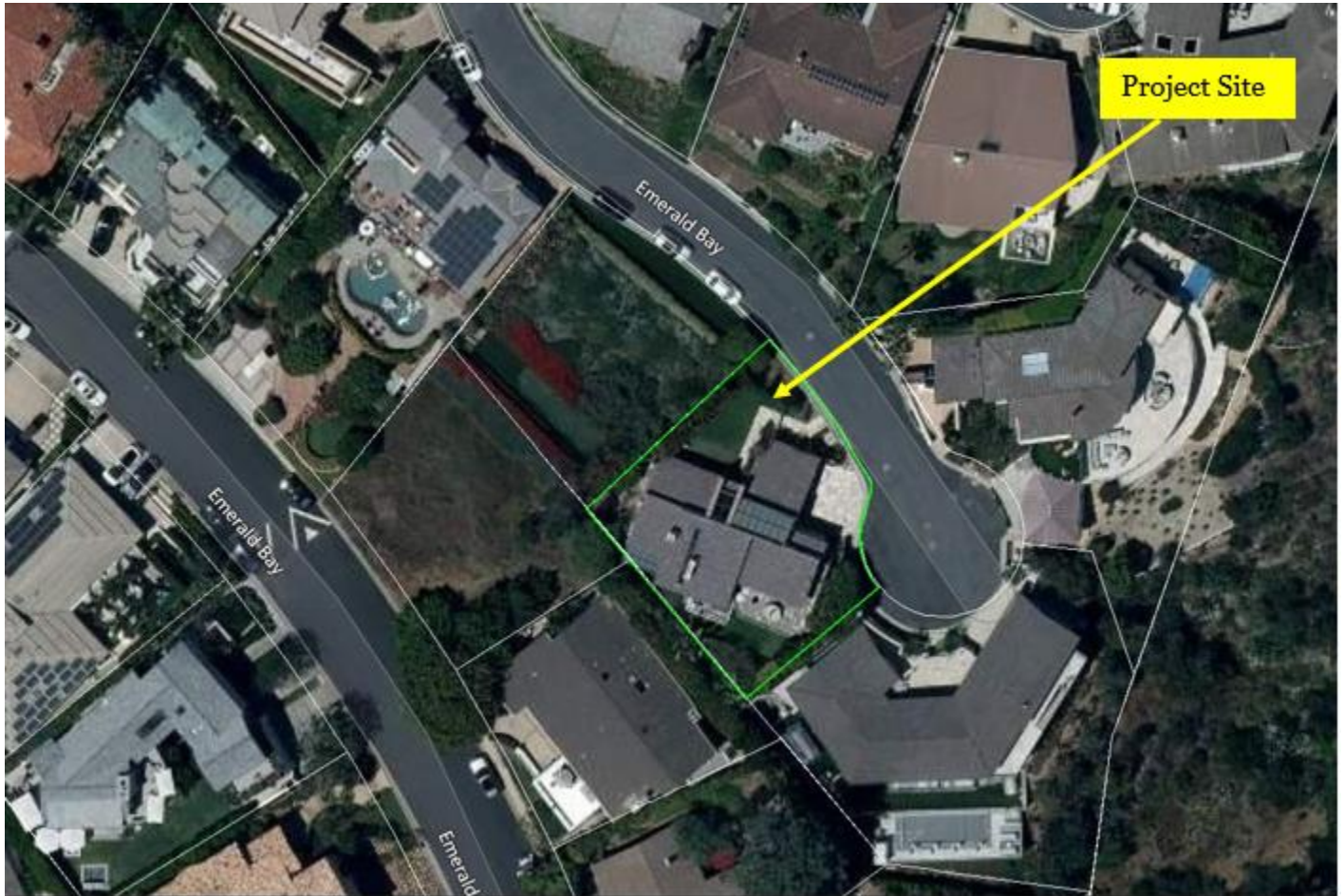
**Map and Parking:** For the most up-to-date map and parking information, please visit our website at: [ocpublicworks.com/parking](https://ocpublicworks.com/parking).

**INVITATION TO BE HEARD:** All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this meeting. It is requested that any documents or written response be submitted to OC Development Services prior to the meeting 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 prior to close of the public meeting described in this notice, or in written correspondence delivered to OC Development Services. 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.

For further information contact Kevin Canning at (714) 667-8847 or [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>.

**OC Public Works**  
**601 N. Ross Street**  
**Santa Ana, CA 92701**

## PROJECT VICINITY MAP



## 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

## **PROJECT SITE MAP**

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