



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on a Coastal Development Permit, Use Permit and Variance (Planning Application PA22-0094)

LOCATION: The project is located at 412 Emerald Bay, Laguna Beach, CA within the Fifth Supervisorial District. (APN 053-071-17)

PROPOSAL: A request for a Coastal Development Permit, Use Permit and Variance in conjunction with the remodeling and additions to an existing two-level 2,600 square foot home. 414 square feet of new living and deck area is proposed with an additional 32 square feet in a garage expansion. 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 15 feet 1 inch feet and a rear setback of 15 feet, where the Zoning Code would require 19 feet 1 inch for a setback on a shallow lot. Also, a deck/balcony would extend to within 8 feet of the rear property line where Zoning would otherwise require a setback of 14 feet. A Use Permit is required to permit over-height privacy wall of 7 feet 4 inches in the front setback area where a maximum height of 3.5 feet is otherwise required.

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: Zacharia Reda, Property Owner

AGENT: Craig Schultz, Laidlaw Schultz Architects

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.

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. 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. 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

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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 or (714) 677-8847