



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on a Coastal Development Permit, Use Permit and Variance (Planning Application PA22-0163)

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

PROPOSAL: A request for a Coastal Development, Use Permit and Variance in conjunction with the major remodeling of and additions to an existing single-level 2,131 square foot home. 990 square feet of new living area in a new second floor is proposed. The Coastal Development Permit is required for the improvements to the existing home with associated site grading. The Use Permit is required for over-height retaining walls at the rear of the property (abutting Coast Highway) and for a reduced driveway depth. The Variance is required for reduced setbacks: a) reduced front setback of 5 feet 9 inches, where the Zoning Code would require 7 feet 5 inches for a front setback based upon the average of front setbacks on adjoining lots; b) a reduced rear yard of 10 feet 10 inches where Zoning would require 17 feet 8 inches on a shallow lot; c) reduced side yard setback to a minimum of 4 feet 10 inches to allow the proposed new construction to match existing, nonconforming side yard setbacks where Zoning would require 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 15301, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

APPLICANT: Andrea Shelley, Property Owners

AGENT: Jason Yaw, MYD studio Inc., Architects

MEETING DATE: February 2, 2023 **MEETING TIME:** 1:30 p.m. (Or as soon as possible thereafter)

MEETING LOCATION: **County Administration South (CAS)**
County Conference Center
425 W. Santa Ana Blvd. Rm CC104
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>.

Or available for review at:

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

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