



# NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY PLANNING COMMISSION

**SUBJECT:** Public Hearing on the Appeal of the Zoning Administrator's Approval of Planning Application PA22-0104 for a Coastal Development Permit and Variance.

**PROPOSAL:** PA22-0104, a request for a Coastal Development Permit and Variance for the demolition of an existing 2,500 square foot home and the construction of a new residence with 5,750 square feet of living area on three levels and garage spaces for three cars, was approved by the Zoning Administrator on March 2, 2023. A Variance was also granted for reduced front and rear setback of 5 feet, where the Zoning Code would require a setback of 8.35 feet utilizing shallow lot provisions (less than 75 feet deep). An interested party appealed the decision of the Zoning Administrator.

**LOCATION:** The project is located within the community of Emerald Bay at 52 Emerald Bay, Laguna Beach, CA within the Fifth Supervisorial District. (APN 053-060-92)

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

**APPLICANT:** Steve Olson, Property Owner

**APPELLANT:** Neel and Sharlene Grover

**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 14, 2023      **HEARING TIME:** 1:30 P.M. (Or as soon as possible thereafter)

**HEARING LOCATION:** The Public Hearing will be held in Multipurpose Room 101 of the County Administration North Building at 400 W. Civic Center Drive, at the Corner of Santa Ana Blvd. and North Ross Street in Santa Ana. The room entry is on the south side of the building. **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:

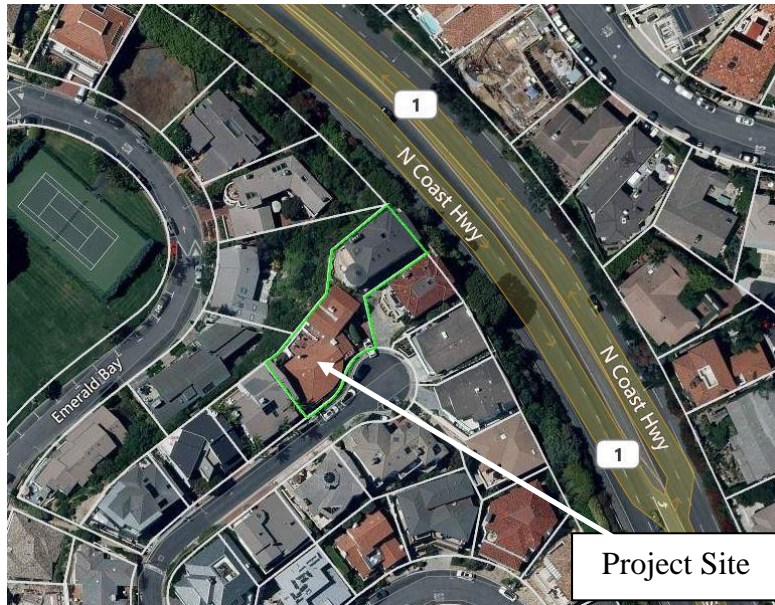
All persons either favoring or opposing this proposal and all supporting documents are invited to present their views and all supporting documents at this hearing. It is requested that any written response be submitted to OC Development Services/Planning or emailed to Kevin Canning at [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) a minimum of 72 hours prior to the hearing to allow time for distribution to Planning Commissioners. 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.

Information related to the proposed project will be posted online on the Planning Commission's webpage at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission> and also on the project's webpage at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/current-projects/3rd-district/pa180034>

For further information contact Kevin Canning at (714) 667-8847; e-mail: [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) or come to the County Service Center (CSC) at the address indicated below.

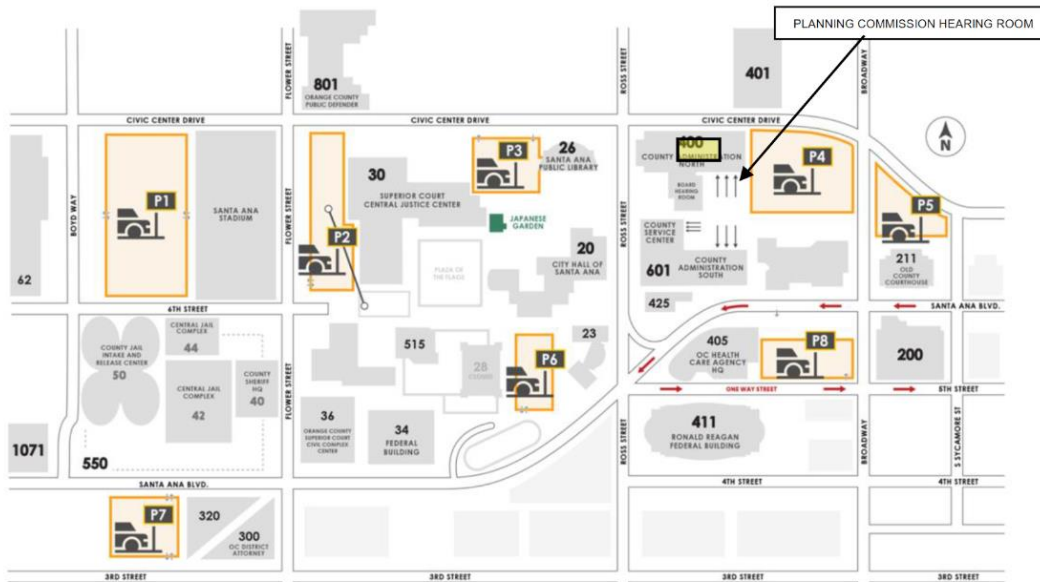
OC Development Services/Planning  
County Administration South Building  
601 N Ross Street  
PO BOX 4048, Santa Ana, CA 92702-4048

PROJECT LOCATION



ORANGE COUNTY CIVIC CENTER – BUILDING AND PARKING MAP

[ocpublicworks.com/parking](http://ocpublicworks.com/parking)



COASTAL COMMISSION APPEAL PROCEDURE

The decision of the Planning Commission on the subject project is the County's final action on the project. However, due to the property's location within the appeal jurisdiction area of the Emerald Bay Local Coastal Program, an appeal of the project may be filed with the California Coastal Commission. Following the Planning Commission's action on the project, a Notice of Final Decision will be filed with the California Coastal Commission's South Coast District office within 7 calendar days of the decision. The Notice will then be posted online under the Currently Appealable Projects at weblink listed below. The appeal to the Coastal Commission must be filed within the 10-day period listed for the project when posted. Further instructions to file this appeal are also listed at this weblink.

[https://documents.coastal.ca.gov/assets/appeal-projects/Statewide\\_Appealable\\_Projects\\_Report.pdf](https://documents.coastal.ca.gov/assets/appeal-projects/Statewide_Appealable_Projects_Report.pdf)