



NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on Planning Application PA23-0132 for a Coastal Development Permit

PROPOSAL: A request for a Coastal Development approval in conjunction with the remodeling of an existing residence.

The Coastal Development Permit is required for the remodeling of the existing home and construction of the new second story deck.

LOCATION: The project is located within the community of Emerald Bay at 104 Emerald Bay, Laguna Beach, CA within the Fifth Supervisorial District. (APN 053-050-40)

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

APPLICANT: Alfred E. Baldwin, Property Owner

AGENT: Geoff Sumich, 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: November 16, 2023 **HEARING TIME:** 1:30 P.M. **(Or as soon as possible thereafter)**

HEARING LOCATION: Zoning Administrator Hearing Multipurpose Rooms 103 and 105 of the County Administration South 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 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 online at <https://myoceservices.ocgov.com> 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 emailed or delivered to the OC Planning at the addresses below.

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

For further information contact Kevin Canning at 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>.

