



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

**SUBJECT:** Public Hearing on Planning Application PA23-0081 for a Coastal Development Permit and Use Permit

**LOCATION:** The project is located in the community of Emerald Bay at 1209 Emerald Bay, Laguna Beach, CA 92651 within the Fifth Supervisorial District (APN 053-320-60).

**PROPOSAL:** The applicant is seeking a Coastal Development Permit and a Use Permit to allow for the expansion and interior remodeling of an existing residence. A Coastal Development Permit is required for the 711 square foot addition of conditioned, livable space and extensive remodeling to the existing residence. A Use Permit is also required to replace the existing front courtyard retaining wall adjacent to Emerald Bay, bordering the driveway. The existing courtyard retaining wall varies in height between 3.65' and 7' when measured from the street-facing, exterior side because of the natural slope of the property. The replacement courtyard retaining wall will be placed at the same location and vary in height between 3.91' to 5.83' when measured from the street-facing, exterior side. The courtyard retaining wall, when measured from the interior side that is lower than the street, will be up to 7'-6" in height, which requires approval of a Use Permit.

**ENVIRONMENTAL DOCUMENTATION:** Staff is recommending that the proposed project be found Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities), Class 2 (Replacement and Reconstruction), and Class 3 (New Construction) exemptions pursuant to Sections 15301 through 15303 of the CEQA Guidelines.

**APPLICANT:** Raymond Ricci, Property Owner

**AGENT:** Richard Krantz, Architect

**MEETING DATE:** March 7, 2024

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

**MEETING LOCATION:** **County Administration South (CAS)**  
Multi-Purpose Room 103 and 105  
601 N. Ross Street, First Floor  
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 [Arturo.Cervantes@ocpw.ocgov.com](mailto:Arturo.Cervantes@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 Arturo Cervantes at (714) 667-8864 or [Arturo.Cervantes@ocpw.ocgov.com](mailto:Arturo.Cervantes@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 [Arturo.Cervantes@ocpw.ocgov.com](mailto:Arturo.Cervantes@ocpw.ocgov.com) or (714) 667-8864.