



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

**SUBJECT:** Public Hearing on Planning Application PA23-0224 for a Coastal Development Permit

**LOCATION:** The project site is located in the community of Emerald Bay at 9787 Emerald Bay, Laguna Beach, CA within the Fifth Supervisorial District. (APN 053-060-76). The project site is generally located across from 68 Emerald Bay and extending along the beachfront to the southerly community beach limit.

**PROPOSAL:** The co-applicants are seeking a Coastal Development Permit to replace an existing sewage lift station and repair/enhance landscape materials, pedestrian walkways, stairway handrails, swing set, and a public beach shower in the vicinity. Also included is a request to permit an annual holiday lighting display on four existing beachfront palm trees from Thanksgiving through the first week of January.

**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(b) (Existing Facilities), and Class 2(c) (Replacement and Reconstruction) exemptions pursuant to Sections 15301 and 15302 of the CEQA Guidelines.

**CO-APPLICANTS:** Emerald Bay Community Association, Co-Applicant and Property Owner  
Emerald Bay Service District, Co-Applicant

**AGENT:** CAA Planning, Agent

**MEETING DATE:** April 18, 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 [Kevin.Canning@ocpw.ocgov.com](mailto: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](mailto: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>.

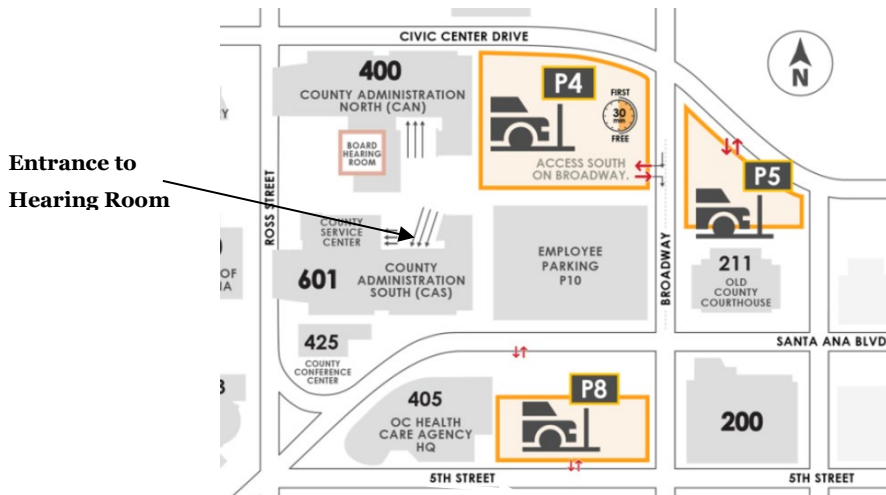
Or available for review at:  
OC Public Works  
601 N. Ross Street, First Floor  
Santa Ana, CA 92701

### PROJECT LOCATION



### PUBLIC HEARING LOCATION

County Administration South (CAS) 601 N. Ross Street, 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](mailto:Kevin.Canning@ocpw.ocgov.com) or (714) 667-8847.

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