



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 PA22-0227 for a Coastal Development Permit, Use Permit, Variance and Lot Line Adjustment.

PROPOSAL: An appeal of the approval of a Coastal Development Permit, Variance, Use Permit and Lot Line Adjustment in conjunction with the removal of an existing two-level single-family residence and its replacement with a new two-level single-family residence and associated site improvements. The Coastal Development Permit is required for the demolition of the existing structure and construction of the replacement residence, along with the associated site grading and improvements. The Variance is requested to reduce the required front and rear setbacks, and the westerly side setback. The front setback for the main structure and entry gateway/gazebo would be a minimum of 5 feet from front property line and the rear setback would be 0 feet from the edge of the access easement. Both reduced setbacks would match existing nonconforming setback conditions. The westerly side setback would be 2.5 feet from the edge of curb. The Use Permit is required to permit an over-height privacy wall in the front setback area at 5 feet in height (with 6-foot pilasters) where the Zoning Code would limit the wall to 3 feet 6 inches in height. The Lot Line Adjustment is requested to merge two existing legal building sites into one legal building site.

LOCATION: The project is located within the community of Emerald Bay at 211 Emerald Bay, Laguna Beach, CA within the Fifth Supervisorial District. (APN 053-073-43)

APPLICANT: The B & K Slavik Family Trust, Applicant and Property Owner

APPELLANT: Mr. William Cooley

ENVIRONMENTAL DOCUMENTATION: On June 20, 2024, the Zoning Administrator adopted Staff's recommendation and found 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: September 25, 2024

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

HEARING LOCATION: **County Administration North (CAN)**
Multipurpose Room 101
400 W. Civic Center Drive
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 are invited to present their views at the hearing. It is requested that any documents or written responses be submitted to OC Public Works 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 prior to the close of the public hearing. If a physical meeting location is unable to be accommodated due to federal, state or local mandate, the meeting will be held by internet and phone only.

Interested parties may send comments on the project via email to Kevin.Canning@ocpw.ocgov.com. Comments submitted before the start of the meeting will be part of the public record and distributed to the Planning Commission for consideration. All persons either favoring or opposing this proposal and all supporting documents are invited to present their views and all supporting documents at or before this hearing. It is requested that any written response be submitted to OC Development Services/Planning via the email address above at least 24-hours prior to the hearing date.

The Planning Commission Staff Report and attachments for the project are available online at:

<https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission>

For further information, contact Kevin Canning at (714) 667-8847 or Kevin.Canning@ocpw.ocgov.com, or come to the County Service Center at the address indicated below:

**OC Development Services/Planning
601 N. Ross Street
Santa Ana, CA 92701**

PROJECT LOCATION

