



NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY BOARD OF SUPERVISORS

SUBJECT: Public Hearing on the Appeal of the Planning Commission's Approval on Appeal of Planning Application PA22-0227 for a Coastal Development Permit, Use Permit, Variance and Lot Line Adjustment.

PROPOSAL: An appeal of the Planning Commission's 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 September 25, 2024, the Planning Commission 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.

HEARING DATE: December 17, 2024

HEARING TIME: 9:30 A.M. (Or as soon as possible thereafter)

HEARING LOCATION: The Public Hearing will be held the Board of Supervisors Hearing Room 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.

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 comments be submitted to COB.Response@ocgov.com a minimum of 72 hours prior to the hearing to allow time for distribution to Board of Supervisors. 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 OC Development Services/Planning or the Board of Supervisors.

Information related to the proposed project from the Planning Commission's consideration is posted online, under Item #2, at <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission>. The Board's meeting agenda and project Agenda Staff Report and attachments will be available 72-hours prior to the hearing at: <https://ocgov.com/gov/bos/agenda>

For further information contact Kevin Canning at (714) 667-8847; e-mail: 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
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