



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

SUBJECT: Public Hearing on Planning Application PA24-0149 for a Coastal Development Permit, Variance, and Site Development Permit

LOCATION: The project is located at 325 Emerald Bay, Laguna Beach, CA 92651 within the Fifth Supervisorial District (APN 053-072-01).

PROPOSAL: The applicant is requesting a Site Development Permit to construct retaining walls of varying heights between 2 and 7 feet within the front and side setback areas, a Coastal Development Permit to demolish the existing house and construct a new two-story residence, and a Variance to allow a 5-foot setback along the front and rear of the property, where a minimum setback of 11 feet, 3 inches is required.

ENVIRONMENTAL DOCUMENTATION: Find that the project is categorically exempt from the California Environmental Quality Act (CEQA), Class 2 (Replacement or Reconstruction) pursuant to CEQA Guidelines section 15302.

APPLICANT: Cristina Thomas, Property Owner

AGENT: Chad Peterson, Agent

MEETING DATE: February 20, 2025 **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.

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 Cynthia.Burgos@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 Cynthia Burgos at (714) 667-8898 or Cynthia.Burgos@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



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 filed online at myoceservices.ocgov.com or in person at the County Service Center, located at 601 N. Ross St., Santa Ana. 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.