



NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

PROPOSAL – Planning Application PA150024 The applicant requests approval of a Coastal Development Permit (CDP) as required by Section III.A of the Emerald Bay Local Coastal Program and pursuant to OC Zoning Sec. 7-9-118.6(a) to construct a two-story 4,348 square-foot single-family residence. The proposed project also involves the demolition of the existing of the single-family residence, while maintaining portions of the existing subterranean garage, driveway, and street frontage landscaping. Approximately 180 cubic yards of grading of proposed.

LOCATION: The project is located within the Emerald Bay area at 12 Emerald Bay, Laguna Beach, CA within the Fifth (5th) Supervisorial District. The project is located in the Coastal Zone of the Emerald Bay Local Coastal Program.

ZONING: R1 Single-Family Residence (CD – Coastal Development) (SR – Sign Restriction)

DATE OF FILING: March 4, 2015

APPLICANT: John Schaefer, Property Owner **AGENT:** Craig Schultz, Laidlaw Schultz Architects

ENVIRONMENTAL DOCUMENTATION: Notice of Intent (NOI) to adopt Revised Mitigated Negative Declaration No. PA150024 and the MND was posted for a 20-day public comment and review on September 18, 2015 in compliance with section 15072 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

HEARING DATE: October 15, 2015

HEARING TIME: 1:30 P.M. (Or as soon as possible thereafter)

HEARING LOCATION: Zoning Administrator Hearing Room B-10, Basement of the H.G. Osbourne Building at 300 N. Flower Street, at the Corner of Santa Ana Blvd. and Flower Street in Santa Ana. See other side for Zoning Administrator Hearing Room location map.

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 response be submitted to OC Development Services/Planning 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 at the public hearing described in this notice, or in written correspondence delivered to the OC Planning.

For further information, call Jerry Olivera at (714) 667-9631; or e-mail: jerry.olivera@ocpw.ocgov.com, or come to the Development Processing Center at the address indicated below.

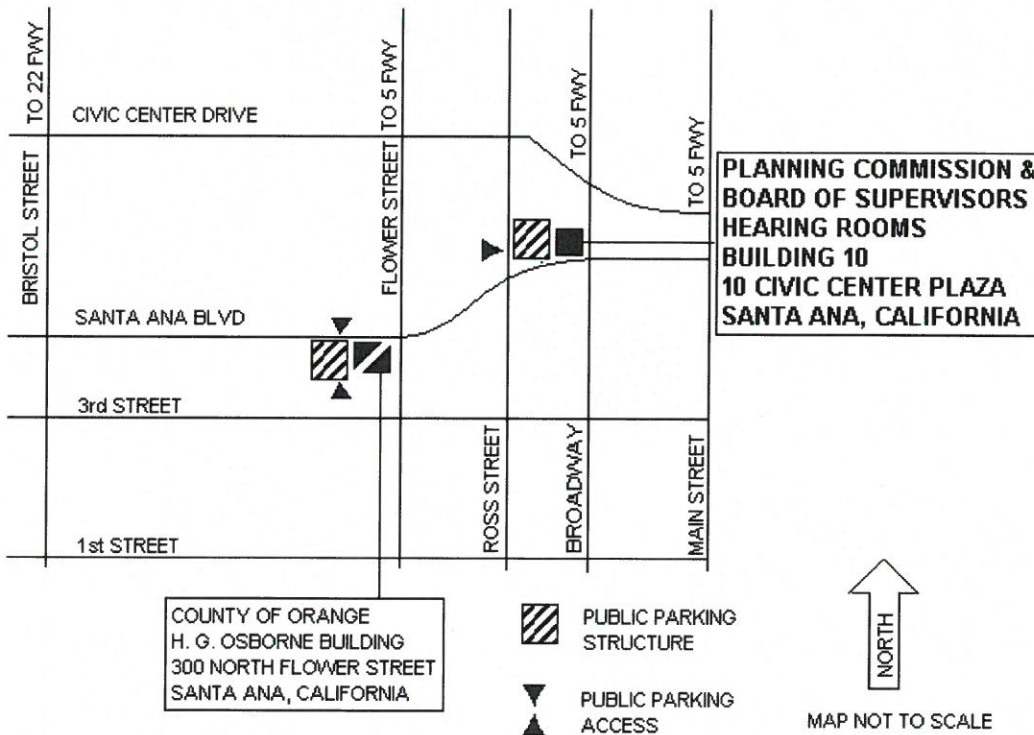
**OC Development Services/Planning
300 N. Flower Street
PO BOX 4048, Santa Ana, CA 92702-4048**

PROJECT LOCATION



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PUBLIC HEARING LOCATION



APPEAL PROCEDURE

Any interested person may appeal a decision of the ZONING ADMINISTRATOR on this permit to the PLANNING COMMISSION within 15 calendar days of the decision upon submittal of required documents and a deposit of \$500.00 to be filed at the OC Planning Development Processing Center (DPC), 300 N. Flower Street, Santa Ana, CA. In addition, this project is within the Coastal Zone of the Emerald Bay Local Coastal Program and is an "appealable development." The decision on a coastal development permit issued for an appealable development may be appealed directly to the California Coastal Commission, South Coast District Office located at 200 Oceangate, 10th Floor, Long Beach, CA 90802, telephone number (562) 560-5071, in compliance with their regulations including appeal fees, without exhausting the County's appeal procedures.