



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

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**PROPOSAL** – Planning Application PA150055 is a request for a Coastal Development Permit, Variance and Use Permit in conjunction with the demolition of an existing home and construction a new single family residence the Emerald Bay community. The project site is currently developed with one single family home built across two legal lots. Once demolished the site will be two building sites, and a second/separate application is filed for the other proposed new residence. The proposed new residence would be a four-level 4,637 square foot dwelling with a 441 square foot two garage.

A Coastal Development Permit is required for the demolition of the existing structure, site grading and construction of the new residence.

A Variance is requested to allow:

- a) Front yard setback of 9'7.5" where 16'6" required by Sec 7-9-128.2;
- b) Driveway depth of 9'7.5" where 18' is required per Sec 7-9-137.1(a)

A Use Permit approval is required for:

- a) Wall height of 5'6" within front yard setback area which is greater than 3.5' per Sec 7-9-137.5;
- b) Retaining wall heights of up to 21' within side yards areas which is greater than 6' per Sec. 7-9-137.5.

**LOCATION:** The project is located within the Emerald Bay community at 22 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)

**APPLICANT:** Cary and Angela Bren, Property Owner      **AGENT:** Bill McKibbin, Agent

**ENVIRONMENTAL DOCUMENTATION:** The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 3 (*New Construction or Conversion of Small Structures*) and Class 5 (*Minor Land Use Limitations*) pursuant to Sections 15303 and 15305. of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

**HEARING DATE:** December 17, 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.

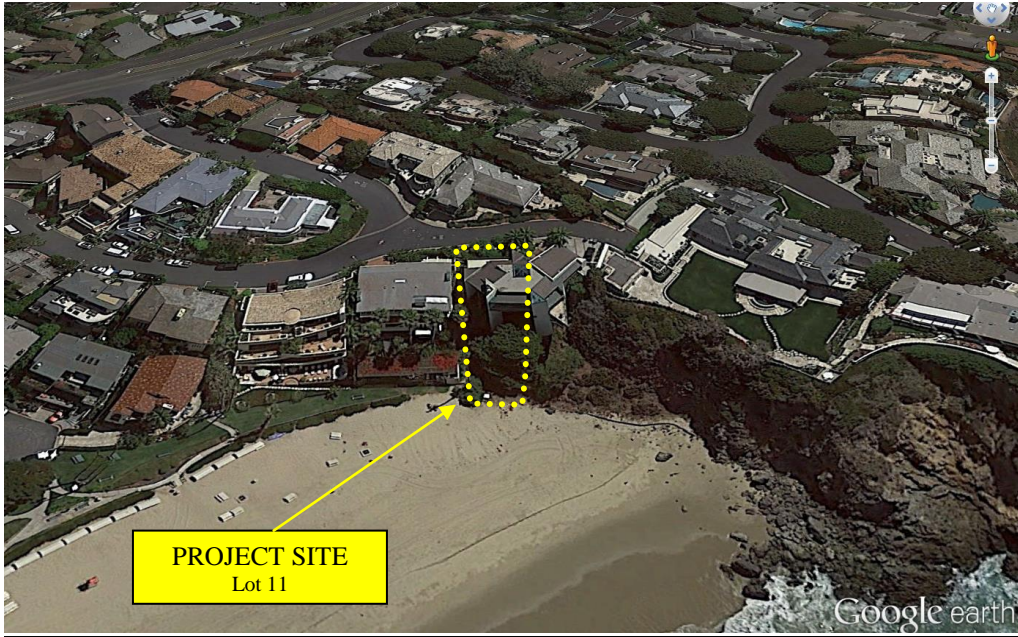
### INVITATION TO BE HEARD:

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 Development Services/Planning.

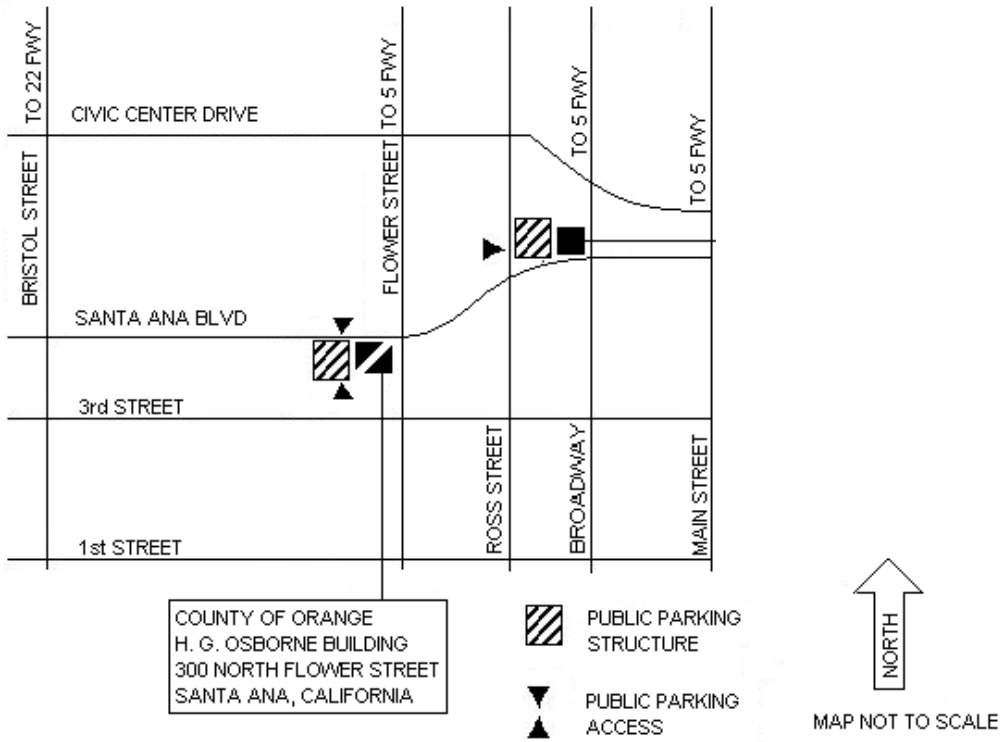
For further information, call Kevin Canning at (714) 667-8847; or e-mail: [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) or come to the Development Processing Center at the address indicated below.

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

## PROJECT LOCATION



## PUBLIC HEARING 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 and a deposit of \$500 filed at the Development Processing Center, 300 N. Flower 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/Planning Division.