



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

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**PROPOSAL – Planning Application PA150068** A request for a Variance to allow a stairway and deck encroachment into the required side yard setback area. The applicant requests approval to construct a deck and stairs/steps of up to 5 feet 4 inches in height to extend to within 6 inches of the side property line instead of a 2 foot setback. The proposed improvements would not extend as high or higher than the existing side property wall. The project is exempt from the requirement for a Coastal Development Permit.

**LOCATION:** The project is located within the Emerald Bay area at 217 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:** Ms. Susan Gotschall Garcia, Property Owner      **AGENT:** Jeff Weidner

**ENVIRONMENTAL DOCUMENTATION:** The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 1 (*Existing Facilities*) and Class 5 (*Minor Alterations in Land Use Limitations*) pursuant to Sections 15301 and 15305 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

**HEARING DATE:** February 18, 2016

**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.

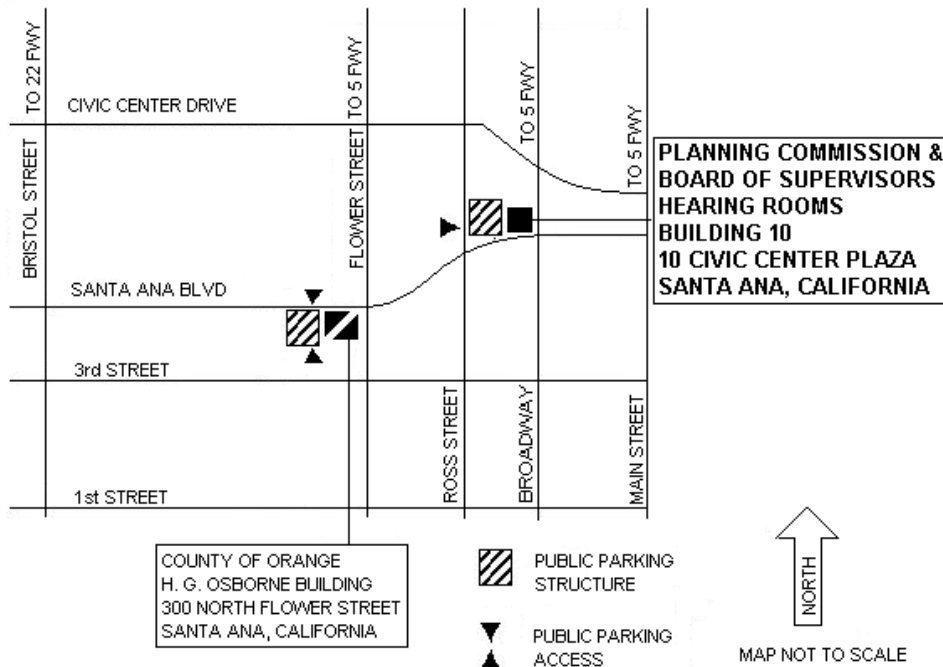
For further information, call Kevin Canning at (714) 667-8847; or e-mail: [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) or come to the Development Processing Center at the address indicated below.

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.