



# NOTICE OF PUBLIC HEARING

## BY THE ORANGE COUNTY ZONING ADMINISTRATOR

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**PROPOSAL – Planning Application PA190001** - A request for the approval of a Coastal Development Permit, Use Permit and Variance in conjunction with the construction of a three-level single-family residence with attached garage.

The Coastal Development Permit is requested for the demolition of the existing residence and construction of the new single-family dwelling in the Emerald Bay Local Coastal Plan area, with associated grading.

The Use Permit is requested for a proposed over-height retaining within the rear setback area at heights of up to 25 feet where Zoning would limit the wall to 6-feet in height, and a mailbox pedestal at 4 feet 6 inches within the front setback where Zoning would limit the pedestal to 3 feet 6 inches in height.

The Variance is requested reduce the front and rear setbacks to 5 feet where Zoning would require a setback of 10 feet based upon the Zoning Code's shallow lot criteria.

**LOCATION:** The project is located within the Emerald Bay community at 1100 Emerald Bay, Laguna Beach, CA within the Fifth (5th) Supervisorial District.

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

**APPLICANT:** Brian Flornes, Property Owner

**AGENT:** Charles d'Arcy, d'Arcy & Associates, Architects

**ENVIRONMENTAL DOCUMENTATION:** 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 and County of Orange procedures.

**HEARING DATE:** May 2, 2019

**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 24 hours 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 Division.

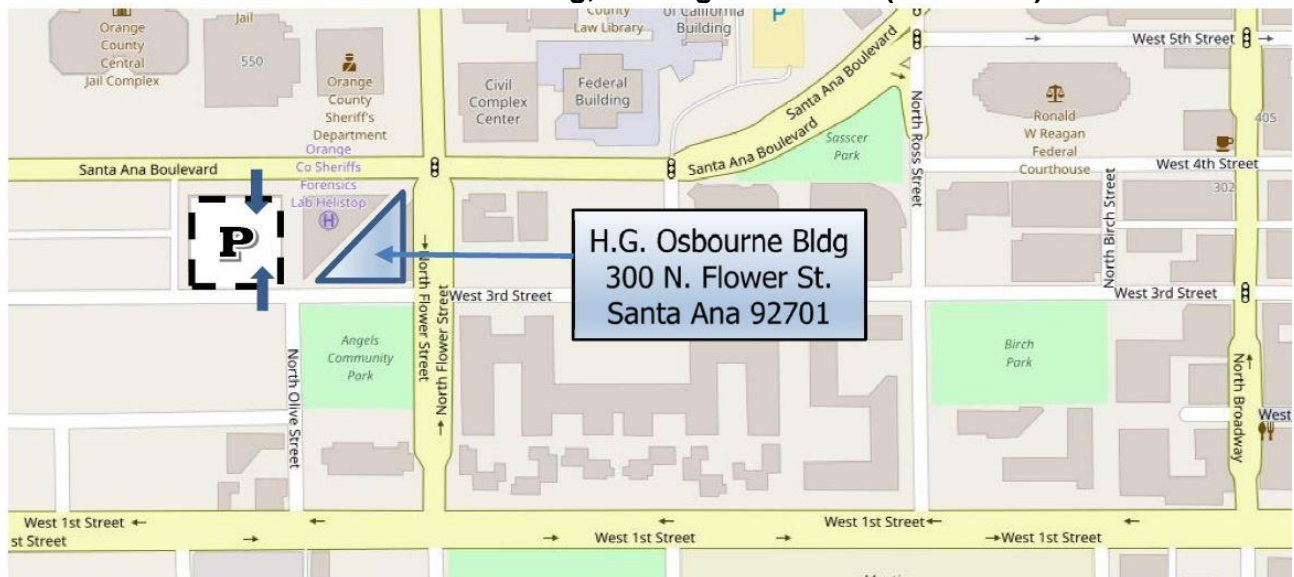
For further information, call Kevin Canning at (714) 667-8847; or e-mail: [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) or come to the Development Processing Center at the address indicated below.

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

## PROJECT LOCATION



## PUBLIC HEARING LOCATION H.G. Osbourne Building, Hearing Room B-10 (Basement)



## 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. 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.