



# NOTICE OF PUBLIC HEARING BY THE ORANGE COUNTY ZONING ADMINISTRATOR

- SUBJECT:** Public Hearing on Planning Application PA20-0031 for a Coastal Development Permit and Variance.
- PROPOSAL:** A request for a Coastal Permit and Variance in conjunction with the construction of a single-family residence on a vacant parcel. A Coastal Development Permit is required for the construction of a new residence. A Variance is requested to allow a reduced rear setback of 14 feet where the Zoning Code would otherwise require 16 feet 8 inches under the shallow lot provisions.
- LOCATION:** The property is a vacant parcel located at 1017 Emerald Bay within the Emerald Bay community, within the Fifth (5th) Supervisorial District. (APN 053-021-06)
- ZONING:** R1 (SR)(CD) "Single-Family Residential" District (Sign Restriction)(Coastal Development)
- APPLICANT:** Bruce and Mary McDonald, Property Owner **AGENT:** Jonathan Yee, Laidlaw Schultz Architects

**ENVIRONMENTAL DOCUMENTATION:** Staff recommendation is to find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 3 (New Construction or Conversion of Small Structures) pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

**HEARING DATE:** July 16, 2020 **HEARING TIME:** 1:30 P.M. **(Or as soon as possible thereafter)**  
There will be a phone-in option (no video available) for the meeting.

**ATTEND BY PHONE:** For those would do not want to or are unable to participate in person there is also a phone-in option (no video available) for the meeting by calling into 1-(949) 543-0845 and using conference ID: 868706805

**HEARING LOCATION:** Zoning Administrator Hearing Multipurpose Room 105 of the County Administration South Building (CAS) at 601 N. Ross Street, at the Corner of Santa Ana Blvd. and Ross Street in Santa Ana. The room entry is on the north side of the building. See other side for Zoning Administrator Hearing Room location map.

## INVITATION TO BE HEARD:

California Governor Gavin Newsom issued Executive Order N-33-20 on March 19, 2020, for the preservation of public health and safety throughout the entire State of California and to heed the State public health directives from the Department of Public Health. The Governor's Executive Order is found at the following URL: <https://covid19.ca.gov/img/N-33-20.pdf>. Pursuant to the Executive Order, to protect public health, the State Public Health Officer and Director of the California Department of Public Health have ordered all individuals living in the State of California to stay home or at their place of residence except as needed to maintain continuity of operations of the federal critical infrastructure sectors, as outlined at <https://www.cisa.gov/identifying-critical-infrastructure-during-covid-19>.

Consistent with this order, there will be limited space available for the public to attend the meeting at the County Administration South Building. For purposes of limiting the risk of COVID-19 transmission, recommended social distancing methods will be observed in the hearing room. Interested parties may also send comments on the project via email to [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@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.

All persons either favoring or opposing this proposal and all supporting documents are invited to present their views and all supporting documents at or before this hearing. It is requested that any written response be submitted to OC Development Services/Planning via the email address above at least 24 hours prior to the hearing date.

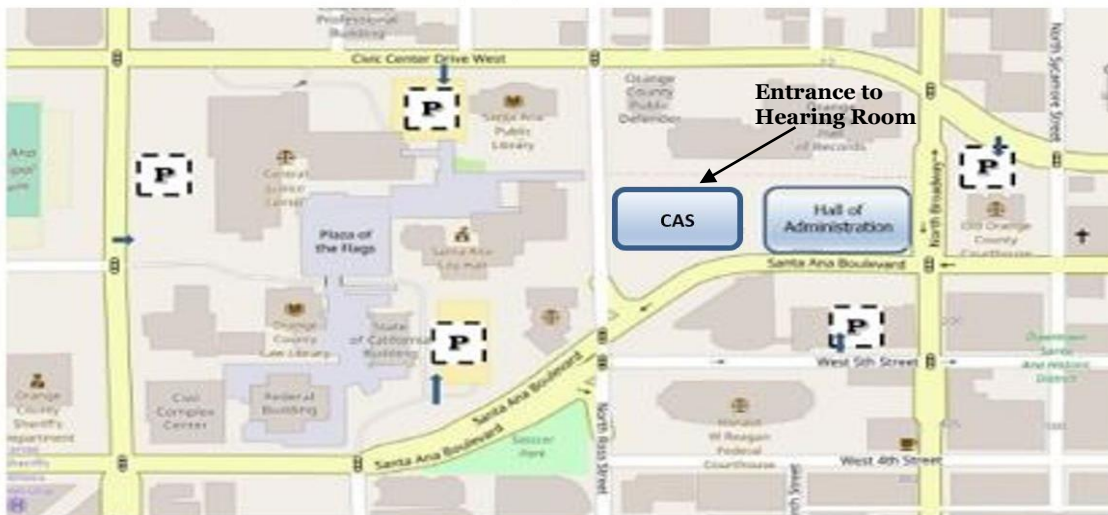
For further information contact Kevin Canning at [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com). The project's Staff Report, project plans and other supporting materials will be available a minimum of 72 hours prior to the hearing at [http://www.ocpublicworks.com/ds/planning/hearing/zon\\_admin](http://www.ocpublicworks.com/ds/planning/hearing/zon_admin).

## PROJECT LOCATION



## PUBLIC HEARING LOCATION

County Administration South (CAS) 601 N. Ross Street, Santa Ana, CA 92701



## 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 filing deposit of \$500 filed at the County Service Center (CSC), 601 N. Ross St., Santa Ana or online at <https://myoceservices.ocgov.com>. 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. For further information or questions, contact [Kevin.Canning@ocpw.ocgov.com](mailto:Kevin.Canning@ocpw.ocgov.com) or (714) 677-8847