NOTICE OF PUBLIC HEARING

BY THE ORANGE COUNTY ZONING ADMINISTRATOR

APPLICATION NUMBER: PA26-0173

APPLICANT: Megan Fatemi

PROJECT LOCATION: 154 and 156 Emerald Bay, Laguna Beach, CA 92651 within the 5th Supervisorial District

PROPOSED PROJECT: The applicant filed an application on November 20,2025 requesting a Coastal Development Permit to demolish the existing residences at 154 and 156 Emerald Bay, in conjunction Lot Line Adjustment 2025-02.

ENVIRONMENTAL DOCUMENTATION: The proposed project is categorically exempt (Class 1 and 5) from the provisions of CEQA pursuant to CEQA Guidelines Sections 15301 and 15305, because the exemptions provide for the demolition of existing private single family residences and accessory (appurtenant) structures, and the minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density.

HEARING DATE: November 19, 2026

HEARING TIME: 1:30 p.m. (Or as soon as possible thereafter)

HEARING LOCATION: **County Administration South (CAS)**
First Floor, Multipurpose Room 105
601 N. Ross Street
Santa Ana, CA 92701

INVITATION TO BE HEARD:
All persons either favoring or opposing this proposal and all supporting documents are invited to present their views at this hearing. It is requested that any comments, documents, or written responses be submitted to OC Development Services/Planning via email to Ilene.Lundfelt@pw.oc.gov or delivered to 601 N. Ross Street, Santa Ana, CA 92701 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 prior to close of the public meeting described in this notice, or in written correspondence delivered to OC Development Services/Planning. Comments submitted before the start of meeting will be part of the public record and distributed to the Zoning Administrator for consideration.

For further information, contact Ilene Lundfelt at (714) 667-9697 or Ilene.Lundfelt@pw.oc.gov, or come to the County Service Center at 601 N. Ross Street, Santa Ana, CA 92701.

The Zoning Administrator staff report, project plans and other supporting materials are available at: https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/zoning-administrator

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Planning Commission within 15 calendar days of the decision upon submittal of required documents filed online at myoceservices.ocgov.com or in person at the County Service Center, located at 601 N. Ross 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. This project is located within a California Coastal Commission appealable area in accordance with Orange County Codified Ordinances Section 7-9-127.2(d) and the certified Emerald Bay Local Coastal Program. The appeal must be filed before the expiration of the 10-working-day appeal period, which begins on the day following the Coastal Commission's receipt of the County's notice of final action. Any person wishing to appeal the decision should contact the California Coastal Commission for the appropriate forms and filing instructions. Information regarding the appeal process and required forms is available at https://www.coastal.ca.gov/cdp/cdp-forms.html.