



ZONING ADMINISTRATOR AGENDA

April 21, 2022

601 N. ROSS STREET

MULTIPURPOSE ROOM 105

1:30 PM

A limited number of staff reports are available at the hearing.

Any member of the public may ask the Zoning Administrator to be heard on the public hearings on the agenda, as those are called.

Those persons addressing the Zoning Administrator are requested to give their name for the record.

Written materials must be received 24 hours in advance to ensure consideration by the Zoning Administrator.

Except as otherwise provided by law, no action shall be taken on any items not appearing in the following agenda. However, items may be taken up in a different sequence.

Members of the public may address the Zoning Administrator on items of interest to the public that are not on the agenda and are within the jurisdiction of the Zoning Administrator.

I Call to Order

II. Minutes of March 17, 2022

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA21-0150 – APPLICANT – NORTHERN TRUST COMPANY, PAXSON H. OFFIELD APPOINTIVE TRUST – AGENT-SHAWNA SCHAFFNER, CAA PLANNING - LOCATION – 235 EMERALD BAY, LAGUNA BEACH, WITHIN THE 5TH SUPERVISORIAL DISTRICT (APN 053-073-36).

A request for a Coastal Development Permit, Use Permit and Variance in conjunction with the demolition of an existing home and construction of a new three-level 4,428 residence with attached garage spaces. The Coastal Development Permit is required for the demolition of the existing home and construction of the new residence with associated site grading. The Variance is required for reduced front setback of 5.4 feet, where the Zoning Code would require 7.6 feet utilizing the average adjoining setbacks criteria. A Use Permit is required to permit over-height walls (of 4 feet and 5 feet) in the front setback area, and to permit a proposed driveway depth of 6.4 feet where 18 feet would be required (the existing driveway depth is 5.75 feet)

Recommended Action:

- 1) Receive staff report and public testimony as appropriate.
- 2) Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under the Class 1, Class 2, and Class 3 exemptions pursuant to Sections 15301, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- 3) Approve Planning Application PA21-0150 for a Coastal Development Permit, Use Permit, and Variance subject to the attached Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING – PA21-0152 – APPLICANT – LAGUNA HOUSE LLC (RICHARD AND KAREN VARNER) – AGENT- SHAWNA SCHAFFNER, CAA PLANNING - LOCATION – 311 EMERALD BAY, LAGUNA BEACH, WITHIN THE 5TH SUPERVISORIAL DISTRICT (APN 053-072-24).

A request for a Coastal Development Permit, Use Permit and Variance in conjunction with the demolition an existing home and construction of a new two-level 2,852 residence with an attached 488 square foot garage. The Coastal Development Permit is required for the demolition of the existing home and construction of the new residence with associated site grading. The Variance is required for reduced front setback of 5.5 feet, where the Zoning Code would require 7.6 feet utilizing the average adjoining setbacks criteria, and a rear setback of 14.5 feet where the Zoning Code would require 18.5 feet utilizing the shallow lot setback criteria. A Use Permit is required to permit over-height wall of 7.5 feet in the front setback area where a maximum height of 3.5 feet is otherwise required, and over-height walls of up to 10.8 feet along portions of the side property lines; and to permit a proposed driveway depth of 10.5 feet where 18 feet would be required.

Recommended Action:

- 1) Receive staff report and public testimony as appropriate.
- 2) Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under the Class 1, Class 2, and Class 3 exemptions pursuant to Sections 15301, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- 3) Approve Planning Application PA21-0152 for a Coastal Development Permit, Use Permit, and Variance subject to the attached Findings and Conditions of Approval.

ITEM #3 - PUBLIC HEARING – PA19-0228 - A REQUEST OF APPROVAL OF A SITE DEVELOPMENT PERMIT AND USE PERMIT TO PERMIT A PREVIOUSLY CONSTRUCTED STRUCTURE AT 19071 LIVE OAK CANYON ROAD. SITE DEVELOPMENT PERMIT IS FOR A MINOR HOMEOWNER IMPROVEMENT TO PERMIT AN UNPERMITTED 587 SQUARE FOOT BARN. THE USE PERMIT IS TO ALLOW FOR AN OVER HEIGHT ACCESSORY STRUCTURE (BARN) TO BE ALLOWED IN THE REAR SETBACK AREA. APPLICANT - TYLER SCHRAFF – OWNER- LOCATION - 19071 LIVE OAK CANYON ROAD, IN THE FOOTHILL/TRABUCO COMMUNITY, WITHIN THE THIRD (3RD) SUPERVISORIAL DISTRICT. (APN 856-021-21).

Recommended Action:

- 1) Receive staff report and public testimony as appropriate; and,
- 2) Find that the project is Categorically Exempt from the provisions of CEQA according to Class 1 (existing facilities) and Class 3 (new construction or conversion of small structures), pursuant to Sections 15301 and 15303, of the State CEQA Guidelines and Classes 1, and 3 of the Orange County Local CEQA Procedures Manual. In addition, find that none of the exceptions listed in Section 15300.2 of the State CEQA Guidelines to the Categorical Exceptions would apply; and
- 3) Approve Planning Application PA19-0228, for a Site Development Permit Use Permit for an over-height accessory structure in the rear and side setback areas, subject to the attached Findings and Conditions of Approval.

IV. PUBLIC COMMENTS:

At this time, members of the public may address the Zoning Administrator regarding any items within the jurisdiction of the Zoning Administrator; however, NO action may be taken on off-agenda items unless authorized by law. Comments shall be limited to five (5) minutes per person and twenty (20) minutes for all comments, unless different time limits are set by the Zoning Administrator.

V. ADJOURNMENT - The next regular Zoning Administrator Meeting is scheduled for May 5, 2022.