



## **ZONING ADMINISTRATOR AGENDA**

**June 2, 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 May 5, 2022**

**III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA22-0055 – APPLICANT – DYLAN OCHAL, PROPERTY OWNER – AGENT- JONATHAN YEE, LAIDLAW SCHULTZ ARCHITECTS, ARCHITECT/AGENT - LOCATION – 1008 EMERALD BAY, LAGUNA BEACH, WITHIN THE 5TH SUPERVISORIAL DISTRICT (APN 053-320-04).**

A request for a Coastal Development Permit, a Use Permit and a Variance to allow the demolition of an existing residence and construction of a new residence. A Coastal Development Permit is required for the demolition of the existing residence and construction of the new residence. A Use Permit is required for the construction of a wall at a height of 4 feet within the front setback where Zoning would otherwise permit a maximum height of 3 feet 6 inches. A Variance is required to allow for a reduced rear setback of 5 feet for portions of the proposed new residence where the Zoning Code would otherwise require 25 feet. The existing residence currently has a 5-foot rear setback. Minor grading relating to the proposed improvements would also be proposed.

**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 3 (*New Construction or Conversion of Small Structures*) exemptions pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- 3) Approve Planning Application PA21-005 for a Coastal Development Permit, Use Permit and Variance 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 June 16, 2022.