

A G E N D A



REGULAR MEETING OF THE PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA

**WEDNESDAY,
SEPTEMBER 25, 2024
1:30 P.M.**

COUNTY ADMINISTRATION NORTH BUILDING
400 W. Civic Center Dr, Multipurpose Room 101
Santa Ana, California 92701

DAVID E. BARTLETT
CHAIRMAN
Fifth District

TRUNG "JOE" HA
VICE-CHAIR
First District

MARIA CEJA
COMMISSIONER
Second District

KEVIN RICE
COMMISSIONER
Third District

JOHN KOOS
COMMISSIONER
Fourth District

EXECUTIVE OFFICER
Justin Kirk

COUNTY COUNSEL
Nicole Walsh

SECRETARY
Marissa Leahy

This agenda contains a brief description of each item to be considered. Except as provided by law, no action shall be taken on any item not appearing in the agenda. Written materials must be received 24 hours in advance of the meeting time, to ensure consideration by the Commission. To speak on an item, complete a Speaker Request Form(s) identifying the item(s) and give it to the Secretary seated to the left of the podium. To speak on a matter not appearing in the agenda, but under the jurisdiction of the Planning Commission, you may do so during Public Comments at the end of the meeting. When addressing the Planning Commission, it is requested that you state your name for the record. Address the Planning Commission as a whole through the Chair. Comments to individual Commissioners or staff are not permitted. Speakers are limited to three (3) minutes per item with twenty (20) minutes cumulative for the entire meeting. Power Point and video presentations must be requested in advance of the meeting through the Secretary.

Supporting documentation is available for review in the Orange County Public Works office at, 601 N. Ross Street, Santa Ana, 92701 8:00 am - 5:00 pm, Monday-Friday.

The Agenda is available online at: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission>

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify Orange County Public Works 72 hours prior to the meeting at (714) 667-9658

PLEDGE OF ALLEGIANCE: Commissioners

ROLL CALL: Commissioners

I. BUSINESS ITEMS:

1. Minutes of May 22, 2024 & August 28, 2024

II. DISCUSSION ITEMS

ITEM #1. PUBLIC MEETING – STATUS UPDATE FOR COMPREHENSIVE GENERAL PLAN UPDATE (GPA 24-01), ALL SUPERVISORIAL DISTRICTS.

Staff is providing a status update on the progress of the Comprehensive General Plan Update (GPA 24-01).

Recommended Action(s):

1. Receive staff report and public testimony.
2. Provide feedback to staff as appropriate.

ITEM #2 PUBLIC HEARING – APPEAL OF THE ZONING ADMINISTRATOR APPROVAL OF PA22-0227 FOR A COASTAL DEVELOPMENT PERMIT, VARIANCE, USE PERMIT AND LOT LINE ADJUSTMENT FOR PROJECT LOCATED IN THE EMERALD BAY COMMUNITY AT 211 EMERALD BAY, LAGUNA BEACH WITHIN THE FIFTH SUPERVISORIAL DISTRICT

Appellant – Mr. William Cooley

Applicant/Property Owner – The B & K Slavik Family trust

Project - A request for a Coastal Development Permit, Variance, Use Permit and Lot Line Adjustment in conjunction with the removal of an existing two-level single-family residence and its replacement with a new two-level single-family residence and associated site improvements.

The Coastal Development Permit is required for the demolition of the existing structure and construction of the replacement residence, along with the associated site grading and improvements.

The Variance is requested to reduce the required front and rear setbacks, and the westerly side setback. The front setback for the main structure and entry gateway/gazebo would be a minimum of 5 feet from front property line and the rear setback would be 0 feet from the edge of the access easement. Both reduced setbacks would match existing nonconforming setback conditions. The westerly side setback would be 2.5 feet from the edge of curb.

The Use Permit is required to permit an over-height privacy wall in the front setback area at 5 feet in height (with 6-foot pilasters) where the Zoning Code would limit the wall to 3 feet 6 inches in height.

The Lot Line Adjustment is requested to merge two existing legal building sites into one legal building site.

Recommended Action(s):

OC Development Services/Planning recommends the Planning Commission:

1. Receive appeal of PA22-0227 from Laurence Nokes on behalf of William Cooley filed on July 3, 2024; and,

2. Receive staff report and public testimony as appropriate; and,
3. Deny the appeal and take the following actions:
 - A. Find that the proposed project is Categorical 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; and,
 - B. Recommend Lot Line Adjustment LLA.2023-17 for approval by the Director; and,
 - C. Approve Planning Application PA22-0227 for a Coastal Development Permit, Use Permit and Variance Permit subject to the Findings and Conditions of Approval provided as Attachments 1 and 2 to the staff report.

III. EXECUTIVE OFFICER UPDATE

IV. COUNTY COUNSEL UPDATE

V. PLANNING COMMISSIONER COMMENTS

At this time, members of Planning Commission may comment on agenda or non-agenda matters and ask questions of or give directions to staff; provided that NO action may be taken on off-agenda items unless authorized by law.

VI. PUBLIC COMMENTS

At this time members of the public may address the Planning Commission for up to three (3) minutes per speaker regarding any item within the subject matter jurisdiction of the Commission provided that NO action may be taken on off-agenda items unless authorized.

VII. ADJOURNMENT- The next meeting of the Orange County Planning Commission is tentatively scheduled for Wednesday, October 9, 2024, at 1:30 pm.