



**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR MEETING DATE: JUNE 20, 2024, 1:30 PM**

- I. Call to Order – Meeting called to order at 1:30pm.**
- II. Minutes of April 18, 2024 were approved by Associate Zoning Administrator, Justin Kirk.**
- III. Discussion Item(s)**

ITEM #1 PUBLIC HEARING – PA22-0227 – COASTAL DEVELOPMENT PERMIT, VARIANCE PERMIT, 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

The Applicant/Property Owner – The B & K Slavik Family trust – is requesting for a Coastal Development Permit, Variance Permit, Use Permit and Lot Line Adjustment in conjunction with the demolition 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 Permit is requested to reduce the required front and rear setback, 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 Zoning requirements 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 Zoning Administrator:

1. Receive staff report and public testimony as appropriate; and,
2. Find that the proposed project is Categorically 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,
3. Recommend for approval by the Planning Director Lot Line Adjustment LLA2023-17; and,
4. 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.

SPECIAL COMMENTS:

Kevin Canning presented the item and answered questions from the Zoning Administrator. The applicants agreed to all the terms and conditions. The applicants provided an independent historical analysis that demonstrated that the home does not meet the states guidelines to be declared a historic property. A historic site application for the home was submitted in July and October 2023. The state has received the application but has not made a decision. No timeline on a decision was provided.

Letters submitted by:

- Brandt Hawley Law Group – opposed to the project.
- Nokes and Quinn law firm submitted a letter of opposition on behalf of Mr. William Cooley.
- Laguna Beach Historical Preservation Coalition - asked that the vote be postponed until the state Historic Application has been reviewed.

Speakers:

- Bill Cooley- Neighbor - Opposed to the project.
- Mr. Nokes – Mr. Cooley’s lawyer opposed the project.
- Valerie Smith – Opposed the project and helped prepare the historic preservation nomination.
- Margarita Jervnik – Opposed the project and helped prepare the historic preservation nomination.
- Anne Fox – MIG – In agreement.
- Brandon Lindsey – Architect – In agreement.

The following is the action taken by acting Orange County Zoning Administrator, Justin Kirk.

APPROVED

OTHER

DENIED

IV. PUBLIC COMMENTS:

None

V. ADJOURNMENT – The June 20, 2024, Zoning Administrator hearing adjourned at 2:04pm.

