



**ZONING ADMINISTRATOR SPECIAL MEETING AGENDA  
JUNE 10, 2021  
333 W. Santa Ana Blvd., 10 Civic Center Plaza  
Santa Ana, CA  
PLANNING COMMISSION HEARING ROOM, FIRST FLOOR  
1:30 PM**

The public may participate in person or remotely.

To participate in the meeting remotely, please join the meeting at:

<https://ocgov.webex.com/ocgov/onstage/g.php?MTID=ef5c5881840907b34ec4332615450a6ef>  
or dial 415-655-0001, enter access code 177 753 1422.

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 and address 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 20, 2021**

**III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA19-0051- APPLICANTS – ANDY FUENTES -- LOCATION – 8182 LA MONTE ROAD, WITHIN THE STANTON COMMUNITY, IN THE 2nd SUPERVISORIAL DISTRICT (APN 131-221-10).**

A request for a Use permit to allow for a 1,024 sq. ft. garage addition to the existing garage. The new structure will have a maximum height of 16 ft. and 11 in. and is located 6 ft. from the rear property line and 4 ft. from the side property line.

**Recommended Action:**

- 1) Receive staff report and public testimony as appropriate; and,
- 2) Find that the project is Categorical 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 PA19-0051, for a Use Permit for an over-height accessory structure in the rear and side setback areas, a subject to the attached Findings and Conditions of Approval.

**ITEM #2 PUBLIC HEARING – PA19-0049 – APPLICANT – EMERALD BAY ELEVEN LLC (TOM TOOMA), PROPERTY OWNER – AGENT- GEOFF SUMICH DESIGN - LOCATION – 141 EMERALD BAY, WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT (APN 053-040-07).**

A request for a Coastal Development Permit, Use Permit and Variance in conjunction with the demolishing of an existing home and construction of a new three-level 8,411 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 a proposed front setback of 5 feet, where the Zoning Code would require 20 feet. A Use Permit is required to permit over-height walls in the front and rear setback areas.

**Recommended Action(s):**

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that the proposed project is Categorical Exempt from the California Environmental Quality Act (CEQA) under the Class 1, Class 2, and Class 3 exemptions pursuant to Sections 15303, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- 3) Approve Planning Application PA19-0049, subject to the attached Findings and Conditions of Approval.

**ITEM #3 PUBLIC HEARING – PA20-0015 – APPLICANT – AFS REALTY INVESTMENTS LLC (ANDREA SHELLY), PROPERTY OWNER – AGENT- EHRlich YANAI RHEE CHANEY ARCHITECTS (JESSICA CHANG), - LOCATION – 117 EMERALD BAY, WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT (APN 053-040-53).**

A request for a Coastal Development Permit, Use Permit and Variance in conjunction with the demolishing an existing home and construction of a new three-level 4,888 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 rear setback of 5 feet, where the Zoning Code would require 17 feet under the shallow lot criteria. A Use Permit is required to permit over-height retaining walls in the front, side and rear setback areas.

**Recommended Action(s):**

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that the proposed project is Categorical Exempt from the California Environmental Quality Act pursuant to Sections 15303, 15302 and 15303 of the

California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and, (CEQA) under the Class 1, Class 2, and Class 3 exemptions

- 3) Approve Planning Application PA20-0015, 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**