



**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR MEETING DATE: April 21, 2022, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of March 17, 2022 – Approved by Associate Zoning Administrator, Laree Alonso.**
- II. 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(s):**

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, 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.

**Special Notes:**

Kevin Canning, Planner, provided a presentation and answered questions of the Zoning Administrator. Mr. Canning requested the deletion of Condition of Approval #16. Pua Whitford from CAA Planning, appearing on behalf of the applicant stated that she and the



applicant have read and accepts the conditions of approval as stated in the staff report including the deletion of Condition Number 16.

The following is the action taken by the Orange County Zoning Administrator, Bea Bea Jimenez.

Approve Planning Application PA21-0150 for a Coastal Development Permit, Use Permit, and Variance subject to the Findings and Conditions of Approval minus Condition of Approval number 16, which has already been met by the applicant.

APPROVE   
DENIED

OTHER

**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 of 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(s):**

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, 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.

**Special Notes:**

Kevin Canning, Planner, provided a presentation and answered questions of the Zoning Administrator. Mr. Canning requested the deletion of Condition of Approval number 16.



Pua Whitford from CAA Planning attended on behalf of the applicant, stated that she and the applicant have read and accepts the Conditions of Approval as stated in the staff report including the deletion of Condition of Approval number 16.

The following is the action taken by the Orange County Zoning Administrator, Bea Bea Jimenez.

Approve Planning Application PA21-0152 for a Coastal Development Permit, Use Permit, and Variance subject to the attached Findings and Conditions of Approval minus Condition of Approval number 16, which has already been met by the applicant. Mr. Canning was directed by the Zoning Administrator to correct typos in the staff report. The corrections are below and in bold print:

1. **PROPOSAL:** 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 4,428 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)
2. **RECOMMENDED ACTIONS**
  - b) 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,

APPROVE   
DENIED

OTHER

**ITEM #3 PUBLIC HEARING – PA21-0228 – APPLICANT – A REQUEST OF APPROVAL OF A SITE DEVELOPEMT PERMIT AND USE PERMIT TO PERMIT A PREVIOUSLY CONSTRUCTED STRUCTURE AT 19071 LIVE OAK CANYON ROAD. SITE DEVELOPMENT PERMIT IS FOR MINOR HOMEOWNER IMPROVEMENT TO PERMIT AN UNPERMITTED 587 SQUARE FOOT BARN. THE USE PERMIT IS TO ALLOW FO AN OVER HEIGHT ACCESSORY SRUCTURE (BARN) TO BE ALLOWED IN THE REAR SETBACK AREA. APPLICANT- TYLER SCHRAUFF – LOCATION –**



**19071 LIVE OAK CANYON ROAD, IN THE FOOTHILL/TRABUCO COMMUNITY, WITHIN THE THIRD (3 RD) SUPERVISORIAL DISTRICT. (APN 856-021-21).**

**Recommended Action(s):**

1. Receive staff report and public testimony as appropriate, and.
2. Find that the proposed 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 PA21-0228 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.

**Special Notes:**

Ilene Lundfelt, Planner, provided a presentation and answered questions of the Zoning Administrator. Tyler Schraff, Property Owner stated that he has read and accepts the Conditions of Approval.

The following is the action taken by the Orange County Zoning Administrator, Bea Bea Jimenez.

Approve Planning Application PA21-0228 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.

APPROVE   
DENIED

OTHER

**IV. Public Comments:**

- None

**V. Adjournment:**

The April 21, 2022 Zoning Administrator hearing adjourned at 2:04 pm.