



**ZONING ADMINISTRATOR AGENDA  
December 1, 2022  
601 N. ROSS STREET  
COUNTY ADMINISTRATIVE SOUTH  
MULTIPURPOSE ROOMS 103 AND 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 September 1, 2022**

**III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA22-0095 – COASTAL DEVELOPMENT PERMIT, VARIANCE AND USE PERMIT - APPLICANT – DOUGLAS AND JOAN HANSEN, PROPERTY OWNERS – AGENT- CAA PLANNING - LOCATION – 1016 EMERALD BAY, LAGUNA BEACH (APN 053-320-73), WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT.**

A request for a Coastal Development Permit, Use Permit and Variance in conjunction with the remodeling and additions to an existing two-level 3,622 square foot home. 875 square feet of new living area is proposed with an additional 32 square feet in a garage expansion. The completed project would total 5,029 square feet of living area and 531 square foot in attached garages.

The Coastal Development Permit is required for the improvements to the existing home with associated site grading. The Variance is required for reduced front setback of 8 feet, where the Zoning Code would require 13.4 feet for new construction utilizing the average adjoining setbacks criteria. The existing structure has a nonconforming front setback of 8.67 feet. A Use Permit is required to permit over-height wall of 6.5 feet in the front setback area where a maximum height of 3.5 feet is otherwise required. A Use Permit is also required to allow the required third off-street parking space to be uncovered.

**Recommended Actions:**

- 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 PA22-0095 for a Coastal Development Permit, Use Permit, and Variance subject to the attached Findings and Conditions of Approval.

**ITEM #2      PUBLIC HEARING – PA22-0104 – COASTAL DEVELOPMENT  
PERMIT AND VARIANCE – APPLICANT – STEVE OLSON,  
PROPERTY OWNER – AGENT – CHARLES D’ARCY, ARCHITECT -  
LOCATION – 52 EMERALD BAY, LAGUNA BEACH (APN 053-060-92),  
WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT.**

A request for a Coastal Development Permit and Variance in conjunction with the demolition of an existing 2,500 square foot home and the construction of a new residence with 5,750 square feet of living area on three levels and garage spaces for three cars.

The Coastal Development Permit is required for the demolition of the existing home and construction of the new home with associated site grading. The Variance is requested for

reduced front and rear setback of 5 feet, where the Zoning Code would require a setback of 8.35 feet utilizing shallow lot provisions (less than 75 feet deep) of the Zoning Code.

**Recommended Actions:**

- 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 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 PA22-0104 for a Coastal Development 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 December 15, 2022.