



ZONING ADMINISTRATOR AGENDA
January 5, 2023
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 December 15, 2022

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – (PA) 22-0094 – APPLICANT – ZACHARIA REDA, PROPERTY OWNER – AGENT- CRAIG SCHULTZ, LAIDLAW SCHULTZ ARCHITECTS - LOCATION – 412 EMERALD BAY, LAGUNA BEACH, WITHIN THE 5TH SUPERVISORIAL DISTRICT. (APN 053-071-17)

A request for a Coastal Development Permit, Use Permit and Variance in conjunction with the remodeling and additions to an existing two-level 2,600 square foot home. 414 square feet of new living and deck area is proposed with an additional 32 square feet in a garage expansion. 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 15 feet 1-inch feet and a rear setback of 15 feet, where the Zoning Code would require 19 feet 1 inch for a setback on a shallow lot. Also, a deck/balcony would extend to within 8 feet of the rear property line where Zoning would otherwise require a setback of 14 feet. A Use Permit is required to permit over-height privacy wall of 7 feet 4 inches in the front setback area where a maximum height of 3.5 feet is otherwise required.

Recommended Actions:

- 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 PA22-0094 subject to the attached Findings and Conditions of Approval (Attachments 1 and 2).

ITEM #2 PUBLIC HEARING – (PA) 22-0129 – APPLICANT – MARK GHASSEMI, PROPERTY OWNER – AGENT- YOLANDA MENDOZA - LOCATION – 1019 EMERALD BAY, LAGUNA BEACH WITHIN THE 5TH SUPERVISORIAL DISTRICT. (APN 053-021-05)

A request for a Coastal Development Permit and Variance in conjunction with the remodeling and additions to an existing two-level home of approximately 3,900 square feet. 345 square feet of new living area is proposed with an additional 74 square feet in an expansion of the existing three-car garage. 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 5 feet, where the Zoning Code would require 12.4 feet for a shallow lot with less than 100 feet of depth. Portions of the existing structure have a nonconforming front setback of 5 feet.

Recommended Actions:

- 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 PA22-0129 subject to the attached Findings and Conditions of Approval (Attachments 1 and 2).

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 January 19, 2023.