



**ZONING ADMINISTRATOR AGENDA
January 19, 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 January 5, 2023

III. Discussion Item(s)

ITEM #1 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 5TH SUPERVISORIAL DISTRICT.

A continued public hearing regarding 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. The item was continued to allow for additional discussions and mediation between the applicant, a concerned neighbor and the Emerald Bay Community Association.

Recommended Actions:

- 1) Open the previously continued public hearing and receive any additional public testimony only as it applies to the request for a further continuance;
- 2) Continue PA22-0104 to March 2, 2023, at 1:30PM or as soon as possible thereafter

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 February 2, 2023.