



**ZONING ADMINISTRATOR AGENDA
February 2, 2023
425 W. Santa Ana Blvd.
COUNTY ADMINISTRATIVE SOUTH
COUNTY CONFERENCE CENTER
ROOM CC104
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 19, 2023

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA22-0163 – COASTAL DEVELOPMENT PERMIT, USE PERMITS AND VARIANCE – APPLICANT – ANDREA SHELLEY, PROPERTY OWNER – AGENT – JASON YAW, MYD STUDIO LTINC, ARCHITECT - LOCATION – 117 EMERALD BAY, LAGUNA BEACH (APN 053-040-53), WITHIN THE 5TH SUPERVISORIAL DISTRICT.

A request for a Coastal Development, Use Permit and Variance in conjunction with the major remodeling of and additions to an existing single-level 2,131 square foot home. 990 square feet of new living area in a new second floor is proposed. The Coastal Development Permit is required for the improvements to the existing home with associated site grading. The Use Permit is required for over-height retaining walls at the rear of the property (abutting Coast Highway) and for a reduced driveway depth. The Variance is required for reduced setbacks: a) reduced front setback of 5 feet 9 inches, where the Zoning Code would require 7 feet 5 inches for a front setback based upon the average of front setbacks on adjoining lots; b) a reduced rear yard of 10 feet 10 inches where Zoning would require 17 feet 8 inches on a shallow lot; c) reduced side yard setback to a minimum of 4 feet 10 inches to allow the proposed new construction to match existing, nonconforming side yard setbacks where Zoning would require 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 PA22-0163 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 February 16, 2023.