



**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR MEETING DATE: June 2, 2022, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of May 5, 2022 – Approved by Zoning Administrator, Bea Bea Jiménez**
- II. Discussion Item(s)**

ITEM #1 PUBLIC HEARING – PA22-0055 – APPLICANT – DYLAN OCHAL, PROPERTY OWNER – AGENT- JONATHAN YEE, LAIDLAW SCHULTZ ARCHITECTS, ARCHITECT/AGENT - LOCATION – 1008 EMERALD BAY, LAGUNA BEACH, WITHIN THE 5TH SUPERVISORIAL DISTRICT (APN 053-320-04).

A request for a Coastal Development Permit, a Use Permit, and a Variance to allow the demolition of an existing residence and construction of a new residence. A Coastal Development Permit is required for the demolition of the existing residence and construction of the new residence. A Use Permit is required for the construction of a wall at a height of 4 feet within the front setback where Zoning would otherwise permit a maximum height of 3 feet 6 inches. A Variance is required to allow for a reduced rear setback of 5 feet for portions of the proposed new residence where the Zoning Code would otherwise require 25 feet. The existing residence currently has a 5-foot rear setback. Minor grading relating to the proposed improvements would also be proposed.

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 3 (*New Construction or Conversion of Small Structures*) exemptions pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
3. Approve Planning Application PA21-005 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. Scott Laidlaw, property owner’s agent, sent an email stating that he reviewed and accepts the Conditions of Approval as stated in the staff report.



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

Approve Planning Application PA21-005 for a Coastal Development Permit, Use Permit and Variance subject to the attached Findings and Conditions of Approval.

APPROVE
DENIED

OTHER

IV. Public Comments:

- None

V. Adjournment:

The June 2, 2022, Zoning Administrator hearing adjourned at 1:38 pm.