



ZONING ADMINISTRATOR AGENDA
March 2, 2023
COUNTY ADMINISTRATION NORTH BUILDING
400 W. Civic Center Dr, Multipurpose Room 101
Santa Ana, California 92701
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 February 16, 2023

III. Discussion Item(s)

ITEM #1 CONTINUED 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 from December 1, 2022, and January 19, 2023, to allow for additional discussions and mediation between the applicant, a concerned neighbor, and the Emerald Bay Community Association.

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 PA22-0104 for a Coastal Development Permit, Use 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 March 16, 2023.