



ZONING ADMINISTRATOR AGENDA
April 20, 2023
COUNTY ADMINISTRATION NORTH BUILDING
601 N. Ross Street County Administrative South Multipurpose Rooms 103 And 105
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 March 2, 2023

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA22-0191 – COASTAL DEVELOPMENT PERMIT, USE PERMITS AND VARIANCE – APPLICANT – BRIGHTON ROAD INVESTMENTS, PROPERTY OWNER – AGENT – SHAWNA SCHAFFNER, CAA PLANNING - LOCATION – 193 EMERALD BAY, LAGUNA BEACH (APN 053-040-21), WITHIN THE 5TH SUPERVISORIAL DISTRICT.

A request for a Coastal Development Permit, a Use Permit, and a Variance to allow the remodeling of an existing residence. A Coastal Development Permit is required for the extensive remodeling of the existing residence and miscellaneous grading and landscaping improvements. A Use Permit is required for the extension of an existing wall within the front setback to a maximum height of 6 feet 3 inches 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 10 inches for portions of the remodeled residence where the Zoning Code would otherwise require 25 feet. The existing residence currently has a 4-foot 11-inch rear setback.

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, Class 3, and Class 4 exemptions pursuant to Sections 15301, 15302, 15303, and 15304 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- 3) Approve Planning Application PA22-0191 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 May 4, 2023.