



**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR MEETING DATE: January 19, 2023, 1:30 PM**

- I. Call to Order – Meeting called to order at 1:30 pm.**
- II. Minutes of January 5, 2023 – approved by Zoning Administrator, Bea Bea Jiménez.**
- 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 Action(s):**

- 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

**Special Notes:**

Kevin Canning, Contract Planner, requested that the Zoning Administrator continue the continued public hearing as stated in the recommended actions and to request that the public comments be limited to further continuance. Robert Labbe, attorney, representing Neel and Sharlene Grover concerned neighbors to this project, stated that they agree to the continuance date in the recommended actions.

The following is the action taken by the Orange County Zoning Administrator, Laree



Alonso.

Continue the public hearing for Planning Application PA22-0104 to the date of March 2, 2023.

APPROVE   
DENIED

OTHER

**IV. Public Comments:**

- None

**V. Adjournment:**

The January 19, 2023, Zoning Administrator hearing adjourned at 1:40 pm.