

**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR MEETING DATE: July 6th, 2023, 1:30 PM**

- I. Call to Order – Meeting called to order at 1:30 pm.**
- II. Minutes of April 20<sup>th</sup>, 2023 – approved by Zoning Administrator, Hadi Tabatabaee**
- III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA22-0191 – COASTAL DEVELOPMENT PERMIT, USE PERMIT 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.
- 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).

**Special Notes:**

Kevin Canning, Contract Planner, provided the presentation and answered questions of the Zoning Administrator staff report.

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

Approved Application **PA22-0191** for a site development permit and use permit subject to the attached Findings and Conditions of Approval.



APPROVE   
DENIED  Deny Continuance

OTHER

**IV. Public Comments:**

- None

**V. Adjournment:**

The July 6<sup>th</sup>, 2023, Zoning Administrator hearing adjourned at 1:33 pm.