

**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR MEETING DATE: April 20, 2023, 1:30 PM**

- I. Call to Order – Meeting called to order at 1:30 pm.**
- II. Minutes of March 2<sup>nd</sup>, 2023 – approved by Zoning Administrator, Laree Alonso.**
- 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.

**Special Notes:**

Kevin Canning, Contract Planner, provided the presentation and answered questions of the Zoning Administrator. Mr. Canning addressed comments and concerns raised within correspondence received from Mr. Robert Labbe, representing M/M Grover, neighbors to the subject site. Mr. Canning noted that the concerns raised were predominately relating



to the project's review process through the Emerald Bay Community Association, and not County regulations. He summarized that the proposed project complied with all applicable development standards, with the exception of the front and rear setbacks for which the applicant was requesting a Variance. Mr. Canning also noted that he will correct the typo on page 6 of the staff report.

Steve Scheck representing the applicant, stated that the applicant has read and accepts the Conditions of Approval. Mr. Robert Labbe, representing M/M Grover, discussed their objections with the project and the review process through the Emerald Bay Community Association.

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

Approve Planning Application PA22-0104 for a Coastal Development Permit and Variance subject to the attached Findings and Conditions of Approval and the code citation correction within the report

APPROVE   
DENIED  Deny Continuance

OTHER

**IV. Public Comments:**

- None

**V. Adjournment:**

The April 20th, 2023, Zoning Administrator hearing adjourned at 1:40 pm.