



**ZONING ADMINISTRATOR AGENDA
MARCH 7, 2024
COUNTY ADMINISTRATION SOUTH BUILDING
601 N. Ross Street County Administrative South Multipurpose Rooms 103 & 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 FEBRUARY 15, 2024

III. DISCUSSION ITEM(S)

ITEM #1 PUBLIC HEARING – PA23-0081 – COASTAL DEVELOPMENT PERMIT AND USE PERMIT TO ALLOW FOR THE EXPANSION AND INTERIOR REMODELING OF AN EXISTING RESIDENCE. A COASTAL DEVELOPMENT PERMIT IS REQUIRED FOR THE 711 SQUARE FOOT ADDITION OF CONDITIONED, LIVABLE SPACE AND EXTENSIVE REMODELING TO THE EXISTING RESIDENCE. A USE PERMIT IS REQUIRED TO REPLACE THE EXISTING FRONT COURTYARD RETAINING WALL ADJACENT TO EMERALD BAY, BORDERING THE DRIVEWAY, WITH A NEW RETAINING WALL THAT IS OF

SIMILAR HEIGHT, BUT HIGHER THAN ALLOWED BY THE ZONING CODE.

APPLICANTS - RAYMOND RICCI, PROPERTY OWNER - LOCATION 1209 EMERALD BAY, LAGUNA BEACH, CALIFORNIA, 92651 (APN 053-320-60), WITHIN THE FIFTH SUPERVISORIAL DISTRICT.

RECOMMENDED ACTION(S):

OC Development Services/Planning Division recommends Zoning Administrator:

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 Class 1 (Existing Facilities), Class 2 (Replacement and Reconstruction), and Class 3 (New Construction) exemptions pursuant to Sections 15301 through 15303 of the CEQA Guidelines; and
3. Approve Planning Application PA23-0081 for a Coastal Development Permit and Use Permit subject to the attached Findings and Conditions of Approval, provided as Attachments #1 and #2, respectively.

ITEM #2 PUBLIC HEARING -PA21-0164- FOR A SITE DEVELOPMENT PERMIT, USE PERMIT, AND VARIANCE THE APPLICANT IS REQUESTING A SITE DEVELOPMENT PERMIT, USE PERMIT AND VARIANCE TO THE ZONING ADMINISTRATOR TO LEGALIZE 357 SQUARE FEET ADDITION, 155 SQUARE FEET SECOND STORY LOFT, AND 188 SQUARE FEET SINGLE CAR GARAGE OF UNPERMITTED CONSTRUCTION. SITE DEVELOPMENT PERMIT IS FOR AN ADDITION BUILT WITHIN THE FLOODPLAIN FP-2 DISTRICT AND FOR THE INSTALLATION OF 6-FOOT-HIGH FENCE IN THE FRONT YARD SETBACK. USE PERMIT TO MODIFY THE 2 COVERED PARKING SPACES REQUIREMENT TO 1 COVERED AND 1 UNCOVERED SPACE. VARIANCE TO REDUCE THE SIDE YARD SETBACK TO 12 INCHES AND FRONT YARD SETBACK TO THE 0 FEET AT 31329 HALFWAY ROAD SILVERADO CA (APN:105-192-10)– JOHN AND MARIE KIRCHBERG – OWNER – LOCATION 31329 HALFWAY ROAD IN THE SILVERADO COMMUNITY, WITHIN THE THIRD (3RD) SUPERVISORIAL DISTRICT.

RECOMMENDED ACTION(S):

OC Development Services/Planning recommends the Zoning Administrator:

1. Receive the staff report and public testimony as appropriate; and

2. Find that the proposed project is exempt from CEQA per Section 15301 Class 1 Exemption (Existing Facilities) provides for addition to existing structures and uses on the same site as the approved principal use and Section 15303 Class 3 Exemption (New Construction or Conversion of Small Structures) provides for construction for accessory structures including patio cover and fence; and
3. Approve Planning Application PA21-0164 for a Site Development Permit, Use Permit, and Variance subject to the Findings and Conditions of Approval provided as attachments #1 and #2, respectively, to this report.

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 21, 2024.