



**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR MEETING DATE: MARCH 7, 2024, 1:30 PM**

- I. Call to Order – Meeting called to order at 1:34pm.**
- II. Minutes of February 15, 2024 were approved by Associate Zoning Administrator, Justin Kirk.**
- 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 Categorical 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.

SPECIAL COMMENTS:

Art Cervantes presented the item and answered questions from the Zoning Administrator. The applicants agreed to all the terms and conditions.

The following is the action taken by acting Orange County Zoning Administrator, Justin Kirk.

APPROVE

OTHER

DENIED

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.

SPECIAL COMMENTS:

Ilene Lundfelt presented the item and answered questions from the Zoning Administrator. The Zoning Administrator addressed letters of concern/opposition and comments from the public. 4 letters of oppositions were received regarding this item. 3 people spoke in opposition to this item at the meeting.

This item is continued indefinitely due to the issues raised that were not included in the noticed permit application. This item will need to be updated and re-noticed. The Zoning Administrator will work with the Planning Manager and Ilene Lundfelt to move this application forward.

The following is the action taken by acting Orange County Zoning Administrator, Justin Kirk.

APPROVE

OTHER

DENIED

IV. PUBLIC COMMENTS:

None

V. ADJOURNMENT – The March 7, 2024, Zoning Administrator hearing adjourned at 2:08pm.