



ZONING ADMINISTRATOR AGENDA
June 20, 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 April 18, 2024

III. DISCUSSION ITEM(S)

ITEM #1 PUBLIC HEARING – PA22-0227 – COASTAL DEVELOPMENT PERMIT, VARIANCE PERMIT, USE PERMIT AND LOT LINE ADJUSTMENT FOR PROJECT LOCATED IN THE EMERALD BAY COMMUNITY AT 211 EMERALD BAY, LAGUNA BEACH WITHIN THE FIFTH SUPERVISORIAL DISTRICT

The Applicant/Property Owner – The B & K Slavik Family trust – is requesting for a Coastal Development Permit, Variance Permit, Use Permit and Lot Line Adjustment in conjunction with the demolition of an existing two-level single-family residence and its replacement with a new two-level single-family

residence and associated site improvements.

The Coastal Development Permit is required for the demolition of the existing structure and construction of the replacement residence, along with the associated site grading and improvements.

The Variance Permit is requested to reduce the required front and rear setback, and the westerly side setback. The front setback for the main structure and entry gateway/gazebo would be a minimum of 5 feet from front property line and the rear setback would be 0 feet from the edge of the access easement. Both reduced setbacks would match existing nonconforming setback conditions. The westerly side setback would be 2.5 feet from the edge of curb.

The Use Permit is required to permit an over-height privacy wall in the front setback area at 5 feet in height (with 6-foot pilasters) where Zoning requirements would limit the wall to 3 feet 6 inches in height.

The Lot Line Adjustment is requested to merge two existing legal building sites into one legal building site.

RECOMMENDED ACTION(S):

OC Development Services/Planning recommends the Zoning Administrator:

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 (*Existing Facilities*), Class 2 (*Replacement or Reconstruction*) and Class 3 (*New Construction or Conversion of Small Structures*) exemptions pursuant to Sections 15301, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
3. Recommend for approval by the Planning Director Lot Line Adjustment LLA2023-17; and,
4. Approve Planning Application PA22-0227 for a Coastal Development Permit, Use Permit and Variance Permit subject to the Findings and Conditions of Approval provided as Attachments 1 and 2 to the staff 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 July 18, 2024.