



**ZONING ADMINISTRATOR AGENDA
FEBRUARY 20, 2020
601 N. ROSS STREET
MULTIPURPOSE ROOM 105
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 and address 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. Approval of Minutes

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA19-0072 – A REQUEST FOR A COASTAL DEVELOPMENT PERMIT AND VARIANCE APPROVALS REQUIRED FOR THE DEMOLITION OF AN EXISTING RESIDENCE AND THE CONSTRUCTION OF A THREE-LEVEL SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE. THE COASTAL DEVELOPMENT PERMIT IS REQUIRED FOR THE DEMOLITION OF AN EXISTING RESIDENCE AND TO CONSTRUCT A NEW SINGLE-FAMILY DWELLING IN THE EMERALD BAY LOCAL COASTAL PLAN AREA, WITH ASSOCIATED GRADING. THE VARIANCE IS REQUIRED TO PERMIT A REAR YARD SETBACK OF 5 FEET

WHERE THE ZONING CODE WOULD REQUIRE A 9.16-FOOT SETBACK UNDER THE SHALLOW LOT PROVISIONS. APPLICANT: BILL AND PAULA STEELE, OWNER; LOCATION: 6 EMERALD BAY, LAGUNA BEACH, CA, WITHIN THE EMERALD BAY COMMUNITY AND THE FIFTH SUPERVISORIAL DISTRICT. (APN: 053-060-62)

Recommended Action(s):

- a) Receive staff report and public testimony as appropriate;
- b) 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,
- c) Approve Planning Application PA19-0072 for a Coastal Development Permit and Variance subject to the attached Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING – PA19-0248 – A REQUEST FOR A COASTAL DEVELOPMENT PERMIT AND VARIANCE APPROVAL TO PERMIT THE EXPANSION OF AN EXISTING CANTILEVERED DECK AREA TO EXTEND TO WITHIN 6 FEET OF THE REAR PROPERTY LINE WHERE ZONING WOULD REQUIRE A SETBACK OF 18.4 FEET (BY SHALLOW LOT CRITERIA) AND TO PERMIT THE ADDITION OF AN ADDITIONAL STORY CONSISTING OF A 370 SQUARE FOOT STUDIO GUESTHOUSE (WITH BATHROOM, NO KITCHEN). APPLICANT: CHARLES AND LYNDA KINSTLER, OWNER; LOCATION: 923 EMERALD BAY, LAGUNA BEACH, CA, WITHIN THE EMERALD BAY COMMUNITY AND THE FIFTH SUPERVISORIAL DISTRICT. (APN: 053-023-03)

Recommended Action(s):

- a) Receive staff report and public testimony as appropriate;
- b) Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 3 (New Construction or Conversion

- of Small Structures) exemption pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- c) Approve Planning Application PA19-0248 for a Coastal Development Permit and Variance subject to the attached Findings and Conditions of Approval.

ITEM #3 PUBLIC HEARING – PA19-0268 – A REQUEST FOR A USE PERMIT AND APPROVAL TO ALLOW THE HEIGHT OF SAFETY NETTING AND SUPPORTING STEEL POLES AT A HEIGHT OF 50 FEET ALONG THE SOUTH SIDE OF AN EXISTING GOLF DRIVING RANGE EXCEEDING THE ZONING CODE HEIGHT LIMIT OF 18 FEET. APPLICANT: YORBA LINDA COUNTRY CLUB (SANYO FOODS CORP OF AMERICA), OWNER; LOCATION: 19400 MOUNTAIN VIEW, YORBA LINDA, CA, WITHIN THE EMERALD BAY COMMUNITY IN THE THIRD SUPERVISORIAL DISTRICT. (APN: 348-231-05 AND 348-231-48)

Recommended Action(s):

- a) Receive staff report and public testimony as appropriate;
- b) Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 1 (Existing Facilities) and Class 4 (*Minor Alterations to Land*) exemptions pursuant to Sections 15301 and 15304 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- c) Approve Planning Application PA19-0268 for a Use Permit, subject to the attached Findings and Conditions of Approval.

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 5, 2020.