



**ZONING ADMINISTRATOR AGENDA  
JUNE 4, 2020  
601 N. ROSS STREET  
MULTIPURPOSE ROOM 105  
1:30 PM**

The public may participate in the meeting remotely by calling +1 949-543-0845 and at the prompt entering the Conference ID: 338833974 (audio access only)

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 – PA180031 – REQUEST FOR A USE PERMIT APPROVAL TO ALLOW/LLEGALIZE AN ACCESSORY STRUCTURE (BARN/STABLE/GUESTHOUSE) LOCATED WITHIN THE REAR YARD SETBACK AREA OF THE LOT AND WITHIN 6 FEET OF THE REAR AND SIDE PROPERTY LINES TO BE A MAXIMUM OF 21 FEET 6 INCHES IN HEIGHT WHERE THE ZONING CODE WOULD**

**REQUIRE A MAXIMUM HEIGHT OF 12 FEET. APPLICANT: DENNIS AND ELIZABETH GIVENS. LOCATION: 20392 ACRE PLACE IN THE ORANGE PARK ACRES COMMUNITY, WITHIN THE THIRD (3RD) SUPERVISORIAL DISTRICT.**

**Recommended Action(s):**

- a) Receive staff report and public testimony as appropriate;
- b) Find that the proposed project is proposed project is a Class 3 Categorical Exemption under Section 15303 of the CEQA Guidelines; and,
- c) Approve Planning Application PA180031, for a Use Permit to allow an accessory structure within a required setback area to exceed 12 feet in height, subject to the attached Findings and Conditions of Approval.

**ITEM #2 PUBLIC HEARING – PA20-0045 – A REQUEST FOR A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMODELING OF AN EXISTING HOME AND THE ADDITION OF A 776 SQUARE FOOT SECOND STORY IN THE EMERALD BAY COMMUNITY. APPLICANT: JEFFREY R. SPEED. LOCATION: 45 EMERALD BAY, LAGUNA BEACH, CA WITHIN THE FIFTH (5<sup>TH</sup>) SUPERVISORIAL DISTRICT. (APN 053-060-23)**

**Recommended Action(s):**

- a) Receive staff report and public testimony as appropriate;
- b) Find that the proposed project is proposed project is a Class 3 Categorical Exemption under Section 15303 of the CEQA Guidelines; and,
- c) Approve Planning Application PA20-0045, for a Coastal Development Permit to remodel and expand an existing residence, subject to the attached Findings and Conditions of Approval.

**ITEM #3 PUBLIC HEARING – PA19-0240 – A REQUEST FOR A COASTAL DEVELOPMENT PERMIT AND VARIANCE DEMOLISHING AN EXISTING HOME AND CONSTRUCTION OF A 5,000 RESIDENCE WITH ATTACHED GARAGE SPACES. A COASTAL DEVELOPMENT PERMIT IS REQUIRED FOR THE DEMOLITION OF THE EXISTING HOME AND CONSTRUCTION OF THE NEW RESIDENCE WITH ASSOCIATED SITE GRADING. A VARIANCE IS REQUIRED FOR REDUCED FRONT AND REAR SETBACKS OF 5 FEET. APPLICANT: JEFF MORAN. LOCATION: 163 EMERALD BAY, LAGUNA BEACH, CA WITHIN THE FIFTH (5<sup>TH</sup>) SUPERVISORIAL DISTRICT. (APN 053-040-61)**

**Recommended Action(s):**

- a) Receive staff report and public testimony as appropriate;
- b) Find that the proposed project is proposed project is a Class 3 Categorical Exemption under Section 15303 of the CEQA Guidelines; and,
- c) Approve Planning Application PA19-0240, for a Coastal Development Permit and Variance to demolition of an existing residence and construction of a new residence with reduced front and rear setbacks, 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 June 18, 2020.