



**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR HEARING DATE: June 4, 2020, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:38 pm. Staff and members of the public participated in person, practicing social distancing, and were also invited to participate via Skype phone call.**
- II. Minutes of May 7, 2020 – Approved by Zoning Administrator, Laree Alonso**
- II. Discussion Item(s)**

ITEM #1 PUBLIC HEARING – PA180031 – REQUEST FOR A USE PERMIT APPROVAL TO ALLOW/LEGALIZE 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, and;
- 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 accessory structure.

Special Notes:

Kevin Canning, Planner provided a presentation and answered questions from Zoning Administrator. Jakki Tonkovich, representing the applicant, stated that she has read and accepts the Conditions of Approval including the amended language in Condition of



Approval #8. Bret Bernard, neighboring property owner spoke in support of the project.

The following is the action taken by the Orange County Associate Zoning Administrator, Laree Alonso:

Approve Planning Application PA180031, for a Use Permit as stated in the attached Findings and Conditions of Approval including the amended language in Condition of Approval #8.

Amended Condition of Approval #8:

Within 90 days of approval, the applicant shall provide evidence to the Planning Director that the following applications have been submitted to the proper agencies:

- a. A municipal boundary adjustment to the Local Agency Formation Commission (LAFCO) to place the entire site into unincorporated area; and,
- b. A preliminary lot line adjustment package shall be submitted to the Planning Director. The preliminary LLA submittal shall be reviewed to ensure that the proposed LAFCO process will result in minimum 6-foot setbacks to the accessory structure; and,
- c. Following the completion of the LAFCO process, the applicant will submit the LLA as well as building and construction details and such other information as necessary to Orange County Public Works in order to validate and legalize the accessory structure; and,
- d. The applicant shall keep the Planning Director informed regarding the progress of these applications in written communications submitted on a monthly basis.

APPROVE
DENIED

OTHER

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 (5TH) SUPERVISORIAL DISTRICT. (APN 053-060-23).

Recommended Action(s):

- a. Receive staff report and public testimony as appropriate, and;



- 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.

Special Notes:

Kevin Canning, Planner provided a presentation and answered questions from Zoning Administrator. David Frith, Architect / Agent stated that he has read and accepts the Conditions of Approval.

The following is the action taken by the Orange County Associate Zoning Administrator, Laree Alonso:

Approve Application PA20-0045, for a Coastal Development Permit as stated in the attached Findings and Conditions of Approval.

APPROVE
DENIED

OTHER

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 (5TH) SUPERVISORIAL DISTRICT. (APN 053-040-61)

Recommended Action(s):

- a. Receive staff report and public testimony as appropriate, and;
- b. Find that the 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.

Special Notes:

Kevin Canning, Planner provided a presentation and answered questions from Zoning Administrator. Ron Ritner, agent stated that he has read and accepts the Conditions of Approval as stated in the recommended actions.

The following is the action taken by the Orange County Associate Zoning Administrator, Laree Alonso:

Approve Planning Application PA19-0240, for a Coastal Development Permit and Variance as stated in the attached Findings and Conditions of Approval.

APPROVE
DENIED

OTHER

IV. Public Comments:

- None

V. Adjournment:

The June 4, 2020 Zoning Administrator hearing adjourned at 1 :52 pm.