



**ZONING ADMINISTRATOR AGENDA
OCTOBER 17, 2019
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 – PA19-0172 – VARIANCE REQUEST FOR A PROPOSED 105 SQUARE FOOT ADDITION CONNECTING THE EXISTING SINGLE-FAMILY DWELLING TO AN EXISTING DETACHED GARAGE LOCATED FIVE (5) FEET FROM THE REAR PROPERTY LINE WHERE THE ZONING CODE WOULD REQUIRE 15 FEET. APPLICANT: THOMAS HA-LONG, OWNER; LOCATION: 11306 WEMBLEY ROAD (APN: 086-554-09), ROSSMOOR COMMUNITY, WITHIN THE SECOND (2ND) SUPERVISORIAL DISTRICT.

Recommended Action(s):

- a) Receive staff report and public testimony as appropriate;
- b) Find that the proposed project is Categorical Exempt (Class 1 - existing facilities, Class 3 - new construction or conversion of small structures, Class 4 - minor alterations to land, and Class 5 - minor alterations in land use limitations) from the provisions of CEQA Sections 15301, 15303, 15304, and 15305 of the State CEQA Guidelines; and,
- c) Approve Planning Application PA19-0172 for a Variance subject to the attached Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING – PA19-0193 – A REQUEST FOR A COASTAL DEVELOPMENT PERMIT, VARIANCE AND USE PERMIT APPROVALS REQUIRED FOR THE CONSTRUCTION OF A DETACHED GARAGE WITH ASSOCIATED GRADING. THE COASTAL DEVELOPMENT EPRMIT IS REQUIRED WITHIN THE EMERALD BAY LOCAL COPASTAL PROGRAM. THE USE PERMIT IS REQUIRED TO ADDRESS A REDUCED MINIMUM DRIVEWAY DEPTH OF 5 FEET 10 INCHES WHERE THE ZONING CODE REQUIRES AN 18-FOOT MINIMUM DEPTH. THE VARIANCE IS REQUIRED TO PERMIT THE PROPOSED GARAGE TO OBSERVE A FRONT YARD SETBACK OF 5 FEET 5 INCHES WHERE THE ZONING CODE WOULD REQUIRE A SETBACK OF 15 FEET. APPLICANT: JUN Y. CHO, OWNER; LOCATION: 1025 EMERALD BAY (APN: 053-021-28), LAGUNA BEACH, CA, WITHIN THE EMERALD BAY COMMUNITY IN THE FIFTH SUPERVISORIAL DISTRICT.

Recommended Action(s):

- a) Receive staff report and public testimony as appropriate;
- b) Find that the proposed project is Categorical Exempt from the California Environmental Quality Act (CEQA), under the Class 1 (Existing Facilities) and Class 3 (New Construction or Conversion of Small Structures) exemptions pursuant to Sections 15301 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,

- c) Approve Planning Application PA19-0193 for a Coastal Development Permit, Variance and Use Permit subject to the attached Findings and Conditions of Approval.

V. 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.

VI. ADJOURNMENT - The next regular Zoning Administrator Meeting is scheduled for November 7, 2019.