

**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR HEARING DATE: September 5, 2019, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of August 1, 2019 – Approved**

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA19-0042 – A REQUEST FOR A COASTAL DEVELOPMENT PERMIT AND USE PERMIT APPROVALS REQUIRED FOR THE CONSTRUCTION OF A TWO-LEVEL SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE SPACES. 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 USE PERMIT IS REQUIRED TO ALLOW FOR THE PROPOSED OVER-HEIGHT WALLS ON THE SITE. A PORTION OF THE SIDE WALL WILL BE UP TO EIGHT (8) FEET IN HEIGHT WHERE THE ZONING CODE ALLOWS A SIX (6) FOOT MAXIMUM HEIGHT. A USE PERMIT APPROVAL IS ALSO REQUIRED TO REDUCE THE DRIVEWAY DEPTH TO 16 FEET WHERE THE ZONING CODE REQUIRES AN 18-FOOT MINIMUM DEPTH.

Recommended Action(s):

- a. Receive staff report and public testimony as appropriate, and;
- b. Find that the proposed project is Categorical Exempt (Class 3 – New Construction or Conversion of Small Structures) from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines; and,
- c. Approve Planning Application PA19-0042 for a Coastal Development Permit and Use Permits subject to the attached Findings and Conditions of Approval.

Special Notes:

Kevin Canning, Planner provided a presentation and answered questions from Zoning Administrator.

The following is the action taken by the Orange County Zoning Administrator;
Approve PA19-0042 as stated in the recommended actions adding Condition of Approval
#14 as stated below.

Fence and Wall 2

That the height and location of the over-height walls as proposed will not create conditions
or situations that may be objectionable, detrimental or incompatible with other permitted
uses

APPROVE
DENIED

OTHER

Public Comments:

None

The September 5, 2019 Zoning Administrator hearing adjourned at 1:39 pm.