

**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR HEARING DATE: October 17, 2019, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of September 5, 2019 – Approved by Zoning Administrator, Bea Bea Jiménez.**

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, and;
- b. Find that the proposed project is Categorically 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 Coastal Development Permit and Use Permits subject to the attached Findings and Conditions of Approval.

Special Notes:

Ilene Lundfelt, Planner provided a presentation and answered questions from Zoning Administrator. Krista Ha-Long, Applicant, accepted the Conditions of Approval and agreed to follow up with the HOA before starting construction.

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

Approve PA19-0172 as stated in the recommended actions.

APPROVE
DENIED

OTHER

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 EMRALD 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, and;
- b. Find that the proposed project is Categoricaly 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 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. Dave Frith, Architect, appearing on behalf of the applicant, accepts the Conditions of Approval with the minor modification of Condition #11 to add the following language: If applicable to meet the county's landscape code.

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

Approve PA19-0193 as stated in the recommended actions with the minor modification of Condition #11 to add the following language: If applicable to meet the county's landscape code.

APPROVE
DENIED

OTHER

IV. Public Comments:

- None

V. Adjournment:

The October 17, 2019 Zoning Administrator hearing adjourned at 1:59 pm.