

Special Notes:

Kevin Canning, Contract Planner, and the agent, Samuel Williams, answered questions from the Zoning Administrator.

ITEM #2 PUBLIC HEARING – PA140060
Applicant & Property Owner – Ron and Yolanda Loder
Agent- NA
Location- 48 Emerald Bay, Laguna Beach, District – 5

Staff request that the Zoning Administrator review and approve Planning Application PA140062 for a Coastal Development Permit and Use Permit to allow the remodeling of an existing home and the relocation of an existing retaining wall that currently does and would continue to exceed the maximum allowable height. The project was assessed by Mitigated Negative Declaration No. PA140060.

Recommended Action:

Staff requests that the Zoning Administrator continue the public hearing on Item #2, PA140060 to February 19, 2015.

The following is the action taken by the Orange County Zoning Administrator:

APPROVE OTHER
DENIED

Ruby Maldonado, Zoning Administrator, opened the public hearing for those wishing to speak on Item#2, seeing no one the public hearing was continued to February 19, 2015.

Special Notes:

None

ITEM #3 PUBLIC HEARING – Use Permit PA140082
Applicant & Property Owner – Frank Sanchez
Location- 19862 El Toro Road, within the North El Toro unincorporated area- District – 3

Staff request that the Zoning Administrator review and consider proposed Use Permit for an existing over height structure within the rear yard setback. The Use Permit would permit an existing unpermitted detached 2964 sq. ft. garage and alteration to permitted workshop thirteen feet (13') from the rear property line, where twenty-five feet (25') is required for structures exceeding twelve feet in height. The subject structure is 14 feet 11 inches in height at a distance of twenty-five feet (25') from the rear property line, and rises to 19 feet in height at the peak of the roof past the setback.

Recommended Action:

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that the project is Categorical Exempt, Classes 1 – Existing Facilities and 3 – New Construction, from further CEQA documentation; and
- 3) Approve Planning Application PA140082 for a Use Permit to allow a detached accessory structure 13 feet from the rear property line at the closest point and 14 feet 11 inches in height at a point on the roof 25 feet from said rear property line, subject to recommended Findings and Conditions of Approval.

The following is the action taken by the Orange County Zoning Administrator:

APPROVE

OTHER

DENIED

Ruby Maldonado, Zoning Administrator, approved Item#3 with an additional custom condition regarding a revision to the site plan prior to the stamped approval added during the Public Hearing by the Zoning Administrator.

- a) Site plan revised to reflect the correct height of the wall in the front set back and is indicated on the plan and that the wall is not part of the project nor the approval
- b) Site plan revised to reflect that the toilet and septic tank are proposed and not as built

Staff was directed to attach a revised copy of the revised actions to the Staff Report.

Special Notes:

Planner, Jim Swanek answered questions of the Zoning Administrator. Applicant agreed to provide revised plans as required by the new custom condition.

Public Comments:

None

The January 22, 2015 Zoning Administrator hearing adjourned at 2:30 PM.