

ZONING ADMINISTRATOR AGENDA
December 17, 2015
300 N. FLOWER STREET
CONFERENCE ROOM B-10
1:30 PM

Those persons addressing the Zoning Administrator are requested to give their name and address for the record.

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.

Written materials must be received 24 hours in advance, to ensure consideration by the Zoning Administrator.

A limited number of staff reports are available at the hearing.

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.

Any member of the public may ask the Zoning Administrator to be heard on the following public hearings, as those are called.

I Call to Order

II. Approval of Minutes

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING - PA150050 - APPLICANTS/ OWNERS – MR. AND MRS. DERIK BRIAN – AGENT – MICHAEL BLAKEMORE, ARCHITECT - LOCATION – 809 EMERALD BAY, LAGUNA BEACH, WITHIN THE FIFTH SUPERVISORIAL DISTRICT.

Review and approve Planning Application PA150050 for a Coastal Development Permit, Variance, and Use Permit in conjunction with the demolition of an existing home and construction a new single-family residence the Emerald Bay community. The proposed new residence would be a three-level 4,154 square foot dwelling with 720 square feet in two garage areas (one- and two-car garages). A Coastal Development Permit is required for the demolition of the existing structure and construction of the new residence. A Variance is requested to allow: a) a front yard setback of 11 foot 3 inch where 17 feet 11 inches is required (under the shallow lot criteria of the Zoning Code); b) a rear deck/balcony to project to within 10 feet 4 inches of the rear property line where 12 feet 11 inches is required; and, c) reduced driveway depths of 11 feet 3 inches and 11 feet 9 inches where 18 feet is required. A Use Permit approval is required for: d) a driveway slope of -8% where a maximum of -6% is allowed, and; e) a side property line wall within the front yard setback area to be 6 feet in

height where the maximum allowed is 3 feet 6 inches. CEQA Categorically Exempt Class 3 and Class 5.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and,
- b) Find the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 3 (New Construction or Conversion of Small Structures) pursuant to Section 15303 and Class 5 (Minor Alterations in Land Use Limitations) pursuant to Section 15305; and,
- c) Approve Planning Application PA150050 for a Coastal Development Permit, Variance, and Use Permits to demolish the existing structure and construct a new single-family dwelling subject to the attached Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING - PA150055 - APPLICANT/ OWNER – CARY AND ANGELA BREN – AGENT – BILL MCKIBBIN – LOCATION – 22 EMERALD BAY, LAGUNA BEACH, WITHIN THE FIFTH SUPERVISORIAL DISTRICT

Review and approve Planning Application PA150055 for a Coastal Development Permit, Variance, and Use Permit in conjunction with the demolition of an existing home and construction a new single-family residence the Emerald Bay community. The proposed new residence would be a four-level 4,637 square foot dwelling with a 441 square foot two garage. A Coastal Development Permit is required for the demolition of the existing structure, site grading, and construction of the new residence. A Variance is requested to allow: a) Front yard setback of 9'7.5" where 16'6" required by Sec 7-9-128.2; b) Driveway depth of 9'7.5" where 18' is required per Sec 7-9-137.1(a). A Use Permit approval is required for: c) Wall height of 5'6" within front yard setback area which is greater than 3.5' per Sec 7-9-137.5; d) Retaining wall heights of up to 21' within side yards areas which is greater than 6' per Sec. 7-9-137.5. CEQA Categorically Exempt Classes 3 and 5.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and,
- b) Find the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 3 (New Construction or Conversion of Small Structures) and Class 5 (Minor Land Use Limitations pursuant to Sections 15303 and 15305; and,
- c) Approve Planning Application PA150055 for a Coastal Development Permit, Variance, and Use Permits to demolish the existing structure and construct a new single-family dwelling subject to the attached Findings and Conditions of Approval.

ITEM #3 PUBLIC HEARING - PA150056 - APPLICANT/ OWNER – FAITH 5, LLC – AGENT – AARON EASTON - ARCHITECT/AGENT – LOCATION – 20 EMERALD BAY, LAGUNA BEACH, WITHIN THE FIFTH SUPERVISORIAL DISTRICT

Review and approve Planning Application PA150056 for a Coastal Development Permit, Variance, and Use Permit in conjunction with the demolition of an existing home and construction a new single-family residence the Emerald Bay community. The proposed new residence would be a four-level 5,994 square foot dwelling with a 430 square foot two-car garage. A Coastal Development Permit is required for the demolition of the existing structure, site grading, and construction of the new residence. A Variance is requested to allow: a) Front yard setback of 8’8” where 17’1” required by Sec 7-9-128.2; b) Driveway depth of 10’9”, instead of the required 18’ per Sec 7-9-137.1(a); c) Building height of 38’, instead of 35’ as required by Sec 7-9-74.8. A Use Permit approval is required for: d) A driveway slope of -8%, greater than -6% per Sec 7-9-145.2(e); e) Wall height of 5’6” within front yard setback area which is greater than 3.5’ per Sec 7-9-137.5; f) Retaining wall heights of up to 8’ within side yards areas which is greater than 6’ per Sec. 7-9-137.5; and g) Accessory use (pool and deck) height at 13’8” within rear yard setback area which is greater than 12’ per Sec 7-9-137(c). CEQA Categorically Exempt Classes 3 and 5.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and,
- b) Find the proposed project is Categorical Exempt from the California Environmental Quality Act (CEQA), Class 3 (New Construction or Conversion of Small Structures) and Class 5 (Minor Land Use Limitations pursuant to Sections 15303 and 15305; and,
- c) Approve Planning Application PA150056 for a Coastal Development Permit, Variance, and Use Permits to demolish the existing structure and construct a new single-family dwelling subject to the attached Findings and Conditions of Approval.

ITEM #4 PUBLIC HEARING - PA150031- APPLICANT / OWNERS – RICK AND DEBRA THIERJUNG - DONALD HART -AGENT- LOCATION- 10861 S. ORANGE PARK BOULEVARD, ORANGE, DISTRICT 3

Review Planning Application PA150031 for a Use Permit to exceed the allowable 12-foot maximum height for accessory structures within the required side and rear yard setback areas, to construct a new detached 990 square foot accessory structure in conjunction with an existing single-family dwelling. The proposed detached structure will include a 735 square-foot two-car garage with attached 255 square-foot studio space. Overall structure height is proposed to be at 16 feet high within the required 10-foot side yard setback and 20 feet high within the required 25-foot rear yard setback, subject to the attached Findings and Conditions of Approval. The project is Categorical Exempt from the provisions of CEQA under Class 1 and Class 3 exemptions.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and,
- b) Find that the project is Categorical Exempt (Class 1 – Existing Facilities, and Class 3 – New Construction or Conversion of Small Structures) from the provisions of CEQA pursuant to Sections 15301 and 15303 of the CEQA Guidelines; and,
- c) Approve Planning Application PA150031, a Use Permit to exceed the allowable 12-foot maximum height for accessory structures within the required side and rear yard setback areas, to construct a new detached 990 square foot accessory structure in conjunction with an existing single-family dwelling. The proposed detached structure will include a 735 square-foot two-car garage with attached 255 square-foot studio space. Overall structure height is proposed to be at 16 feet high within the required 10-foot side yard setback and 20 feet high within the required 25-foot rear yard setback, subject to the attached Findings and Conditions of Approval.

IV. 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.

- V. ADJOURNMENT** - The next regular Zoning Administrator Meeting is scheduled for January 7, 2016.