

**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR HEARING DATE: March 3, 2016, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of February 18, 2016 – Approved**
- III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING - – PA150070 – APPLICANT / OWNERS – STEPHEN AND TABITHA UNTERBERGER –AGENT – SCOTT LAIDLAW – LOCATION – 1417 EMERALD BAY, WITHIN THE 5TH SUPERVISORIAL DISTRICT.**

Review Planning Application PA150070: a request for a Use Permit to allow wall/fence heights in excess of 3’6” within the front yard setback area of the property. The proposal includes separate four fence or wall segments. The project is exempt from the requirement for a Coastal Development Permit. The project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 3 (New Construction or Conversion of Small Structures) pursuant to Section 15303.

**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,
- c) Approve Planning Application PA150070 for a Use Permit to allow wall/fence heights in excess of 3’6” within the front yard setback area: of the property subject to the attached Findings and additional Finding, number 11 and Conditions of Approval.

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

APPROVE

OTHER

DENIED

**Special Notes:**

Kevin Canning, Planner presented the staff report and answered questions of the Zoning Administrator. \*Finding Number 11 Coastal Development Permit Exemption – That the project is exempt from the requirement for a Coastal Development Permit pursuant to Coastal Development Permit Exemptions, Zoning Code Section 7-9-118.5(b), which exempts improvements to an existing structure for such structures that are not located between the sea and the first public road or within 300 feet of the inland extent of a beach or of mean high tide line of the sea. The subject walls/fences are an accessory

use to a remodeling project that meets this exemption criterion.

**ITEM #2 PUBLIC HEARING - PA150074 -APPLICANT/OWNER – JOAN REHNBORG – AGENT – SCOTT LAIDLAW – LOCATION – 87 EMERALD BAY, WITHIN THE 5TH SUPERVISORIAL DISTRICT.**

Review and approve Planning Application PA150074 a request for a Coastal Development Permit to allow a 706 square foot addition at the rear of the property of an existing home. Coastal Development Permit is required for additions to existing structures greater than 10% in the portion of the community between Pacific Coast Highway and the beach. The proposed addition would represent a 28% increase. All other development criteria (setbacks, structure height, etc.) for the addition are in conformance with R1 "Single Family Residential" District requirements. The project is exempt from the requirement for a Coastal Development Permit. The project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 1 (Existing Facilities) pursuant to Section 15301.

**Recommended Action:**

- a) Receive staff report and public testimony as appropriate; and
- b) Find that the project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 1 (Existing Facilities) pursuant to Section 15301; and,
- c) Approve Planning Application PA150074 for a Coastal Development Permit to allow an addition to an existing residence subject to the attached Findings and Conditions of Approval.

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

APPROVE

OTHER

DENIED

**Special Notes:**

Kevin Canning, Planner presented the staff report and answered questions of the Zoning Administrator.

**Public Comments:**

None

**The March 3, 2016 Zoning Administrator hearing adjourned at 1:45 pm.**

