

**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR HEARING DATE: April 7, 2016, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of March 17, 2016 – Approved**
- III. Discussion Item(s)**

ITEM #1 PUBLIC HEARING - PA150072 – APPLICANT / OWNERS –LIVIU EFTIME - AGENT – GEOFF SUMICH – LOCATION – 570 EMERALD BAY, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Review Planning Application PA150072: A request for a Coastal Development Permit for the demolition of the existing structure and construction of the new residence, a Variance to allow a front yard setback of 5 feet 10 inches where 10 feet 6 inches is required (under the shallow lot criteria of the Zoning Code) and a Use Permit to allow 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. 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.

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 PA150072 for a Coastal Development Permit to demolish a home and construct a new residence, Variance to allow a front yard setback of 5 feet 10 inches where 10 feet 6 inches is required (under the shallow lot criteria of the Zoning Code) and Use Permit to allow wall/fence heights of 6 feet instead of 3 feet 6 inches within the front yard setback area of the property subject to the revised Findings and Conditions of Approval updated in the revised staff report.

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

APPROVE
DENIED

OTHER

Special Notes:

Kevin Canning, Planner presented the staff report and answered questions of the Zoning Administrator and proved a memo to the Zoning Administrator regarding additional information related to the Findings for the walls and the change to the CEQA language in the staff report. (See attached memo). Geoff Sumich, Agent stated that he read the staff report and accepts the Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING - PA150076 – APPLICANT / OWNERS – ROBERT LEWIS AND KRISTEN CLAFIN - AGENT – NOLAN MEAD – LOCATION – 558 EMERALD BAY, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Review Planning Application PA150076: A request for a Use Permit to allow an accessory structure (parking deck with handrails spanning from the street to the structure) within the front yard setback area. 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.

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 PA150076 for a Use Permit to allow an accessory structure (parking deck with handrails spanning from the street to the structure) within the front yard setback area 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. Nolan Mead, Architect/Agent stated that he read the staff report and accepts the Findings and Conditions of Approval.

ITEM #3 PUBLIC HEARING PA160033 – OWNER / APPLICANTS – OC PARKS (US FISH AND WILDLIFE SERVICE AND CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE - LOCATION – LAGUNA COAST WILDERNESS PARK, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Review Planning Application PA160033: A request for a Coastal Development Permit to establish a temporary scientific study area for the reintroduction of the endangered Pacific Pocket Mouse in Planning Area 21B (Conservation) of the Newport Coast Local Coastal Plan area. The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 33 (Small Habitat Restoration Projects) pursuant to Section 15333.

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 33 (Small Habitat Restoration Projects) pursuant to Section 15303; and,
- c) Approve Planning PA160033 for a Coastal Development Permit to establish a temporary scientific study area subject to the attached Findings and Conditions of Approval.

Special Notes:

Kevin Canning, Planner presented the staff report and answered questions of the Zoning Administrator. Christine Beck, California Fish, & Wildlife stated that she read the staff report and accepts the Findings and Conditions of Approval.

Public Comments:

None

The April 7, 2016 Zoning Administrator hearing adjourned at 1:55 pm.