



ZONING ADMINISTRATOR AGENDA

October 6, 2016

**300 N. FLOWER STREET
CONFERENCE ROOM B-10**

1:30 PM

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

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

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

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

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.

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.

I Call to Order

II. Approval of Minutes

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA160052 – APPLICANT / OWNER – RAY AND SANDRA WIRTA – AGENT- SCOTT LAIDLAW, ARCHITECT - LOCATION – 102 EMERALD BAY, LAGUNA BEACH, CA WITHIN THE FIFTH SUPERVISORIAL DISTRICT.

Planning Application PA160052 - A request for a Coastal Development Permit and Variance in conjunction with the demolition of an existing home and construction of a new single-family residence in the Emerald Bay community (Planning Application PA160052). The proposed residence is a four-level 7,553 square foot dwelling and two attached garages totaling 969 square feet.

A Coastal Development Permit is required for the demolition of the existing structure and construction of the new residence, including associated grading.

A Variance is requested to allow a front yard setback of 7 feet 6 inches where 16 feet would be required utilizing the average front setback of adjoining properties.

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 PA160052 for a Coastal Development Permit to demolish the existing structure and construct a new single-family dwelling and a Variance to allow a reduced front yard setback of 7 feet 6 inches subject to the attached Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING PA160025 – APPLICANT / OWNER – RMV PA2 DEVELOPMENT, LLC – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA2.3, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Planning Application PA160025 – RMV PA2 Development, LLC requests approval of a Site Development Permit to allow for the construction of 41 Planned Concept Detached Dwellings, landscape open space, private motor courts, and a private street on a 6.54 acres of land and a Project Specific Alternative Site Development Standard to allow for the guest parking spaces which serve Units 1 and 24 to be located beyond 200 feet of the dwelling which it serves.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and, Find that proposed project (PA160025) is covered by Final EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum certified March 27, 2013, which are adequate and satisfy the requirements of CEQA; and,
- b) Find that proposed project (PA160025) is covered by Final EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum certified March 27, 2013, which are adequate and satisfy the requirements of CEQA; and,
 1. The project is substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum which adequately addressed the effects of the project proposed in PA160025. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, and the

Planning Area 2 Addendum were certified and approved has become known; therefore, no further environmental review is required.

2. Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum are adequate to satisfy the requirements of CEQA for PA160025.
 3. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
- c) Approve Planning Application PA160025, subject to the attached Findings and Conditions of Approval (Appendices A and B).

ITEM #3 PUBLIC HEARING - PA160023 – APPLICANT / OWNER – RMV PA2 DEVELOPMENT, LLC – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA2.3, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Planning Application PA160023 – RMV PA2 Development, LLC requests approval of a Site Development Permit to allow for the construction of 118 multiple family dwellings, a private street, and a model home complex on an 8.97 acres of land and a Project Specific Alternative Site Development Standard to allow for the guest parking spaces which serve Lots 14, 22-26, 28, 58, 69-72, 115, and 117 to be located beyond 200 feet of the dwelling which it serves.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and,
 - b) Find proposed project (PA160023) is covered by Final EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum certified March 27, 2013, which are adequate and satisfy the requirements of CEQA; and,
1. The project is substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum which adequately addressed the effects of the project proposed in PA160025. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum were certified and approved has become known; therefore, no further environmental review is required.

2. Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum are adequate to satisfy the requirements of CEQA for PA160023.
 3. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
- c) Approve Planning Application PA160023, subject to the attached Findings and Conditions of Approval (Appendices A and B).

ITEM #4 PUBLIC HEARING - PA160059 – APPLICANT / OWNER – RANCH PLAN APARTMENTS II, LLC – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA2.1, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Planning Application PA160059 - Ranch Plan Apartments II, LLC c/o WNP request approval of a Site Development Permit to allow for the construction of 150 multi-family dwellings, a community building, pool area, and maintenance building on 5.55 acres of land and a Project Specific Alternative Site Development Standard to allow for a 24-foot maneuvering area for proposed carports.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and,
 - b) Find proposed project (PA160059) is covered by Final EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum certified March 27, 2013, which are adequate and satisfy the requirements of CEQA; and,
1. The project is substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum which adequately addressed the effects of the project proposed in PA160059. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum were certified and approved has become known; therefore, no further environmental review is required.

2. Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum are adequate to satisfy the requirements of CEQA for PA160059.
 3. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
- c) Approve Planning Application PA160059, subject to the attached Findings and Conditions of Approval (Appendices A and B).

ITEM #5 PUBLIC HEARING - PA160049 – APPLICANT / OWNER – RMV PA2 DEVELOPMENT, LLC – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA2.3, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Planning Application PA160049 - RMV PA2 Development, LLC requests approval of a Site Development Permit to allow for the construction of 77 Planned Concept Detached Dwellings, landscape open space, private motor courts, a private street, and a model home complex on an 11.17 acres of land and a Project Specific Alternative Site Development Standard to allow for the guest parking spaces which serve Lots 33, 39, 40, 45, 46, and 47 to be located beyond 200 feet of the dwelling which it serves.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and,
 - b) Find proposed project (PA160049) is covered by Final EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum certified March 27, 2013, which are adequate and satisfy the requirements of CEQA; and,
1. The project is substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum which adequately addressed the effects of the project proposed in PA160049. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum were certified and approved has become known; therefore, no further environmental review is required.

2. Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum are adequate to satisfy the requirements of CEQA for PA160049.
 3. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
- c) Approve Planning Application PA160049, subject to the attached Findings and Conditions of Approval (Appendices A and B).

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 October 20, 2016.