

**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR HEARING DATE: July 20, 2017, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of July 6, 2017 – Approved**
- III. Discussion Item(s)**

ITEM #1 PUBLIC HEARING – PA170003 – A SITE DEVELOPMENT PERMIT, AS REQUIRED BY CONDITION OF APPROVAL NO. 7 OF TPM 2015-161 THAT REQUIRED A CONCEPTUAL GRADING PLAN TO DEPICT THE EXPECTED LIMITS OF GRADING FOR A NEW SINGLE FAMILY RESIDENCE ON THE SITE AND TO SHOW OFF-STREET CONSTRUCTION STAGING AREAS. APPLICANT – ELVIA BLAS – LOCATION – 1652 FOOTHILL BLVD, SANTA ANA, THIRD SUPERVISORIAL DISTRICT

A public hearing on Planning Application PA170003 to receive public testimony and to consider whether to approve a Site Development Permit as compliant with TPM 2015-161 Condition of Approval No. 7 to depict extent and limits of future grading and to show areas available for off-street construction staging and parking.

Recommended Action(s):

- a. Receive staff report and public testimony as appropriate; and,
- b. Find that the planning application is a condition of approval of TPM 2015-191 which was Categorically Exempt Class 15: Minor Land Divisions pursuant to Section 15315 of the CEQA Guidelines; and
- c. Approve Planning Application PA170003, a Site Development Permit to depict extent and limits of grading and show off-street parking and construction staging areas in compliance with Condition of Approval No. 7 of TPM 2015-161, subject to the attached Findings and Conditions of Approval.

Special Notes:

Kevin Canning, Planner gave a presentation and answered questions of the Zoning Administrator. The applicant answered question of the Zoning Administrator. Seven members of the public spoke in opposition of the project or of specific concerns regarding the implementation of the project.

The Zoning Administrator continued the item to a date certain, August 17, 2017. The Zoning Administrator directed staff to:

- Revise the site plan to illustrate the vehicular access points as required by Condition of Approval #7 of TPM 2015-16 and show property lines
- Clarify if Inspection Services has the ability to enforce private street repairs

The Zoning Administrator recommended that the applicant meet with the neighbors to discuss alternatives and solutions to their concerns.

It was further noted that the applicant would meet with the concerned neighbors to discuss alternatives and solutions to their concerns.

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

APPROVE
DENIED

OTHER

ITEM #2 PUBLIC HEARING – PA170010 – 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. APPLICANT – CHARLIE AND LINDA KINSTLER – LOCATION – 1001 EMERALD BAY, LAGUNA BEACH, FIFTH SUPERVISORIAL DISTRICT

A public hearing on Planning Application PA170010 to receive public testimony and to consider whether to approve a Coastal Development Permit for the demolition of an existing structure and construction of the new residence, including the associated grading, and a Variance request to allow a minimum front yard setback of 8 feet 0 inches and a minimum rear yard setback of 11 feet 6 inches where 16 feet 8 inches would be required for both front and rear utilizing the shallow lot criteria as contained within Zoning Code Section 7-9-128.2.

Recommended Action(s):

- a. Receive staff report and public testimony as appropriate; and,
- b. Find that the proposed project is Categorically Exempt Class 3: New Construction or Conversion of Small Structures from further CEQA documentation pursuant to Section 15303 of the CEQA Guidelines; and
- c. Approve Planning Application PA170010, a Coastal Development Permit, and Variance to allow a front yard setback of 8 feet 0 inches and a rear yard setback

of 11 feet 6 inches where 16 feet 8 inches would be required, subject to the attached Findings and Conditions of Approval.

Special Notes:

Kevin Canning, Planner gave a presentation and answered questions of the Zoning Administrator. The Project Manager answered questions of the Zoning Administrator.

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

APPROVE
DENIED

OTHER

ITEM #3 PUBLIC HEARING – PA170013 – A REQUEST FOR A COASTAL DEVELOPMENT PERMIT AND VARIANCE FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE IN THE EMERALD BAY COMMUNITY. APPLICANT – BRAD MCNEALY – LOCATION – 1223 EMERALD BAY, LAGUNA BEACH, FIFTH SUPERVISORIAL DISTRICT

A public hearing on Planning Application PA170013 to receive public testimony and to consider whether to approve a Coastal Development Permit for the construction of the new residence, including the associated grading, and a Variance request to allow a minimum garage front yard setback of 5 feet 0 inches where 20 feet would be required per Zoning Code Section 7-9-137.1.

Recommended Action(s):

- a. Receive staff report and public testimony as appropriate; and,
- b. Find that the proposed project is Categorically Exempt Class 1: Existing Facilities and Class 3: New Construction or Conversion of Small Structures from further CEQA documentation pursuant to Sections 15303 of the CEQA Guidelines; and
- c. Approve Planning Application PA170013, a Coastal Development Permit, and Variance to allow a garage front setback of 5 feet 0 inches where 20 feet would be required, subject to the attached Findings and Conditions of Approval.

Special Notes:

Kevin Canning, Planner gave a presentation and answered questions of the Zoning Administrator. The architect on the project answered questions of the Zoning Administrator.

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

APPROVE
DENIED

OTHER

Public Comments:

None

The July 20, 2017 Zoning Administrator hearing adjourned at 2:32 pm