



**ZONING ADMINISTRATOR AGENDA
JANUARY 18, 2018
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 – PA170037 – A REQUEST FOR A COASTAL DEVELOPMENT PERMIT, USE PERMIT AND VARIANCE APPROVALS IN CONJUNCTION WITH THE DEMOLITION OF AN EXISTING RESIDENCE AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE IN THE EMERALD BAY COMMUNITY (PLANNING APPLICATION PA170037). APPLICANT IS DAVID WOJTASZEK, PROPERTY OWNER. LOCATION IS 66 EMERALD BAY, LAGUNA BEACH, CA, IN THE FIFTH SUPERVISORIAL DISTRICT.

A public hearing on Planning Application PA170037 to receive public testimony and to consider whether to approve a Coastal Development Permit, a Variance to Front and Rear Setbacks, and Use Permits for over-height walls in the front setback area and along the side and rear property lines, for reduced driveway length and to allow an increased driveway slope gradient.

The Coastal Development Permit is required to demolish the existing single-family dwelling and construct a new single-family dwelling with associated grading in the Emerald Bay Local Coastal Plan area.

The Variance is requested to allow a front setback of 8 feet and a rear setback of 5 feet where the Zoning Code would require a setback of 8 feet 10 inches based upon the shallow lot provisions of the Code.

A Use Permit is required to address the proposed driveway's length and slope, and various proposed over-height walls on the site. The driveway slope proposes a minus seven percent (-7%) gradient where the maximum allowed by Zoning Code is minus six percent (-6%). Walls within the front yard setback will be 5 feet for the spa safety enclosure and 10 feet for an architectural wing wall where Zoning would allow a 3 foot 6-inch maximum height. Retaining walls along the side and rear property lines will be from 6 feet to 15 feet 6 inches in height where Zoning would allow a maximum 6-foot wall.

Recommended Action(s):

- a. Receive staff report and public testimony as appropriate; and,
- b. Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 1 (Existing Facilities), Class 2 (Replacement or Reconstruction) and Class 3 (New Construction or Conversion of Small Structures) exemptions pursuant to Sections 15301, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- c. Approve Planning Application PA170037 for a Coastal Development Permit, Use Permits and Variances 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 February 1, 2018.