

**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR HEARING DATE: January 18, 2018, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of December 21, 2017 – Approved**
- 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 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 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 PA170037 for a Coastal Development Permit, Use Permits and Variances subject to the attached Findings and Conditions of Approval.

Special Notes:

Kevin Canning, Planner gave a presentation and answered questions of the Zoning Administrator. Paul Shaver, CAA Planning, accepted the Conditions of Approval in the staff report.

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

APPROVE
DENIED

OTHER

Public Comments:

None

The December 21, 2017 Zoning Administrator hearing adjourned at 1:43 pm.