

PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT

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DATE: December 7, 2000

TO: Orange County Zoning Administrator

FROM: Planning and Development Services Department/Current Planning Services Division

SUBJECT: Public Hearing on Planning Application PA00-0095 for Coastal Development Permit

PROPOSAL: Demolition of existing single-family residence and two small storage structures, and the construction of a new three-story, 6,069 square feet single-family residence with attached four-car garage. The proposal also includes the construction of a 6 feet high wall in the side setback area and construction of a new ground level deck at the rear of the property in an area referred to as the County encroachment area.

LOCATION: In the community of Sunset Beach at 16851 South Pacific, this is at the corner of 12th Street and South Pacific. Second Supervisorial District.

APPLICANT: Lokken Family Trust, property owner

STAFF CONTACT: William V. Melton, Project Manager
Phone: (714) 834-2541 FAX: (714) 834-4652

SYNOPSIS: Current Planning Services Division recommends Zoning Administrator approval of PA00-0095 for Coastal Development Permit subject to the attached Findings and Conditions of Approval.

BACKGROUND:

The site is in the Sunset Beach Specific Plan/Local Coastal Program and has a land use designation of SBR "Sunset Beach Residential". The SBR designation permits one on two dwelling on each lot of record. The site also has an zoning district overlay of FP-3 "Flood Plane" Designation. The FP-3 overlay indicates that the area could be subject to ocean related hazards, including but not limited to storms, hurricane wave wash and tsunamis.

The project site is developed with a one-story single-family "cottage" dwelling, several storage buildings and a wooden fence on the street property lines. The existing dwelling is located at the rear, or beach end of the property. The site is on the corner of 12th Street and South Pacific Ave. It is a typical corner lot on South Pacific measuring 40 feet by 90 feet.

The applicant proposes to remove all structures on the site and construct a new three-level 6,069 square feet single-family dwelling. A garage is proposed that provides 4 standard parking spaces. Three spaces have access from 12th Street, and one space has its access from South Pacific. An on grade 20 feet by 33

feet deck is proposed in the County encroachment beach area at the rear of the property which was dedicated as Ocean Avenue on the original Sunset Beach Tract Map.

SURROUNDING LAND USE: (assumes the Pacific Ocean is to the west)

Direction	Land Use Designation	Existing Land Use
Project Site	SBR “Sunset Beach Residential”	Residential
North	SBR “Sunset Beach Residential”	Residential
South	SBR “Sunset Beach Residential”	Residential
East	SBP “Sunset Beach Parking Facility”	Public parking area and greenbelt
	SBR “Sunset Beach Residential”	Residential
West	SBB “Sunset Beach Beach”	Ocean Avenue encroachment area

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A Notice of Hearing was mailed to each property owner of record within 300 feet of the subject site, the LCP Board of Review and the California Coastal Commission. Coastal Development regulations also require mailing of the notice to the resident of a house within 100 feet of the subject site. However, the Post Office in Sunset Beach does not deliver mail directly to the homes. All U.S. Postal Service delivery is through post office boxes at the Sunset Beach Post Office. To satisfy Coastal Development requirements, a Notice of Hearing was posted at the Sunset Beach Post Office. Additionally, a Notice of Hearing was posted at the site as well as the Osborn Building. A copy of the planning application along with a copy of the proposed site plan were distributed for review and comment to 8 County divisions and the Sunset Beach LCP Review Board.

As of the writing of this staff report, no comments raising issues with the project have been received from other County divisions. The Sunset Beach LCP Review Board gave its approval of the proposal on September 27, 2000.

CEQA COMPLIANCE:

Negative Declaration No. PA000095 (Exhibit 2) has been prepared for this proposal. It was posted for public review on 11/13/00 and became final on 12/04/00. Prior to project approval, this ND must be found adequate to satisfy the requirements of CEQA by the Zoning Administrator. Appendix A contains the required CEQA Finding.

DISCUSSION/ANALYSIS:

As shown in the chart below, the proposed new single-family residence is in conformance with the site development standards for homes in the SBR district fronting on South Pacific Avenue.

DEVELOPMENT STANDARD	REQUIRED	PROPOSED
Front setback – ground floor	5 feet	5 feet
Front setback – 2 nd and 3 rd floor	6 inches	5 feet
Side setback – street side	6 inches all floors 3 feet for garages	9 inches all floors 3 feet for garage
Side setback – non-street side	3 feet all floors	4 feet all floors
Rear setback – all floors	none required	6 inches all floors
Building height	35 feet measure from center line of the street	35 feet measure from center line of the street
On-site parking spaces	2 standard spaces	4 standard spaces
Maximum deck size	20 feet by 36 feet – 6 inches	20 feet by 33 feet

Staff’s review of the proposal did not identify any planning issues associated with the construction of a new single-family dwelling on this site. The Initial Study prepared for this proposal also did not identify any significant environmental issues. The Sunset Beach LCP Review Board expressed no concerns regarding this proposal. The proposed three-story dwelling is typical of new residential construction throughout Sunset Beach. The home being removed from the site does not possess any architectural or historical significance. Because the proposal conforms to all applicable site development standards contained in the Sunset Beach Specific Plan and the Orange County Zoning Code, and the design of the structure is compatible with existing development on South Pacific Avenue, staff supports the proposal and makes its recommendation as follows.

RECOMMENDED ACTION:

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff report and public testimony as appropriate; and,
- b. Approve Planning Application PA00-0095 for Coastal Development Permit subject to the attached Findings and Conditions of Approval.

Respectfully submitted

C. M. Shoemaker, Chief
CPSD/Site Planning Section

WVM

Folder: D/Sunset Beach/PA00-0095 Staff

APPENDICES:

- A. Recommended Findings
- B. Recommended Conditions of Approval

EXHIBITS:

- 1. Applicant's Letter of Explanation
- 2. Environmental Documentation
- 3. Site Plans and site photos

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$245.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

In addition, this project is within the Coastal Zone and is an "appealable development". Approval of an appealable development may be appealed directly to the California Coastal Commission (telephone number 562-560-5071), in compliance with their regulations, without exhausting the County's appeal procedures.