

**PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT**

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**DATE:** February 15, 2001

**TO:** Orange County Zoning Administrator

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

**SUBJECT:** Public Hearing on Planning Application PA00-0131 for Coastal Development Permit

**PROPOSAL:** Remodel and additions to an existing two-story, 1,510 square feet, single-family beach front dwelling. The applicant proposes to add a total of 570 square feet of living area comprised of a 374 square feet addition to the first floor of the dwelling; and, a 196 square feet addition to the second floor of the dwelling. The project also includes the construction of a new 24 feet wide by 20 feet deep ground level deck at the rear of the property.

**LOCATION:** The project site is located in the community of Sunset Beach, between 25<sup>th</sup> Street and 26<sup>th</sup> Street at 16369 South Pacific Ave, Sunset Beach. Second Supervisorial District.

**APPLICANT:** Neil and Gail Begerow

**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 PA00-0131 for Coastal Development Permit subject to the attached Findings and Conditions of Approval.

**BACKGROUND AND DISCUSSION**

The site is in the Sunset Beach Specific Plan/Local Coastal Program and has a land use designation of SBR "Sunset Beach Residential". The project site is a typical interior beach front lots measuring 30 feet wide by 90 feet deep. The site is developed with an older two-story single-family dwelling with a two-car garage. The proposal calls for increased floor area to the ground floor and second floor. The applicant proposes to expand the ground floor foundation to within 3 feet of one side property line and 0 feet from the rear property line (both of which are standard setbacks). This proposed increase to the ground floor totals 374 square feet. On the second floor, the applicant proposes to add an attic space, mezzanine space and a bathroom totaling 196 square feet. The total new habitable living space being added to the existing home is 570 square feet.

Included with the applicant's Coastal Development Permit is a new ground level 20 x 24 feet deck at the rear of the property to replace an existing deck. The deck is located in the 20 feet wide County beach

encroachment area at the rear of the property. This County property was dedicated as Ocean Avenue on the original Sunset Beach Tract Map. This “street” can now only be use for decks at the rear of the homes. The applicant will be required to obtain a Public Properties Encroachment Permit and meet certain design guidelines prior to construction.

The subject site is in the coastal zone and in most situations additions to existing structures are exempt from the requirement to have an approved Coastal Development Permit before starting construction of the proposed improvements. However, this site, as is most of Sunset Beach, is located within 300 feet of the beach or a waterway where additions of no more than 10 percent to the internal floor area of the existing structure are not exempted. Since the additions proposed increase the internal floor area by approximately 37 percent, it is not exempt for obtaining a Coastal Development Permit prior to the start of construction. Also, there are no exceptions for decks in the County encroachment area. A Coastal Development Permit is always required for a new deck or major revisions to an existing deck, such as proposed by the applicant.

The proposed modification and additions to the existing residence and the proposed deck conform to all site development standards. Staff did not identify any Sunset Beach SP/LCP or coastal zone planning issues. Staff supports the applicant’s Coastal Development Permit request and makes a recommendation as shown at the end of this report.

**SURROUNDING LAND USE:** (assumes South Pacific Ave runs north and south)

<b>Direction</b>	<b>Sunset Beach SP/LCP Land Use Designation *</b>	<b>Existing Land Use</b>
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”	Parking area and green belt
West	SBB “Sunset Beach Beach Area”	County easement and public beach

\* In addition to the Sunset Beach Specific Plan/LCP designations, the site has an overlay zoning of FP-3 “Flood Plain –3” District.

**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 and a copy of the proposed site plan were distributed for review and comment to two 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 submitted a comment of “OK”.

**CEQA COMPLIANCE:**

The proposed project is Categorical Exempt (Class 1, repair or minor alteration of existing structures or facilities) from the requirements of CEQA. Appendix A contains the required CEQA Findings.

**RECOMMENDED ACTION:**

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff report and public testimony as appropriate; and,
- b. Approve Planning Application PA00-0131 for Coastal Development Permit subject to the attached Findings and Conditions of Approval.

Respectfully submitted

Chad G. Brown, Chief  
CPSD/Site Planning Section

WVM

Folder: D/Sunset Beach/PA00-0131 Staff

**APPENDICES:**

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

**EXHIBITS:**

- 1. Applicant's Letter of Explanation
- 2. Site Plans with 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.