



**ZONING ADMINISTRATOR AGENDA  
SEPTEMBER 5, 2019  
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 – PA19-0042 – A REQUEST FOR A COASTAL DEVELOPMENT PERMIT AND USE PERMIT APPROVALS REQUIRED FOR THE CONSTRUCTION OF A TWO-LEVEL SINGLE-FAMILY RESIDENCE WITH ATTACHED GARAGE SPACES. THE COASTAL DEVELOPMENT PERMIT IS REQUIRED FOR THE DEMOLITION OF AN EXISTING RESIDENCE AND TO CONSTRUCT A NEW SINGLE-FAMILY DWELLING IN THE EMERALD BAY LOCAL COASTAL PLAN AREA, WITH ASSOCIATED GRADING. THE USE PERMIT IS REQUIRED TO ALLOW FOR THE PROPOSED OVER-HEIGHT WALLS ON THE SITE. A PORTION OF THE SIDE WALL**

**WILL BE UP TO EIGHT (8) FEET IN HEIGHT WHERE THE ZONING CODE ALLOWS A SIX (6) FOOT MAXIMUM HEIGHT. A USE PERMIT APPROVAL IS ALSO REQUIRED TO REDUCE THE DRIVEWAY DEPTH TO 16 FEET WHERE THE ZONING CODE REQUIRES AN 18-FOOT MINIMUM DEPTH.**

**Recommended Action(s):**

- a) Receive staff report and public testimony as appropriate;
- b) Find that the proposed project is Categorically Exempt (Class 3 – New Construction or Conversion of Small Structures) from the provisions of CEQA pursuant to Section 15303 of the CEQA Guidelines; and,
- c) Approve Planning Application PA19-0042 for a Coastal Development Permit and Use Permits subject to the attached Findings and Conditions of Approval.

**V. 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.

**VI. ADJOURNMENT** - The next regular Zoning Administrator Meeting is scheduled for September 19, 2019.