

**ZONING ADMINISTRATOR AGENDA**  
**JANUARY 22, 2015**  
**300 N. FLOWER STREET**  
**CONFERENCE ROOM B-10**  
**1:30 PM**  
**RUBY MALDONADO, ZONING ADMINISTRATOR**

Those persons addressing the Zoning Administrator are requested to give their name and address for the record.

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.

Written materials must be received 24 hours in advance to ensure consideration by the Zoning Administrator.

A limited number of staff reports are available at the hearing.

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.

Any member of the public may ask the Zoning Administrator to be heard on the following public hearings, as those are called.

- I Pledge of Allegiance**
- II. Approval of Minutes**
- III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA140062 - APPLICANT – MR. EVAN KNAPP, OWNER (AS FILED BY MR. CHRISTIAN STRACKE, PREVIOUS OWNER) - LOCATION- 1613 EMERALD BAY, LAGUNA BEACH, DISTRICT 5**

Review Planning Application PA140062 for a Coastal Development Permit and Use Permit to allow the replacement of a retaining wall with two retaining walls, one of which will exceed the maximum allowable height. The project is Categorical Exempt from the provisions of CEQA under Class 1 and Class 3 exemptions.

Recommended Action:

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that the project is Categorical Exempt Classes 1 and 3 from the provisions of CEQA; and,
- 3) Approve Planning Application PA140062 for a Coastal Development Permit/Use Permit to replace and reconstruct a retaining wall with two retaining walls, one of which would be over height, subject to the recommended Findings and Conditions of Approval.

**ITEM #2 PUBLIC HEARING – PA140060 - APPLICANT – RON AND YOLANDA LODER, OWNERS - LOCATION- 48 EMERALD BAY, LAGUNA BEACH , DISTRICT -5**

Review and approve Planning Application PA140062 for a Coastal Development Permit and Use Permit to allow the remodeling of an existing home and the relocation of an existing retaining wall that currently does and would continue to exceed the maximum allowable height. The project was assessed by Mitigated Negative Declaration No. PA140060.

Recommended Action:

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that Mitigated Negative Declaration No. PA140060 is adequate and satisfies the requirements of CEQA; and,
- 3) Approve Planning Application PA140060 for a Coastal Development Permit/Use Permit to remodel and existing home and to replace and reconstruct an existing retaining wall that does and would continue to exceed the maximum allowable height, subject to the recommended Findings and Conditions of Approval.

**ITEM #3 PUBLIC HEARING – USE PERMIT PA140082 – APPLICANT / OWNER – FRANK SANCHEZ – LOCATION - 19862 EL TORO ROAD, WITHIN THE NORTH EL TORO UNINCORPORATED AREA - 3<sup>rd</sup> SUPERVISORIAL DISTRICT**

Review and consider proposed Use Permit for an existing over height structure within the rear yard setback. The Use Permit would permit an existing unpermitted detached 2964 sq. ft. garage and alteration to permitted workshop thirteen feet (13') from the rear property line, where twenty-five feet (25') is required for structures exceeding twelve feet in height. The subject structure is 14 feet 11 inches in height at a distance of twenty-five feet (25') from the rear property line, and rises to 19 feet in height at the peak of the roof past the setback.

**Recommended Action:**

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that the project is Categorical Exempt, Classes 1 – Existing Facilities and 3 – New Construction, from further CEQA documentation; and
- 3) Approve Planning Application PA140082 for a Use Permit to allow a detached accessory structure 13 feet from the rear property line at the closest point and 14 feet 11 inches in height at a point on the roof 25 feet from said rear property line, subject to recommended 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 provided that 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 5, 2015.