

ZONING ADMINISTRATOR AGENDA
June 18, 2015
300 N. FLOWER STREET
CONFERENCE ROOM B-10
1:30 PM

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 Call to Order

II. Approval of Minutes

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA140047 - APPLICANT/ OWNER – RICK VAN ETTEN & DEANNA VAN GESTEL – LOCATION – 940 EMERALD BAY, LAGUNA BEACH, DISTRICT 5

Review and approve Planning Application PA140047 for a Use Permit to exceed the maximum allowable height for walls within the front and side yard setbacks associated with the remodel of an existing single-family home. The applicant is proposing varying wall heights of 4'-0" to 6'-0" within the required front yard setback area (where a maximum of 3'-6" is allowed by Zoning Code) and varying wall heights of 7'-0" to 12'-0" within the required side yard setback area (where a maximum of 6'-0" is allowed by Zoning Code). The project is Categorically Exempt.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and
- b) Find that the project is Categorically Exempt (Class 1 – Existing Facilities, and 3 – New Construction or Conversion of Small Structures) from the provisions of CEQA pursuant to Section 15301 and 15303 of the CEQA Guidelines; and,
- c) Approve Planning Application PA140047 for a Use Permit, subject to the attached 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 if 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 July 2, 2015.