

**ZONING ADMINISTRATOR AGENDA**

**July 16, 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 – PA150041 - APPLICANTS/ OWNERS – DONALD JOHNSON, ALISON DAVIS, TURNER NEWTON – LOCATION – 120, 156, 158, 160 EMERALD BAY, IN THE EMERALD BAY COMMUNITY, WITHIN THE FIFTH SUPERVISORIAL DISTRICT.**

Review and approve Planning Application PA150041 that will authorize the recordation of Lot Line Adjustment (LLA) No. 2014-008. Based upon a determination by the California Coastal Commission, a Coastal Development Permit is required for the proposed lot line adjustment. The lot line adjustment will divide one lot equally between three existing, adjacent lots. No new construction is proposed or authorized with this application. The project is Categorically Exempt.

**Recommended Action:**

- a) Receive staff report and public testimony as appropriate;
- b) Find that the project is Categorical Exempt (Class 3 – New Construction or Conversion of Small Structures, and Class 5 – Minor Alterations in Land Use Limitations) from CEQA per Sections 15303 and 15305 of the CEQA Guidelines; and
- c) Approve Planning Application PA150041 for a Coastal Development Permit to approve Lot Line Adjustment No. 2014-008, 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; 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.

- V. ADJOURNMENT** - The next regular Zoning Administrator Meeting is scheduled for August 6, 2015.