

**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
HEARING DATE: July 16, 2015, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of July 2, 2015 - Approved**
- III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA150041  
Applicant & Property Owner – Donald Johnson, Alison Davis and  
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; and
- b) Find that the project is Categorically 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.

The following is the action taken by the Orange County Zoning Administrator:

APPROVE

OTHER



DENIED

At the request of OC Development Services/Planning, Ruby Maldonado, Zoning Administrator, introduced the agenda item, opened the public hearing to receive any testimony, and continued PA150041 to August 6, 2015. The Applicant agreed to the date of continuance.

**Special Notes:**

Jerry Olivera, Manager of Land Use, presented a description of the project and answered questions of the Zoning Administrator.

**Public Comments:**

None

**The July 16, 2015 Zoning Administrator hearing adjourned at 1:35 pm.**