

**ZONING ADMINISTRATOR AGENDA**

**October 8, 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 - PA150048 - APPLICANTS/ OWNERS – DOUGLAS HODGE – AGENT – TOM MATTHEWS, CAA PLANNING- LOCATION – 159 EMERALD BAY, LAGUNA BEACH, WITHIN THE FIFTH SUPERVISORIAL DISTRICT.**

Review and approve Planning Application PA150048 for a Coastal Development Permit and Use Permit to construct a new single-family residence on a vacant lot in the Emerald Bay community. The applicant proposes a two-level 2,032 square foot dwelling, with a partially subterranean 693 square foot garage. A Use Permit approval is required for over height retaining walls within the front yard setback and to allow the driveway slope to exceed a -6% slope. The retaining walls are proposed at a maximum height of 8 feet 8 inches instead of the required 3 feet 6 inches to support access to a below grade garage area. CEQA Categorically Exempt Class 3.

**Recommended Action:**

- a) Receive staff report and public testimony as appropriate;
- b) Find the proposed project is Categorical Exempt from the California Environmental Quality Act (CEQA), Class 3 (New Construction or Conversion of Small Structures) pursuant to Section 15303; and
- c) Approve a Coastal Development Permit and Use Permits (Planning Application PA150048) to develop a new single-family dwelling with subterranean garage subject to the attached Findings and Conditions of Approval.

**ITEM #2 PUBLIC HEARING - PA150060 - APPLICANT/ OWNER – GREG AND LAURA HART – AGENT – GARY SUMBERG – LOCATION – 827 EMERALD BAY, LAGUNA BEACH, WITHIN THE FIFTH SUPERVISORIAL DISTRICT**

Review and approve Planning Application PA150060 for a Variance approval to allow an 18-foot front yard setback, instead of the required 20 feet, and a rear setback of 5.75 feet instead of the required 25 feet. In addition, review and approve a Use Permit approval to allow a driveway to exceed a -6% maximum slope gradient and a 5-foot retaining wall in the front yard setback area instead of the required 3 feet 6 inches. The proposed project would remodel an existing home to add a 344 square foot master bedroom addition within the rear setback area and would reconstruct an existing garage after raising its finished floor level to address drainage issues. CEQA Categorical Exempt Classes 3 and 5.

**Recommended Action:**

- a) Receive staff report and public testimony as appropriate;
- b) Find that the proposed project is Categorical Exempt from the California Environmental Quality Act (CEQA), Class 3 (New Construction or Conversion of Small Structures) pursuant to Section 15303, as well as Class 5 (Minor Alterations in Land Use Limitations) pursuant to Section 15305.
- c) Approve Planning Application PA150060, a Variance for front and rear yard setbacks and Use Permit for an over-height retaining wall within the front setback and driveway grade exceeding the maximum slope gradient, 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 October 22, 2015.**