

**SPECIAL MEETING  
ZONING ADMINISTRATOR AGENDA  
October 15, 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 - PA150024 – APPLICANT/OWNER – JOHN SCHAFFER – AGENT- CRAIG SCHULTZ – LOCATION – 12 EMERALD BAY, UNINCORPORATED LAGUNA BEACH, WITHIN THE FIFTH SUPERVISORIAL DISTRICT**

Review and approve Planning Application PA 150024 for a Coastal Development Permit to demolish an existing single-family residence and construct a two-story, 4,348 square-foot residence. The proposed project will maintain portions of the existing subterranean garage, driveway, and street frontage landscaping. Approximately 180 cubic yards of grading is proposed. Revised Mitigated Negative Declaration No. PA 150024 has been prepared for the project.

**Recommended Action:**

- a) Receive staff report and public testimony as appropriate.
- b) Find that Revised Mitigated Negative Declaration No. PA150024 is adequate and satisfies the requirements of CEQA.

- c) Approve Planning Application PA150024, a Coastal Development Permit to construct a 4,348 square-foot single-family residence, 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 November 5, 2015.