

**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
SPECIAL HEARING DATE: October 15, 2015, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of August 6, 2015 – Not submitted**
- III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA150024
Applicant & Property Owner – John Schaffer – Agent- Craig Schultz
Location- 12 Emerald Bay, Unincorporated Laguna Beach, within the
Fifth Supervisorial District.**

Review and approve Planning Application 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. The Revised Mitigated Negative Declaration No. PA150024 has been prepared for the project.

Revised 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 for a Coastal Development Permit to construct a 4,348 square-foot single-family residence, subject to the attached revised Findings and Conditions of Approval including:
 - The applicant shall add a new exhibit to the set of plans that accurately depicts the proposed structure along with the structural front and rear setbacks along with the adjacent uses.
 - The applicant may provide any additional revised plan sheets regarding modifications to the chimney.

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

APPROVE OTHER
DENIED

Ruby Maldonado, Zoning Administrator, approved PA150024 subject to the attached revised Findings and Conditions of Approval.

Special Notes:

Jerry Oliver, Land Use Manager, presented the staff report and answered questions of the Zoning Administrator. Attorney Lawrence Nokes and two members of the public spoke in opposition of the project. The applicant, John Schaffer answered questions of the Zoning Administrator.

Public Comments:

None

The October 15, 2015 Zoning Administrator hearing adjourned at 2:03pm.

