

## **ZONING ADMINISTRATOR AGENDA**

**March 17, 2016**

**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 – PA150073 – APPLICANT / OWNERS –EMELIE TIRRE - AGENT – MICHAEL BLAKEMORE – LOCATION – 818 EMERALD BAY, WITHIN THE 5TH SUPERVISORIAL DISTRICT.**

Review Planning Application PA150073: A request for a Coastal Development Permit for additions greater than a 10% increase in floor area, a Variance to allow a balcony to project 6 feet instead of 5 feet into the front yard setback area and a Use Permit to allow two walls within the front yard setback area of the property to be a height of 5 feet instead of 3 feet 6 inches. The project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 1 (Existing Facilities) pursuant to Section 15301.

#### **Recommended Action:**

- a) Receive staff report and public testimony as appropriate; and
- b) Find the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 1 (Existing Facilities) pursuant to Section 15301; and,
- c) Approve Planning Application PA150073 for a Coastal Development Permit to allow additions to an existing structure in excess of a 10% increase, Variance to allow for

balcony to project 6 feet instead of 5 feet into front setback area and a Use Permit to allow wall/fence heights of 5 feet instead of 3 feet 6 inches within the front yard setback area: of the property 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 April 7, 2016.