

## **ZONING ADMINISTRATOR AGENDA**

**March 3, 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 – PA150070 – APPLICANT / OWNERS – STEPHEN AND TABITHA UNTERBERGER –AGENT – SCOTT LAIDLAW – LOCATION – 1417 EMERALD BAY, WITHIN THE 5TH SUPERVISORIAL DISTRICT.**

Review Planning Application PA150070: a request for a Use Permit to allow wall/fence heights in excess of 3'6" within the front yard setback area of the property. The proposal includes separate four fence or wall segments. The project is exempt from the requirement for a Coastal Development Permit. The project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 3 (New Construction or Conversion of Small Structures) pursuant to Section 15303.

#### **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 3 (New Construction or Conversion of Small Structures) pursuant to Section 15303; and,

- c) Approve Planning Application PA150070 for a Use Permit to allow wall/fence heights in excess of 3'6" within the front yard setback area: of the property subject to the attached Findings and Conditions of Approval.

**ITEM #2 PUBLIC HEARING - PA150074 -APPLICANT/OWNER – JOAN REHNBERG – AGENT – SCOTT LAIDLAW – LOCATION – 87 EMERALD BAY, WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT.**

Review and approve Planning Application PA150074 a request for a Coastal Development Permit to allow a 706 square foot addition at the rear of the property of an existing home. Coastal Development Permit is required for additions to existing structures greater than 10% in the portion of the community between Pacific Coast Highway and the beach. The proposed addition would represent a 28% increase. All other development criteria (setbacks, structure height, etc.) for the addition are in conformance with R1 "Single Family Residential" District requirements. The project is exempt from the requirement for a Coastal Development Permit. 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 that the project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 1 (Existing Facilities) pursuant to Section 15301; and,
- c) Approve Planning Application PA150074 for a Coastal Development Permit to allow an addition to an existing 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 March 17, 2016.