

**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR HEARING DATE: March 17, 2016, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of March 3, 2016 – Approved**
- 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.

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

APPROVE

OTHER

DENIED

Special Notes:

Kevin Canning, Planner presented the staff report and answered questions of the Zoning Administrator. Michael Blakemore, Applicant stated that he read the staff report and accepts the Findings and Conditions of Approval.

Public Comments:

None

The March 17, 2016 Zoning Administrator hearing adjourned at 1:45 pm.

