

ZONING ADMINISTRATOR AGENDA

April 7, 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 – PA150072 – APPLICANT / OWNERS – LIVIU EFTIME - AGENT – GEOFF SUMICH – LOCATION – 570 EMERALD BAY, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Review Planning Application PA150072: A request for a Coastal Development Permit for the demolition of the existing structure and construction of the new residence, a Variance to allow a front yard setback of 5 feet 10 inches where 10 feet 6 inches is required (under the shallow lot criteria of the Zoning Code) and a Use Permit to allow a side property line wall within the front yard setback area to be 6 feet in height where the maximum allowed is 3 feet 6 inches. 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 Class 5 (Minor Alterations in Land Use Limitations) pursuant to Section 15305.

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 Class 5 (Minor Alterations in Land Use Limitations) pursuant to Section 15305; and,
- c) Approve Planning Application PA150072 for a Coastal Development Permit to demolish a home and construct a new residence, Variance to allow a front yard setback of 5 feet 10 inches where 10 feet 6 inches is required (under the shallow lot criteria of the Zoning Code) and Use Permit to allow wall/fence heights of 6 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.

ITEM #2 PUBLIC HEARING – PA150076 – APPLICANT / OWNERS – ROBERT LEWIS AND KRISTEN CLAFIN - AGENT – NOLAN MEAD – LOCATION – 558 EMERALD BAY, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Review Planning Application PA150076: A request for a Use Permit to allow an accessory structure (parking deck with handrails spanning from the street to the structure) within the front yard setback area. 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.

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 PA150076 for a Use Permit to allow an accessory structure (parking deck with handrails spanning from the street to the structure) within the front yard setback area subject to the attached Findings and Conditions of Approval.

ITEM #3 PUBLIC HEARING – PA160033 – OWNER / APPLICANTS – OC PARKS (US FISH AND WILDLIFE SERVICE AND CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE - LOCATION – LAGUNA COAST WILDERNESS PARK, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Review Planning Application PA160033: A request for a Coastal Development Permit to establish a temporary scientific study area for the reintroduction of the endangered Pacific Pocket Mouse in Planning Area 21B (Conservation) of the Newport Coast Local Coastal Plan area. The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 33 (Small Habitat Restoration Projects) pursuant to Section 15333.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and
- b) Find the proposed project is Categorical Exempt from the California Environmental Quality Act (CEQA), Class 33 (Small Habitat Restoration Projects) pursuant to Section 15333; and,
- c) Approve Planning Application PA160033 for a Coastal Development Permit to establish a temporary scientific study area 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 21, 2016.