

**ZONING ADMINISTRATOR AGENDA**

**June 16, 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 – PA160034 – APPLICANT / OWNERS – NANCY AND ROBERT JACKSON – LOCATION – 228 EMERALD BAY WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT.**

Review Planning Application PA160034: A request for a Coastal Development Permit and Variance in conjunction with the demolition of an existing home and construction a new single family in residence the Emerald Bay community. The proposed new residence would be a three-level 4,249 square foot dwelling with attached 708 square foot garage.

A Coastal Development Permit is required for the demolition of the existing structure and construction of the new residence, including associated grading.

A Variance is requested to allow a rear yard setback of 20 feet 6 inches where 25 feet is required.

**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 PA160034 for a Coastal Development Permit to demolish the existing structure and construct a new single-family dwelling and a Variance to allow a reduced rear yard setback of 20 feet 6 inches 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 July 7, 2016.