

**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR HEARING DATE: JUNE 16, 2016, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of April 21, 2016 – Approved**
- III. Discussion Item(s)**

ITEM #1 PUBLIC HEARING - PA160034 – APPLICANT / OWNERS –NANCY AND ROBERT JACKSON - LOCATION – 228 EMERALD BAY, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Review Planning Application PA160034: A request for a Coastal Development 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.

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

APPROVE
DENIED

OTHER

Special Notes:

Kevin Canning, Planner presented the staff report and answered questions of the Zoning Administrator. Scott Laidlaw, Architect stated that he read the staff report and accepts the Findings and Conditions of Approval.

Public Comments:

None

The June 16, 2016 Zoning Administrator hearing adjourned at 1:55 pm.