



**ZONING ADMINISTRATOR AGENDA
November 17, 2016
300 N. FLOWER STREET
CONFERENCE ROOM B-10
1:30 PM**

A limited number of staff reports are available at the hearing.

Any member of the public may ask the Zoning Administrator to be heard on the public hearings on the agenda, as those are called.

Those persons addressing the Zoning Administrator are requested to give their name and address for the record.

Written materials must be received 24 hours in advance to ensure consideration by the Zoning Administrator.

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.

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.

I Call to Order

II. Approval of Minutes

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA160060 – APPLICANT/OWNER – MR. AND MRS. ROBERT EBERLE- LOCATION – 1615 EMERALD BAY WITHIN THE FIFTH SUPERVISORIAL DISTRICT.

Planning Application PA160060 – A request for a approval of a Use Permit for an over-height retaining wall to stabilize a failing slope at the rear of the subject lot. The proposed wall will be up to 10 feet in height, in an area where the maximum allowable height would be 6 feet. A Use Permit is required for the over-height wall.

Recommended Action:

- 1) Receive staff report and public testimony as appropriate; and,

- 2) Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Classes 1 (Existing Facilities) pursuant to Section 15301; and
- 3) Approve Planning Application PA160060 for a Use Permit for an over-height wall within the rear yard setback area subject to the Findings and Conditions of Approval provided in Attachments 1 and 2 in the report.

ITEM #2 PUBLIC HEARING – PA160061 – APPLICANT/OWNER – MR. AND MRS. DAVID FLATTUM – AGENT – CAA PLANNING-LOCATION – 182 EMERALD BAY WITHIN THE FIFTH SUPERVISORIAL DISTRICT.

Planning Application PA160061 – A request for a Coastal Development Permit, Variance, and Use Permit to re-model an existing single family residence in the Emerald Bay community. The proposed re-modeled home would be a three-level 6,741 square foot dwelling with a two garages totaling 854 square feet.

A Coastal Development Permit is required for construction of a single-family residence when the building site is located between Pacific Coast Highway and the ocean (Emerald Bay LCP Section III, Implementing Actions Program).

A Variance is required to allow a front setback of 6 feet 3 inches where 9 feet 11 ½ inches would be required using the average setback of adjoining lots (Zoning Code Section 7-9-128.4).

A Use Permit approval is required to allow the driveway slope to exceed a -6% slope. A maximum slope of -9.5% is proposed (Zoning Code Section 7-9-145.2.e.2).

Recommended Action:

- 1) Receive staff report and public testimony as appropriate; and,
- 2) Find the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under Class 1 (Existing Facilities) pursuant to Section 15301 and Class 3 (New Construction or Conversion of Small Structures) pursuant to Section 15303; and,
- 3) Approve Planning Application PA160061 for a Coastal Development Permit, Variance and Use Permit subject to the Findings and Conditions of Approval provided in Attachments 1 and 2 in the report.

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 December 1, 2016.