



## **ZONING ADMINISTRATOR AGENDA**

**July 20, 2017**

**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 – PA170003 – A SITE DEVELOPMENT PERMIT, AS REQUIRED BY CONDITION OF APPROVAL NO. 7 OF TPM 2015-161 THAT REQUIRED A CONCEPTUAL GRADING PLAN TO DEPICT THE EXPECTED LIMITS OF GRADING FOR A NEW SINGLE FAMILY RESIDENCE ON THE SITE AND TO SHOW OFF-STREET CONSTRUCTION STAGING AREAS.. APPLICANT – ELVIA BLAS – LOCATION – 1652 FOOTHILL BLVD, SANTA ANA, THIRD SUPERVISORIAL DISTRICT**

A public hearing on Planning Application PA170003 to receive public testimony and to consider whether to approve a Site Development Permit as compliant with TPM 2015-161 Condition of Approval No. 7 to depict extent and limits of future grading and to show areas available for off-street construction staging and parking.

**Recommended Action(s):**

- a. Receive staff report and public testimony as appropriate; and,
- b. Find that the planning application is a condition of approval of TPM 2015-191 which was Categorically Exempt Class 15: Minor Land Divisions pursuant to Section 15315 of the CEQA Guidelines; and
- c. Approve Planning Application PA170003, a Site Development Permit to depict extent and limits of grading and show off-street parking and construction staging areas in compliance with Condition of Approval No. 7 of TPM 2015-161, subject to the attached Findings and Conditions of Approval.

**ITEM #2 PUBLIC HEARING – PA170010 – A REQUEST FOR A COASTAL DEVELOPMENT PERMIT AND VARIANCE IN CONJUNCTION WITH THE DEMOLITION OF AN EXISTING HOME AND CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE IN THE EMERALD BAY COMMUNITY. APPLICANT – CHARLIE AND LINDA KINSTLER – LOCATION – 1001 EMERALD BAY, LAGUNA BEACH, FIFTH SUPERVISORIAL DISTRICT**

A public hearing on Planning Application PA170010 to receive public testimony and to consider whether to approve a Coastal Development Permit for the demolition of an existing structure and construction of the new residence, including the associated grading, and a Variance request to allow a minimum front yard setback of 8 feet 0 inches and a minimum rear yard setback of 11 feet 6 inches where 16 feet 8 inches would be required for both front and rear utilizing the shallow lot criteria as contained within Zoning Code Section 7-9-128.2.

**Recommended Action(s):**

- a. Receive staff report and public testimony as appropriate; and,
- b. Find that the proposed project is Categorical Exempt Class 3: New Construction or Conversion of Small Structures from further CEQA documentation pursuant to Section 15303 of the CEQA Guidelines; and
- c. Approve Planning Application PA170010, a Coastal Development Permit, and Variance to allow a front yard setback of 8 feet 0 inches and a rear yard setback of 11 feet 6 inches where 16 feet 8 inches would be required, subject to the attached Findings and Conditions of Approval.

**ITEM #3 PUBLIC HEARING – PA170013 – A REQUEST FOR A COASTAL DEVELOPMENT PERMIT AND VARIANCE FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE IN THE EMERALD BAY COMMUNITY. APPLICANT – BRAD MCNEALY – LOCATION – 1223 EMERALD BAY, LAGUNA BEACH, FIFTH SUPERVISORIAL DISTRICT**

A public hearing on Planning Application PA170013 to receive public testimony and to consider whether to approve a Coastal Development Permit for the construction of the new residence, including the associated grading, and a Variance request to allow a minimum garage front yard setback of 5 feet 0 inches where 20 feet would be required per Zoning Code Section 7-9-137.1.

**Recommended Action(s):**

- a. Receive staff report and public testimony as appropriate; and,
- b. Find that the proposed project is Categorical Exempt Class 3: New Construction or Conversion of Small Structures from further CEQA documentation pursuant to Section 15303 of the CEQA Guidelines; and
- c. Approve Planning Application PA170010, a Coastal Development Permit, and Variance to allow a garage front setback of 5 feet 0 inches where 20 feet would be required, 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 August 3, 2017.