



**ZONING ADMINISTRATOR AGENDA
DECEMBER 21, 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 – PA170033 – A REQUEST FOR A VARIANCE TO FRONT AND REAR SETBACKS IN CONJUNCTION WITH THE CONSTRUCTION OF A SINGLE FAMILY RESIDENCE ON A VACANT PARCEL IN THE EMERALD BAY COMMUNITY (PLANNING APPLICATION PA170033). THE PROPOSED RESIDENCE WILL BE A TWO-LEVEL 3,864 SQUARE FOOT DWELLING INCLUDING AN ATTACHED GARAGE. THE REQUESTED VARIANCE IS TO ALLOW A MINIMUM FRONT YARD SETBACK OF 8 FEET 4.5 INCHES AND A MINIMUM REAR YARD

SETBACK OF 5 FEET WHERE 17 FEET 4.5 INCHES WOULD BE REQUIRED FOR BOTH FRONT AND REAR SETBACKS UNDER THE SHALLOW LOT CRITERIA OF THE ZONING CODE. APPLICANTS ARE PROPERTY OWNERS ALEX AND MARIE SHIPMAN. LOCATION IS 420 EMERALD BAY, LAGUNA BEACH, CA, IN THE FIFTH SUPERVISORIAL DISTRICT.

A public hearing on Planning Application PA170033 to receive public testimony and to consider whether to approve a Variance to Front and Rear Setbacks for a proposed new single-family dwelling on a vacant lot.

Recommended Action(s):

- 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 PA170033 for a Variance in conjunction with the construction of a new single-family dwelling, 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 January 4, 2018.