



**ZONING ADMINISTRATOR AGENDA  
APRIL 5, 2018  
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 – PA180001 – A REQUEST FOR A COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW SINGLE-FAMILY DWELLING WITH ASSOCIATED GRADING AND A USE PERMIT TO ALLOW OVER-HEIGHT RETAINING WALLS OF UP TO 20 FEET 10 INCHES EXCEEDING THE MAXIMUM SIX FOOT HEIGHT ALLOWED BY THE ZONING CODE. APPLICANT – COURTNEY WELCH – LOCATION – 72 EMERALD BAY, IN THE EMERALD BAY LOCAL COASTAL PLAN AREA, FIFTH SUPERVISORIAL DISTRICT**

**Recommended Action(s):**

- a. Receive staff report and public testimony as appropriate;
- b. Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 1 (Existing Facilities), Class 2 (Replacement or Reconstruction) and Class 3 (New Construction or Conversion of Small Structures) exemptions pursuant to Sections 15301, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- c. Approve Planning Application PA180001 for a Coastal Development Permit and Use Permit subject to the attached Findings and Conditions of Approval.

**ITEM #2 PUBLIC HEARING – PA160064 – A REQUEST FOR A COASTAL DEVELOPMENT PERMIT TO CONSTRUCT A NEW SINGLE-FAMILY DWELLING WITH ASSOCIATED GRADING, USE PERMIT TO ALLOW OVER-HEIGHT RETAINING WALLS OF UP TO 7 FEET AND 14 FEET WHERE ZONING EXCEEDING THE MAXIMUM SIX FOOT HEIGHT ALLOWED BY THE ZONIGN CODE, AND A VARIANCE TO ALLOW A REDUCED FRONT SETBACK OF 5 FEET INSTEAD OF THE MINIMUM OF 12 FEET 6 INCHES REQUIRED BY THE ZONING CODE. APPLICANT – TOM TOOMA – LOCATION – 109 EMERALD BAY, IN THE EMERALD BAY LOCAL COASTAL PLAN AREA, FIFTH SUPERVISORIAL DISTRICT**

**Recommended Action(s):**

- a. Receive staff report and public testimony as appropriate;
- b. Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 3 (New Construction or Conversion of Small Structures) exemption pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- c. Approve Planning Application PA160064 for a Coastal Development Permit, Use Permit and Variance 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 April 19, 2018.