

**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR HEARING DATE: April 5, 2018, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of February 5, 2018 – Approved**
- 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, and;
- b. Find 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.

**Special Notes:**

Kevin Canning, Planner gave a presentation and answered questions of the Zoning Administrator. Paul Shaver, CAA Planning, agreed with the Findings and Conditions of Approval.

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

APPROVE   
DENIED

OTHER

**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 ZONING 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, and;
- b. Find 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.

**Special Notes:**

Kevin Canning, Planner gave a presentation and answered questions of the Zoning Administrator. Geoff Sumich, Architect / Agent, agreed with the Findings and Conditions of Approval.

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

APPROVE   
DENIED

OTHER

**Public Comments:**

None

**The April 5, 2018 Zoning Administrator hearing adjourned at 1:49 pm.**