

**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR HEARING DATE: February 7, 2019, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of November 1, 2018 – Approved by Acting Zoning Administrator, Laree Alonso.**
- III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA180027 - A REQUEST FOR A COASTAL DEVELOPMENT PERMIT, USE PERMIT AND VARIANCE APPROVALS IN CONJUNCTION WITH THE DEMOLITION OF AN EXISTING RESIDENCE AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE IN THE EMERALD BAY COMMUNITY (PLANNING APPLICATION PA180027). APPLICANT IS CHANTEL BENNETT, PROPERTY OWNER. LOCATION IS 53 EMERALD BAY, LAGUNA BEACH, CA, IN THE FIFTH SUPERVISORIAL DISTRICT.**

**Recommended Action(s):**

- a. Receive staff report and public testimony as appropriate, and;
- b. Find that the proposed project is Categorical 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 PA180027 for a Coastal Development Permit, Variance and two Use Permits subject to the attached Findings and Conditions of Approval.

**Special Notes:**

Kevin Canning, Planner provided a presentation. Chantel Bennet, the applicant was present but had no comments.

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

APPROVE   
DENIED

OTHER

**Public Comments:**

None

**The February 7, 2019 Zoning Administrator hearing adjourned at 1:41 pm.**