



**ZONING ADMINISTRATOR AGENDA
FEBRUARY 7, 2019
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- Minutes of November 1, 2018 approved by 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;
- 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 PA180027 for a Coastal Development Permit, Variance and two Use Permits subject to the attached Findings and Conditions of Approval.

V. 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.

VI. ADJOURNMENT - The next regular Zoning Administrator Meeting is scheduled for February 21, 2018.