



## **ZONING ADMINISTRATOR AGENDA**

**May 5, 2022**

**601 N. ROSS STREET**

**MULTIPURPOSE ROOM 105**

**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 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. Minutes of April 21, 2022**

### **III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA21-0210 – APPLICANT – 135 EMERALD BAY LLC – AGENT- ERIC TRABERT & ASSOCIATES, ARCHITECT/AGENT - LOCATION – 135 EMERALD BAY, LAGUNA BEACH, WITHIN THE 5TH SUPERVISORIAL DISTRICT (APN 053-040-04).**

A request for a Coastal Development Permit in conjunction with the demolition of an existing home and construction of a new 6,758 square foot residence with two-stories and finished basement and three attached garage spaces. The Coastal Development Permit is required for the demolition of the existing home and construction of the new residence with associated site grading.

**Recommended Action:**

- 1) Receive staff report and public testimony as appropriate.
- 2) Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under the Class 1, Class 2, and Class 3 exemptions pursuant to Sections 15301, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- 3) Approve Planning Application PA21-0210 for a Coastal Development Permit 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 May 19, 2022.