



**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR MEETING DATE: May 5, 2022, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of April 21, 2022 – Approved by Zoning Administrator, Bea Bea Jiménez**
- II. Discussion Item(s)**

ITEM #1 PUBLIC HEARING – PA21-0210 – APPLICANT – 135 EMERALD BAY LLC – 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(s):

1. Receive staff report and public testimony as appropriate; and
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.

Special Notes:

Kevin Canning, Planner, provided a presentation and answered questions of the Zoning Administrator. Eric Trabert, property owner, stated that he has read and accepts the conditions of approval as stated in the staff

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

Approve Planning Application PA21-0210 for a Coastal Development Permit subject to the attached Findings and Conditions of Approval.



APPROVE
DENIED

OTHER

IV. Public Comments:

- None

V. Adjournment:

The May 5, 2022, Zoning Administrator hearing adjourned at 1:36 pm.