



**ZONING ADMINISTRATOR AGENDA**  
**APRIL 18, 2024**  
**COUNTY ADMINISTRATION SOUTH BUILDING**  
**601 N. Ross Street County Administrative South Multipurpose Rooms 103 & 105**  
**Santa Ana, California 92701**  
**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 MARCH 7, 2024**

**III. DISCUSSION ITEM(S)**

**ITEM #1 PUBLIC HEARING – PA23-0224 – COASTAL DEVELOPMENT PERMIT COASTAL DEVELOPMENT PERMIT TO REPLACE AN EXISTING SEWAGE LIFT STATION AND REPAIR/ENHANCE LANDSCAPE MATERIALS, PEDESTRIAN WALKWAYS, STAIRWAY HANDRAILS, SWING SET, AND A PUBLIC BEACH SHOWER IN THE VICINITY. ALSO INCLUDED IS A REQUEST TO PERMIT AN ANNUAL HOLIDAY LIGHTING DISPLAY ON FOUR EXISTING BEACHFRONT PALM TREES FROM THANKSGIVING THROUGH THE FIRST WEEK OF JANUARY. APPLICANTS - EMERALD BAY COMMUNITY**

**ASSOCIATION, CO-APPLICANT AND PROPERTY OWNER AND EMERALD BAY SERVICE DISTRICT, CO-APPLICANT - LOCATION THE PROJECT SITE IS LOCATED IN THE COMMUNITY OF EMERALD BAY AT 9787 EMERALD BAY, LAGUNA BEACH, CA WITHIN THE FIFTH SUPERVISORIAL DISTRICT. (APN 053-060-76). THE PROJECT SITE IS GENERALLY LOCATED ACROSS FROM 68 EMERALD BAY AND EXTENDING ALONG THE BEACHFRONT TO THE SOUTHERLY COMMUNITY BEACH LIMIT.**

**RECOMMENDED ACTION(S):**

OC Development Services/Planning Division recommends Zoning Administrator:

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(b) – Existing Facilities pursuant to Section 15301 and Class 2(c) – Replacement and Reconstruction pursuant to Section 15302; and,
3. Approve Planning Application PA23-0224 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 2, 2024.