



**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR MEETING DATE: APRIL 18, 2024, 1:30 PM**

- I. Call to Order – Meeting called to order at 1:30pm.**
- II. Minutes of March 7, 2024 were approved by Associate Zoning Administrator, Justin Kirk.**
- 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.

**SPECIAL COMMENTS:**

Kevin Canning presented the item and answered questions from the Zoning Administrator. Two letters

in support of the item were submitted. The applicants agreed to all the terms and conditions.

**The following is the action taken by acting Orange County Zoning Administrator, Justin Kirk.**

**APPROVE**

**OTHER**

**DENIED**

**IV. PUBLIC COMMENTS:**

None

**V. ADJOURNMENT** – The April 18, 2024, Zoning Administrator hearing adjourned at 1:34pm.