



**ZONING ADMINISTRATOR AGENDA
FEBRUARY 20, 2025
COUNTY ADMINISTRATION SOUTH BUILDING
601 N. Ross St., Multipurpose Room 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 DECEMBER 19, 2024

III. DISCUSSION ITEM(S)

ITEM #1 PA24-0149 – SITE DEVELOPMENT PERMIT TO CONSTRUCT RETAINING WALLS OF VARYING HEIGHTS BETWEEN 2 AND 7 FEET WITHIN THE FRONT AND SIDE SETBACK AREAS, A COASTAL DEVELOPMENT PERMIT TO DEMOLISH THE EXISTING HOUSE AND CONSTRUCT A NEW TWO-STORY RESIDENCE, AND A VARIANCE TO ALLOW A 5-FOOT SETBACK ALONG THE FRONT AND REAR OF THE PROPERTY, WHERE A MINIMUM SETBACK OF 11 FEET, 3 INCHES IS REQUIRED– APPLICANTS – CRISTINA THOMAS AND CHAD PETERSON - LOCATION – 325 EMERALD BAY, LAGUNA BEACH, CA 92651 (APN: 053-072-01), FIFTH SUPERVISORIAL DISTRICT.

RECOMMENDED ACTION(S):

OC Development Services/Planning Division recommends Zoning Administrator:

- a) Receive staff report and public testimony as appropriate; and,

- b) Find that the project is categorically exempt from the California Environmental Quality Act (CEQA), Class 2 (Replacement or Reconstruction) pursuant to CEQA Guidelines section 15302; and
- c) Approve Planning Application PA24-0149 for a Site Development Permit, Coastal Development Permit, and a Variance subject to the attached Findings (Attachment 1) and Conditions of Approval (Attachment 2).

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 March 6, 2025.