



**ZONING ADMINISTRATOR AGENDA
AUGUST 21, 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 JUNE 19, 2025

III. DISCUSSION ITEM(S)

ITEM #1 COASTAL DEVELOPMENT PERMIT PA24-0185, APPLICANT - CHRISTOPHER BRANDON, ARCHITECT, LOCATION - 131 EMERALD BAY, LAGUNA BEACH, CA 92651 (APN 053-040-02), FIFTH SUPERVISORIAL DISTRICT

The applicant is requesting a Coastal Development Permit to demolish the existing house and construct a new 4,585 square foot two-story residence with attached garage.

RECOMMENDED ACTIONS:

OC Development Services/Planning recommends the Zoning Administrator:

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

2. 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
3. Approve Planning Application PA24-0185 for a Coastal Development Permit 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 September 4, 2025.