



**ZONING ADMINISTRATOR AGENDA
AUGUST 20, 2020
601 N. ROSS STREET
CAS CONFERENCE ROOM 300
1:30 PM**

The public may participate in person or remotely by calling 1 + 949-543-0845 and at the prompt entering the Conference ID: 610022432 (audio access only)

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 and address 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 July 16, 2020

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA20-0043 – APPLICANT – DOMINIC PETRUCCI – AGENT- MICHAEL TEKSTRA - LOCATION – 910 EMERALD BAY, LAGUNA BEACH, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

A request for a Use Permit to permit new walls to exceed the otherwise allowable maximum height, including walls greater than 3.5 feet in height within the front setback and walls greater than 6 feet in height along portions of the side property line and rear setback area. Maximum wall heights would be up to 9 feet.

Recommended Action(s):

1. Receive staff report and public testimony as appropriate;
2. Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 3 (*New Construction or Conversion of Small Structures*) exemptions pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
3. Approve Planning Application PA20-0043, subject to the attached Findings and Conditions of Approval (Attachments A and B).

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 3, 2020.