



**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR MEETING DATE: AUGUST 21, 2025, 1:30 PM**

I. Call to Order – Meeting called to order at 1:30pm.

II. Minutes of June 19, 2025 were approved by Zoning Administrator, Justin Kirk.

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 feet 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).

SPECIAL COMMENTS:

This item was presented by OC Development Services Associate Planner, Ilene Lundfelt. No presentation on the item was requested by the public. No comments from the public. One comment letter was received and posted, as legally required. The first comment letter referenced the loss of a cement wall making an assertion of a prescriptive easement. There is no recorded easement on this property, therefore this is a civil matter, which are not considered during deliberation. An additional comment was received past the submission deadline but was taken into consideration.

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

APPROVED
DENIED

OTHER

IV. PUBLIC COMMENTS:

None.

V. ADJOURNMENT – The August 21, 2025, Zoning Administrator hearing adjourned at 1:33pm.