



**ZONING ADMINISTRATOR AGENDA
DECEMBER 5, 2019
601 N. ROSS STREET
MULTIPURPOSE ROOM 105
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 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. Approval of Minutes

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA19-0170 and PA19-0171 – USE PERMIT TO THE ZONING ADMINISTRATOR TO ESTABLISH TWO REMAINDER LOTS AS LEGAL BUILDING SITES PER SECTION 7-9-126.2 OF THE ZONING CODE AND ALLOW FOR THE FUTURE DEVELOPMENT A NEW SINGLE-FAMILY DWELLING ON EACH LOT. APPLICANT: JULIE DELGADO, OWNER: 920 NORTH GRAND AVENUE LLC; LOCATION: 10971 AND 10972 HUBER STREET, ANAHEIM (APN: 127-583-29 AND 127-583-30 RESPECTIVELY), WITHIN THE FOURTH (4TH) SUPERVISORIAL DISTRICT.

RECOMMENDED ACTIONS:

- a) Receive staff report and public testimony as appropriate; and
- b) Find that the project is Categorical Exempt Class 3 (new construction or conversion of small structures) from the provisions of CEQA for further environmental impact documentation pursuant to Section 15303 of the CEQA Guidelines; and
- c) Approve Planning Application PA19-0170 and PA19-0171 for a Use Permit subject to the attached Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING – PA19-0232 – VARIANCE TO THE ZONING ADMINISTRATOR TO ALLOW A NEW REMODELED ROOF TO BE 3 FEET 1 INCH FROM THE INTERIOR SIDE PROPERTY LINE WHERE THE ZONING CODE WOULD REQUIRE A 5-FOOT SETBACK. PROPOSED ROOF WOULD MATCH THE EXISTING LEGAL NONCONFORMING SETBACK AND NO NEW FLOOR AREA WOULD BE ADDED. OWNER/APPLICANT: BRIAN CORBIN – AGENT: JASON YBARRA – LOCATION: 12461 WEMBLEY ROAD, ROSSMOOR (APN: 086-433-04) IN THE SECOND (2ND) SUPERVISORIAL DISTRICT

RECOMMENDED ACTIONS:

- a) Receive staff report and public testimony as appropriate; and
- b) Find that the proposed project is Categorical Exempt (Class 1 - existing facilities, Class 3 - new construction or conversion of small structures, Class 4 - minor alterations to land, and Class 5 - minor alterations in land use limitations) from the provisions of CEQA pursuant to Sections 15301, 15303, 15304, and 15305 of the State CEQA Guidelines; and,
- c) Approve Planning Application PA19-0232 for a Variance subject to the attached Findings and Conditions of Approval.

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 December 19, 2019.