

**ZONING ADMINISTRATOR AGENDA  
FEBRUARY 19, 2015  
300 N. FLOWER STREET  
CONFERENCE ROOM B-10  
1:30 PM**

Those persons addressing the Zoning Administrator are requested to give their name and address for the record.

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.

Written materials must be received 24 hours in advance to ensure consideration by the Zoning Administrator.

A limited number of staff reports are available at the hearing.

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.

Any member of the public may ask the Zoning Administrator to be heard on the following public hearings, as those are called.

- I      Call to Order**
- II.    Approval of Minutes**
- III.   Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA140060 - APPLICANT/ OWNER – RON AND YOLANDA LODER – LOCATION – 48 EMERALD BAY, LAGUNA BEACH, DISTRICT – 5**

Review and approve Planning Application PA140060 for a Coastal Development Permit and Use Permit to allow the remodeling of an existing home and the relocation of an existing retaining wall that currently does and would continue to exceed the maximum allowable height. The project was assessed by Mitigated Negative Declaration No. PA140060.

**Recommended Action:**

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that Mitigated Negative Declaration No. PA 140060 is adequate and satisfies the requirements of CEQA: and,
- 3) Approve Planning Application PA140060 for a Coastal Development/Use Permit to remodel an existing home, and to replace and reconstruct an existing retaining wall that does, and would continue to exceed the maximum allowable height, subject to the recommended Findings and Conditions of Approval.

**ITEM #2 PUBLIC HEARING – PA150003 - APPLICANT – HELEN NGUYEN - LOCATION- 8451 BOLSA AVENUE, MIDWAY CITY, DISTRICT – 1**

Review and approve Planning Application PA150003 for a Use Permit amendment to allow for an additional 372 square-foot enclosed service bay for use in conjunction with an existing auto repair business.

**Recommended Action:**

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that the project is Categorical Exempt (Class 1 – Existing Facilities, and 3 – New Construction or Conversion of Small Structures) from the provisions of CEQA pursuant to Section 15301 and 15303 of the CEQA Guidelines: and,
- 3) Approve Planning Application PA150003 for a Use Permit amendment to allow for a 372 square-foot service bay for use in conjunction with an existing auto repair business, subject to the attached recommended Findings and Conditions of Approval.

**ITEM #3 PUBLIC HEARING – USE PERMIT PA140064 – APPLICANT / OWNER – CLIFF AND LORI CHEW – LOCATION – 11831 LAS PALMAS DRIVE, TUSTIN, DISTRICT -3**

Review and consider proposed Use Permit to allow the required 5'-0" barrier fence for a spa to exceed the maximum allowable height of 3'-6" within the required front yard setback area. The project is Categorical Exempt from the provisions of CEQA under Class 1 and Class 3 exemptions.

**Recommended Action:**

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that the project is Categorical Exempt, Classes 1 – Existing Facilities and 3 – New Construction, from further CEQA documentation; and
- 3) Approve Planning Application PA140064 for a Use Permit to allow the construction of an over-height barrier fence within the front setback, subject to the attached Findings and Conditions of Approval.

**ITEM #4 PUBLIC HEARING – PA140087- APPLICANT/ OWNER – PAUL SATRAS - LOCATION- 12532 RED HILL AVENUE, WITHIN THE RED HILL UNINCORPORATED AREA , DISTRICT-3**

Review and consider Use Permit for a proposed over height structure in the side yard setback. The Use Permit would permit a proposed detached 612 sq. ft. garage three feet (3') from the side property line, where twelve and a half feet (12.5') is required for structures exceeding twelve feet in height. The roof peak of the subject structure is 14 feet 10 inches in height at 11.75' from the side property line.

**Recommended Action:**

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that the project is Categorical Exempt, Classes 1 – Existing Facilities and 3 – New Construction, from further CEQA documentation; and
- 3) Approve Planning Application PA140087 for a Use Permit to allow a detached accessory structure 3 feet from the side property line at the closest point and 14 feet 10 inches in height at a point on the roof 11.75' from said side property line, subject to recommended 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 provided that 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 5, 2015.