

ZONING ADMINISTRATOR AGENDA
MARCH 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 – PA150002 - APPLICANT/ OWNER – JEFF AND CAROL FLEGEL – AGENT TONY HASS, LAIDLAW SHCULTZ ARCHITECTS – LOCATION – 1013 EMERALD BAY, LAGUNA BEACH, DISTRICT – 5

Review and approve Planning Application PA150002 for a Variance to allow for a 960 square foot addition to the rear of an existing single-family dwelling. The addition requires a rear yard variance for the proposed 6’8” rear setback. The property is classified as a “shallow building site” per Zoning Code Section 7-9-128.2, and would otherwise require a rear yard setback of 16 feet 8 inches (20% of the average lot depth of 83.2 feet). The project is exempt from the requirement for a Coastal Development Permit. The project was assessed as being a Class 1 (Existing Facilities) Categorical Exemption from CEQA per Section 15031 of the CEQA Guidelines.

Recommended Action:

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that the project is Categorically Exempt (Class 1 – Existing Facilities) from the provisions of CEQA pursuant to Section 15301 of the CEQA Guidelines: and,
- 3) Approve Planning Application PA150002 for a Variance for the rear yard setback for a 960 square foot addition to an existing single-family dwelling, subject to the recommended Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING – PA140092 - APPLICANT – RICHARD AND GENEVIEVE PERRAULT - LOCATION- 324 COLLEEN PLACE, COSTA MESA, DISTRICT – 2

Review and approve Planning Application PA140092 for a Variance to allow for a 360 square foot addition to the rear of an under-construction detached guesthouse that would be located at 10’ from the rear property line, where the R1 Single-Family Residential zoning designation would otherwise require a 25’ setback. The proposed project is Categorically Exempt (Class 1 – Existing Facilities) from CEQA per Section 15301 of the CEQA Guidelines.

Recommended Action:

- 1) Withdraw Planning Application PA140092
(Staff is presently working with the City of Costa Mesa on permitting options for the proposed development)

ITEM #3 PUBLIC HEARING – PA140013 - APPLICANT – FRANK DUONG - LOCATION- 13011 SPRINGWOOD DRIVE, SANTA ANA, DISTRICT – 3

Review and approve Planning Application PA140013 for a Site Development Permit for grading involving more than 500 cubic yards on a slope greater than 30% and a Use Permit to exceed the maximum wall height of 12 feet for proposed retaining walls. The project is Categorically Exempt.

Recommended Action:

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that the project is Categorically 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 PA140013 for a Site Development Permit for grading in excess of 500 cubic yards and a Use Permit for over-height retaining walls, subject to the attached recommended Findings and Conditions of Approval.

ITEM #4 PUBLIC HEARING – PA140061 - APPLICANT – DANA JUDD - LOCATION- 27211 SILVERADO CANYON DRIVE, SILVERADO CANYON - DISTRICT – 3

Review and approve Planning Application PA140061 for a Use Permit and Site Development Permit to reestablish the operation of an existing commercial stable and permit existing structures, operating since 2003 without land use permit approvals. Mitigated Negative Declaration (MND) 140061 was prepared for the project in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15072 and with the adopted County of Orange Procedures. A Notice of Intent (NOI) to adopt the MND 140061 was posted February 26, 2015, initiating a 20-day public review period.

Recommended Action:

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that Mitigated Negative Declaration No. PA140061 is adequate and satisfies the requirements of CEQA; and,
- 3) Approve Planning Application PA140061 for Use Permit and Site Development Permit to reestablish the operation of a commercial stable and permit existing structures, 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 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 April 2, 2015.