

**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
HEARING DATE: February 5, 2015, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:33 pm.**
- II. Minutes of January 22, 2015
The minutes are in order and hereby approved.**
- III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA140052
Applicant & Property Owner – Steve & Stacey Holder
Agent-Laidlaw
Location- 113 Emerald Bay, Laguna Beach, District – 5.**

Staff requests the Zoning Administrator review Planning Application PA140052 for a Variance to reduce the rear yard setback to 5 feet instead of the required 25 feet and a Use Permit for a 6 foot high site wall that extends into the rear yard setback and for a 5 foot high wood (pool) fence that extends into the front yard setback, subject to the attached Findings and Conditions of Approval. The project is Categorically 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 Categorically Exempt (Class 1 – Existing Facilities, and Class 3 – New Construction or Conversion of Small Structures) from the provisions of CEQA pursuant to Sections 15301 and 15303 of the CEQA Guidelines; and,
- 3) Withdraw Planning Application PA140052 for a rear yard setback Variance and a Use Permit to allow fence encroachments into the required front and rear yard setback, based on subsequent findings that relieve the project from a discretionary action that requires a public hearing.

The following is the action taken by the Orange County Zoning Administrator:

APPROVE

OTHER

DENIED

Item#1 was pulled from the Agenda.

Special Notes:

None

ITEM #2 PUBLIC HEARING – PA140006
Applicant & Property Owner – Fig Washington Square, LLC
Agent- John Fairbrother
Location- 10972 Jean Street, Anaheim, District – 4

Staff request that the Zoning Administrator review and approve Planning Application PA140006 for a Use Permit to establish a remnant-building site as legal building site to allow for the development of a new single family dwelling on a vacant lot. The project is Categorically 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 Categorically Exempt Classes 1 and 3 from the provisions of CEQA; and,
- 3) Approve Planning Application PA140006 for Use Permit to establish remainder of building site acquired for public use as legal building site, subject to the attached Findings and Conditions of Approval.

The following is the action taken by the Orange County Zoning Administrator:

APPROVE OTHER
DENIED

Ruby Maldonado, Zoning Administrator, approved Item#2

Special Notes:

Lisa Edwards, Planner, answered questions of the Zoning Administrator.
John Fairbrother, Agent agreed with the Staff Report and the Findings and Conditions of Approval. One person spoke in opposition of Item#2.

**ITEM #3 PUBLIC HEARING – Use Permit PA100010
Applicant & Property Owner – Bahram Kasravi
Location- 1812 Serrine Drive, within the Cowan Heights
unincorporated area- District – 3**

Staff request that the Zoning Administrator review and consider proposed Use Permit to legalize existing over-height retaining walls within the front-yard and side-yard setback areas. The project is Categorically 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 Categorically Exempt, (Classes 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 PA140010 for a Use Permit to permit over-height retaining walls within required setback areas as follows:
 - a) Construction of a new, over height retaining wall within the side setback area as per plan;
 - b) Allow the existing, over height retaining wall within the side setback area, minus the portion of the wall that encroaches into the adjacent property, to remain;
 - c) Construct a new, over height retaining wall within the side yard setback area abutting the existing, over height retaining wall as per plan, subject to the attached Findings and Conditions of Approval.

The following is the action taken by the Orange County Zoning Administrator:

APPROVE OTHER
DENIED

Ruby Maldonado, Zoning Administrator, approved Item#3 and request that staff attach the revised recommended actions to the Staff Report and into the record for this project.

Special Notes:

Jerry Olivera, Planning Manager, answered questions of the Zoning Administrator. Applicant agreed with the Staff Report and the Findings and Conditions of Approval. One person asked for clarity of the retaining wall and agreed to stay in contact with the applicant during the completion of the project.

Public Comments:

None

The February 5, 2015 Zoning Administrator hearing adjourned at 1:58 pm.