

**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
HEARING DATE: February 19, 2015, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of February 5, 2015**  
**The minutes were tabled due to the Associate Zoning Administrator, Bea Bea Jimenez not being in attendance at the February 5, 2015 hearing.**
- III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA140060**  
**Applicant & Property Owner – Ron and Yolanda Loder**  
**Agent/ Architect – The Warner Group**  
**Location- 48 Emerald Bay, Laguna Beach, District – 5.**

Staff requests the Zoning Administrator review 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.

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

APPROVE  OTHER   
DENIED

Bea Bea Jimenez, Associate Zoning Administrator, approved Item #1.

**Special Notes:**

Kevin Canning, Planner, presented the Staff Report and answered questions of the Associate Zoning Administrator. Agent for the client stated the he had read and agreed with the Findings and Conditions of Approval.

**ITEM #2 PUBLIC HEARING – PA140053**  
**Applicant & Property Owner – Helen Nguyen**  
**Agent- Loc Ly**  
**Location- 8451 Bolsa Avenue Midway City, – District -1**

Staff request that the Zoning Administrator 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.

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

APPROVE  OTHER   
DENIED

Bea Bea Jimenez, Associate Zoning Administrator, approved Item#2

**Special Notes:**

Lisa Edwards, Planner, answered questions of the Associate Zoning Administrator. The applicant was not present. Planner confirmed that the applicant approves of the Staff Report, and agrees with the Finding and Conditions of Approval.

**ITEM #3 PUBLIC HEARING – PA140064**  
**Applicant & Property Owner – Cliff and Lori Chew**  
**Agent- Tim Nicol**  
**Location- 11831 Las Palmas Drive, Tustin – District -3**

Staff request that the Zoning Administrator 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.

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

APPROVE  OTHER   
DENIED

Bea Bea Jimenez, Associate Zoning Administrator, approved Item#3

**Special Notes:**

Jose Elias, Planner, presented the Staff Report and answered questions of the Associate Zoning Administrator. Jay Mendoza, Architect understood and accepted the Staff Report, Findings, and Conditions of Approval.

**Public Comments:**

None

**ITEM #4 PUBLIC HEARING – PA140087  
Applicant & Property Owner – Paul Satras  
Location- 12532 Red Hill Avenue, within the Red Hill  
Unincorporated Area, – District -3**

Staff request that the Zoning Administrator review and consider 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 Categorically 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.

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

APPROVE  OTHER   
DENIED

Bea Bea Jimenez, Associate Zoning Administrator, approved Item#4 with the following additional Conditions of Approval. 1) The word tandem is to be removed from the label of the proposed garage. 2) The Northern garage wall must be a one-hour fire rated wall or as otherwise required by the Building Official 3) The applicant has 30 days from the date of the hearing to submit a revised plan that reflects the interior layout with existing homes on the map. Revised map must also demonstrate the minimum requirement of 44 inches clear, if there are bedroom windows facing the garage.

**Special Notes:**

Jim Swanek, Planner, presented the Staff Report and answered questions of the Associate Zoning Administrator. Rick Moser, agent accepted the additional Conditions of Approval and agreed to submit a revised plan.

**Public Comments:**

None

**The February 19, 2015 Zoning Administrator hearing adjourned at 2:00 pm.**