

**ZONING ADMINISTRATOR AGENDA**  
**July 2, 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 – PA140063 - APPLICANT/ OWNER – JUDEAN O. AUSTINSON – LOCATION – 10471 PERDIDO ST., ANAHEIM WITHIN THE FOURTH (4TH) SUPERVISORIAL DISTRICT**

Review and approve Planning Application PA140063 for a Variance to the Zoning Administrator to permit a previously unpermitted detached 16' x 20' (320 sq. ft.) storage structure that exceeds the maximum 25 percent rear yard coverage for enclosed accessory structures per Zoning Code Section 7-9-137(f). The project is Categorically Exempt.

**Recommended Action:**

- a) Receive staff report and public testimony as appropriate;
- b) Find that the project is Categorically Exempt, Classes 1 – Existing Facilities and 3 – New Construction, and satisfies the requirements of CEQA; and
- c) Approve Planning Application PA140063 for a Variance to allow for rear yard coverage in excess of 25 percent for an enclosed accessory structure, subject to the attached Findings and Conditions of Approval.

**ITEM #2 PUBLIC HEARING – PA150025 - APPLICANT/ OWNER – VERIZON WIRELESS, (APPLICANT), RMV TELECOM LLC (PROPERTY OWNER), PETER BLIED-PLANCOM INC. (AGENT) – LOCATION – 27702 CROWN VALLEY PARKWAY, LADERA RANCH, WITHIN THE FIFTH SUPERVISORIAL DISTRICT.**

Review and approve Planning Application PA150025 for a Site Development Permit to the Zoning Administrator to establish Verizon Wireless as a wireless telecommunication carrier and project specific alternative development standards for an over-height (faux water tower) structure of fifty (50) feet when the maximum allowable height of structures within the Neighborhood Commercial Center is thirty-five (35) feet. The inclusion of the project specific alternative site development standards requires that the Zoning Administrator, in a public hearing, shall be the approving authority for the project proposal as per the Ladera Planned Community Program Text Section XII.D.2 The project is covered by previous CEQA documentation applicable to the project site under Final EIR 555.

**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 July 16, 2015.**