

**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
HEARING DATE: July 2, 2015, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of June 18, 2015**
The minutes were not available and therefore not approved.
- III. Discussion Item(s)**

ITEM #1 PUBLIC HEARING – PA140063
Applicant & Property Owner – Judean O. Austinson
Location- 10471 Perdido St., Anaheim within the Fourth (4th)
Supervisory 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; and
- b) Find that the project is Categorically Exempt (Class 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.

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

APPROVE

OTHER



DENIED

Bea Bea Jimenez, Associate Zoning Administrator, continued PA140063 to August 6, 2015. The Applicant agreed to the date of continuance.

Special Notes:

Jose Elias, Planner, presented the Staff Report and answered questions of the Zoning Administrator.

ITEM #2 PUBLIC HEARING – PA150025

Applicant – Verizon Wireless – Property Owner- Ladera Retail I, LL- Agent- Peter Blied, PLANcom Inc. -Location- 27702 Crown Valley Parkway, Ladera Ranch, within the Fifth Supervisorial District.

Review and approve Planning Application PA150025 for a Site Development 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.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and
- b) Find that the project is covered by Final EIR 555; previously certified on October 17, 1995 and by Addendum PA970174; and
- c) Approve Planning Application PA150025 for a Site Development Permit subject to the Findings and Conditions of Approval provided in Appendices A and B

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

APPROVE

OTHER

DENIED

Bea Bea Jimenez, Associate Zoning Administrator, approved PA150025.

Special Notes:

Jose Elias, Planner, presented the Staff Report and answered questions of the Zoning Administrator. The Agent understood and accepted the Findings and Conditions of Approval.

Public Comments:

None

The July 2, 2015 Zoning Administrator hearing adjourned at 2:00 pm.