

**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
HEARING DATE: August 6, 2015, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of July 16, 2015 - Approved**
- III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA150041**

**Applicant & Property Owner – Donald Johnson, Alison Davis and Turner Newton - Location- 120, 156, 158, 160 Emerald Bay, in the Emerald Bay Community, within the Fifth Supervisorial District.**

Review and approve Planning Application PA150041 that will authorize the recordation of Lot Line Adjustment (LLA) No. 2014-008. Based upon a determination by the California Coastal Commission, a Coastal Development Permit is required for the proposed lot line adjustment. The lot line adjustment will divide one lot equally between three existing, adjacent lots. No new construction is proposed or authorized with this application. 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 3 – New Construction or Conversion of Small Structures, and Class 5 – Minor Alterations in Land Use Limitations) from CEQA per Sections 15303 and 15305 of the CEQA Guidelines; and
- c) Approve Planning Application PA150041 for a Coastal Development Permit to approve Lot Line Adjustment No. 2014-008, 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 PA150025.

**Special Notes:**

Kevin Canning, Planner, presented the staff report and answered questions of the Zoning Administrator. The Agent for the applicant understood and accepted the Findings and Conditions of Approval. For clarification, the Zoning Administrator requested that five Conditions from page four of the staff report be revised. Both staff and Agent agree with the request.

**ITEM #1 PUBLIC HEARING – PA140063  
Applicant & Property Owner – Judean O. Austinson - Location-  
10471 Perdido St. Anaheim, within the Fourth Supervisorial  
District.**

Review and approve Planning Application 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) Introduce the Agenda Item; and
- b) Open the public hearing, receive any testimony; and,
- c) Continue the public hearing to a date uncertain

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

APPROVE

OTHER

DENIED

Ruby Maldonado, Zoning Administrator, continued PA140063 to a date uncertain.

**Special Notes:**

This item originally came before the Zoning Administrator at the regular hearing date of July 2, 2015. At that Public Hearing the Zoning Administrator raised additional questions and concerns that required further staff research and the hearing was continued to August 6, 2015. There are still unresolved questions and staff is requesting additional time to research and answer these questions.

**Public Comments:**

None

**The August 6, 2015 Zoning Administrator hearing adjourned at 1:42pm.**