

ZONING ADMINISTRATOR AGENDA

January 7, 2016

**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 - PA150075 – APPLICANT / OWNERS – SENDERO RETAIL, LLC – JAY BULLOCK – AGENT – LOCATION – PLANNING AREA 1 OF THE RANCH PLAN PLANNED COMMUNITY, SUBAREA 1.4 (NORTHEASTERLY CORNER OF ANTONIO PARKWAY AND ORTEGA HIGHWAY), WITHIN THE 5TH SUPERVISORIAL DISTRICT

Review and approve Planning Application PA150075 for a Project Specific Alternative Site Development Standard allowing a modification to the Hours of Operation to permit 24-hour business operations on the project site, instead of the standard 7:00 a.m. to 11:00 p.m. timeframe. Pursuant to Ranch Plan Planned Community Program Text Section II.C.4.b., Project Specific Alternative Site Development Standards require approval of the Zoning Administrator during a public hearing. CEQA – Final Program EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; and Addendum 1.1, certified on February 24, 2011.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and,
- b) Find that the proposed project (PA150075) is covered by Final Program EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; and Addendum 1.1, certified on February 24, 2011, thereby satisfying the requirements of CEQA; and
- c) Approve Planning Application PA150075, subject to the attached Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING PA150004 – APPLICANT / OWNER – CALATLANTIC HOMES – JAY BULLOCK – AGENT – LOCATION – RANCH PLAN PLANNED COMMUNITY, PLANNING AREA 2, SUBAREA 2.2. THE PROJECT SITE ENCOMPASSES ALL OF “B” VTTM 17580, WHICH IS LOCATED ON LOTS 51 – 58 OF “A” FINAL MAP 17562 (WEST OF ESCENCIA DRIVE, APPROXIMATELY 500 FEET SOUTH OF AIROSO STREET), WITHIN THE FIFTH SUPERVISORIAL DISTRICT.

Review and approve Planning Application PA150004 for a Site Development Permit and a Project Specific Site Development Permit to allow 94 Planned Concept Detached Single Family Dwellings, 33 lettered lots for landscaped open spaces, private motor courts, and a private street on a 12.57-acre site with a model home complex. Project Specific Alternative Site Development Standard would allow for the guest parking spaces which serve Lots 40, 58, 59, 60, 61, and 64 to be located beyond 200 feet of the dwelling which it serves. Pursuant to Ranch Plan Planned Community Program Text Section II.C.4.b., Project Specific Alternative Site Development Standards require approval of the Zoning Administrator during a public hearing. CEQA – Final Program EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; and Addendum 1.1, certified on February 24, 2011.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and,
- b) Find the proposed project (PA150004) is covered by Final EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum certified March 27, 2013, as adequate and satisfies the requirements of CEQA; and,
- c) Approve Planning Application PA150004, subject to the attached Findings and Conditions of Approval.

ITEM #3 PUBLIC HEARING - PA150005 – APPLICANT / OWNER – MERITAGE HOMES – JAY BULLOCK – AGENT – LOCATION – RANCH PLAN PLANNED COMMUNITY, PLANNING AREA 2, SUBAREA 2.2. THE PROJECT SITE ENCOMPASSES ALL OF “B” VTTM 17593, WHICH IS LOCATED ON LOTS 27 – 32 OF “A” FINAL MAP 17562 (SOUTHERLY OF CHIQUITA CANYON DRIVE, SOUTHERLY OF AIROSO STREET AND NORTHERLY OF ESENCIA DRIVE), WITHIN THE FIFTH SUPERVISORIAL DISTRICT

Review and approve Planning Application PA150005 for a Site Development Permit and a Project Specific Alternative Development Standard to allow 125 Multiple Family Dwellings on one lot on an 8.47-acre site and a model home complex. Project Specific Alternative Site Development Standard would allow for the guest parking spaces, which serve Units 5, 28 and 89 to be located beyond 200 feet of the dwelling, which it serves. Pursuant to Ranch Plan Planned Community Program Text Section II.C.4.b., Project Specific Alternative Site Development Standards require approval of the Zoning Administrator during a public hearing. CEQA – Final Program EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; and Addendum 1.1, certified on February 24, 2011.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and,
- b) Find the proposed project (PA150005) is covered by Final EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum certified March 27, 2013, as adequate and satisfies the requirements of CEQA; and,
- c) Approve Planning Application PA150005, subject to the attached Findings and Conditions of Approval.

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 January 21, 2016.