

## **ZONING ADMINISTRATOR AGENDA**

**January 21, 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 – PA150031 – APPLICANT / OWNERS – RICK AND DEBRA THIERJUNG – AGENT – DONALD HART – LOCATION – 10861 S. ORANGE PARK BLVD., WITHIN THE 3<sup>RD</sup> SUPERVISORIAL DISTRICT**

Review Planning Application PA150031 for a Use Permit to the Zoning Administrator to request construction of a new detached 990 square foot accessory structure in conjunction with an existing single-family dwelling to be an overall height of 20 feet instead of the maximum 12 feet allowed per Sec 7-9-137(e). The proposed structure will include a 735 square-foot two-car garage with attached 255 square-foot studio space. The Use Permit would allow the structure to exceed the allowable height by 8 feet within the rear yard setback area and by 4 feet in height within the side yard setback area.

**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) from the provisions of CEQA, pursuant to Section 15303 of the CEQA guidelines; and
- c) Approve Planning Application PA150031 for a Use Permit to exceed the allowable 12 foot maximum height for accessory structures within setback areas, for the construction of a new detached 990 square foot accessory structure, subject to the attached Findings and Conditions of Approval.

**ITEM #2 PUBLIC HEARING PA150009 – APPLICANT / OWNER – WARMINGTON HOMES – JAY BULLOCK – AGENT – LOCATION – RANCH PLAN PLANNED COMMUNITY, PLANNING AREA 2, SUBAREA 2.2. THE PROJECT SITE ENCOMPASSES ALL OF “B” VTTM 17586, WHICH IS LOCATED ON LOTS 41 - 46 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 to allow 97 Planned Concept Detached Single Family Dwellings on an 11.7 acre site with a model home complex and a Project Specific Alternative Site Development Standard to allow for 25 dwellings with maximum building heights of 40 feet, 8 inches, which exceed the 35 foot maximum building height by 5 feet, 8 inches. The inclusion of the Project Specific Alternative Site Development Standard requires that the Zoning Administrator, in a public hearing, be the approving authority for this project proposal per Ranch Plan Planned Community Program Text Section II.C.4.b. 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; and the Planning Area 2 Addendum which was certified on March 27, 2013.

**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 PA150009, 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.