

**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR HEARING DATE: JANUARY 7, 2016, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of December 17, 2015 – Approved**
- 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 FIFTH 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.

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

APPROVE

OTHER

DENIED

Special Notes:

The Zoning Administrator revised the recommended actions as follows: Approve Planning Application 150075 and amend the previously approved, PA150016 to allow twenty-four (24) hour operations in one or more uses located within the Sendero Marketplace, subject to the attached Findings and Conditions of Approval. The Zoning

Administrator also directed staff within the next 30 days to revise the staff report to reflect the approval will amend the previous PA 150016.

Richard Vuong, Manager, Land Development, presented the staff report and answered questions of the Zoning Administrator. Jay Bullock, Director, RMV/Planning and Entitlement answered questions of the Zoning Administrator.

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.

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

APPROVE

OTHER

DENIED

Special Notes:

The Zoning Administrator directed that within the next 30 days staff update the staff report to reflect revised distances between units and assigned guest parking spaces.

Richard Vuong, Manager, Land Development, presented the staff report and answered questions of the Zoning Administrator. Jay Bullock, Director, RMV/Planning and Entitlement answered questions of the Zoning Administrator.

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 on 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.

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

APPROVE

OTHER

DENIED

Special Notes:

Richard Vuong, Manager, Land Development, presented the staff report and answered questions of the Zoning Administrator. Jay Bullock, Director, RMV/Planning and Entitlement, answered questions of the Zoning Administrator.

Public Comments:

None

The January 7, 2016 Zoning Administrator hearing adjourned at 2:05 p.m.

