

**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR HEARING DATE: JANUARY 21, 2016, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of January 7, 2016 – Approved**
- III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING - PA150031 – APPLICANT / OWNERS – RICK NAD
DEBRA THIERJUNG – AGENT – DONALD HART – LOCATION – 10861
S. ORANGE PARK BLVD., WITHIN THE THIRD SUPERVISORIAL
DISTRICT.**

Review and approve 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 Categorical 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.

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

APPROVE

OTHER

DENIED

Special Notes:

Lisa Edwards, Planner, presented the staff report and answered questions of the Zoning Administrator. The applicant, Rick Thierjung answered questions of the Zoning Administrator. Lisa also noted that she would correct the year on the staff report from 2015 to 2016.

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 17580, 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 (PA150009) 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.

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

APPROVE

OTHER

DENIED

Special Notes:

Bea Bea, Manager, Land Development, presented the staff report and answered questions of the Zoning Administrator.

Public Comments:

None

The January 21, 2016 Zoning Administrator hearing adjourned at 2:05 pm.

