

ZONING ADMINISTRATOR AGENDA
February 18, 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 – PA150068 – APPLICANT / OWNERS – SUSAN GOTSCHALL GARCI –AGENT – JEFF WEIDNER – LOCATION – 217 EMERALD BAY, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Review Planning Application PA150068 for a Variance to allow a stairway and deck encroachment into the required side yard, setback area. The applicant requests approval to construct a deck and stairs/steps of up to 5 feet 4 inches in height to extend to within 6 inches of the side property line instead of a 2-foot setback. The project is exempt from the requirement for a Coastal Development Permit. The project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 1 (Existing Facilities) pursuant to Section 15301 and Class 5 (Minor Alterations in Land Use Limitations) pursuant to Section 15305.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and

- b) Find the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 1 (Existing Facilities) pursuant to Section 15301 and Class 5 (Minor Alterations in Land Use Limitations) pursuant to Section 15305; and,
- c) Approve Planning Application PA150068 for a Variance to construct stairway and deck encroachments into the side yard, setback area dwelling subject to the attached Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING - PA140063 -APPLICANT/OWNER – MR. JUDEAN O. AUSTINSON –LOCATION – 10471 PERDIDO STREET, ANAHEIM, WITHIN THE FOURTH SUPERVISORIAL DISTRICT.

Review and approve Planning Application PA140063 for a Variance to allow for an unpermitted detached 16 feet x 20 feet (320 square feet) storage structure located in the rear yard, setback area. This structure in conjunction with the existing permitted detached two car garage have a combined 41.6 percent rear yard building site coverage, exceeding the 25 percent maximum rear yard building site coverage for enclosed accessory structures in the R1 Zone per Zoning Code Section 7-9-137(f). The project is Categorically Exempt from the provisions of CEQA under the Class 3 exemption.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and,
- b) Find that the project is Categorically Exempt (Class 3 – New Construction) from the California Environmental Quality Act (CEQA) per Section and 15303 of the CEQA Guidelines; and,
- c) Approve Planning Application PA140063 for a Variance to exceed the allowable 25 percent building site coverage for accessory structures in the rear yard, setback area, subject to the attached Findings and Conditions of Approval.

ITEM #3 PUBLIC HEARING - PA150067 – VERIZON WIRELESS - APPLICANT, RMV TELECOM – OWNER, JIM HEINRICH – AGENT, LOCATION – LADERA RANCH PLANNED COMMUNITY, PLANNING AREA 5. THE PROJECT SITE IS LOCATED AT 28081-A LEMONPEEL ROAD, LADERA RANCH, CA 92694 WITHIN THE FIFTH SUPERVISORIAL DISTRICT.

Review and approve Planning Application PA150067 for a Site Development Permit to establish Verizon Wireless as a wireless telecommunication carrier, and allow the installation of new panel antennae under alternative development standards (Section XII,D,2., Ladera PC Regulations) at 65-foot height instead of 35-foot height standard on an existing Southern California Edison (SCE) 220KV tower with new ground-level support cabinets contained within a proposed equipment shelter located beneath the SCE tower in a defined equipment lease area. The project is covered by Final EIR 555, previously certified by the Board of Supervisors on 10/17/95, and by Addendum PA990061, previously approved by the Planning Commission on 6/29/99.

Recommended Action:

- a) Receive the staff report on the proposed project:

- b) Find that Final EIR 555, previously certified by the Board of Supervisors on 10-17-95 and Addendum PA990061 approved by the Planning Commission on 6/29/99 together are approved for PA150067 based upon the following findings:
 - 1. Together these documents are adequate to satisfy the requirements of CEQA by the decision-maker;
 - 2. The additions, clarifications and/or changes to the original document caused by the Addendum, do not raise new significant issues which were not addressed by Final EIR 555; and
 - 3. The consideration of Final EIR 555 and Addendum PA990061 for the proposed project reflects the independent judgment of the Lead Agency.
- c) Approve Planning Application PA150067 for a Site Development Permit subject to the Findings and Conditions of Approval provided as Attachments #1 and #2 to this report.

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 March 3, 2016.