

**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR HEARING DATE: FEBRUARY 18, 2016, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of January 21, 2016 – Approved by  
Richard Vuong, Associate Zoning Administrator**
- III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING - PA150068 – APPLICANT/OWNERS – SUSAN  
GOTSCHALL GARCI –AGENT – JEFF WEIDNER – LOCATION – 217  
EMERALD BAY, WITHIN THE 5<sup>TH</sup> SUPERVISORIAL DISTRICT.**

Review and approve 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 that 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 set-back area dwelling 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:**

Kevin Canning, Planner presented the staff report and answered questions of the Zoning Administrator. Mr. Canning noted that he received an email from resident, Bill Cooley

seeking clarification of the project. Mr. Canning emailed Mr. Cooley a staff report and did not receive any replies.

**ITEM #2 PUBLIC HEARING - PA150063 – APPLICANT/OWNER – MR. JUDEAN O. AUSTINSON – LOCATION –10471 PERDIDO STREET, ANAHEIM, WITHIN THE FOURTH SUPERVISORIAL DISTRICT.**

Review and approve Planning Application PA150063 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 PA150063 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.

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

APPROVE

OTHER

DENIED

**Special Notes:**

Brian Kurnow, Planner, presented the staff report and answered questions of the Zoning Administrator. The Zoning Administrator requested the following additional conditional approval: The detached storage structure located in the rear yard- setback area shall not be used as habitable space nor rented out separately from the primary residence.

**ITEM #3 PUBLIC HEARING - PA150067 – APPLICANT – VERIZON WIRELESS – OWNER-RANCHO MISSION VIEJO (RMV) Telecom, LLC– AGENT –JIM HEINRICH, PLANcom INC -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 staff report and public testimony as appropriate; and
- b) Find that 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 and 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.

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

APPROVE

OTHER

DENIED

**Special Notes:**

Ron Tippets, Planner, presented the staff report and answered questions of the Zoning Administrator.

**Public Comments:**

None

**The February 18, 2016 Zoning Administrator hearing adjourned at 2:15 p.m.**

DRAFT