

ZONING ADMINISTRATOR AGENDA

April 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 – PA160005 – APPLICANT / OWNERS – PULTE GROUP – LOCATION – LOTS 24-26 OF FINAL MAP 17562 - SOUTHWEST CORNER OF CHIQUITA CANYON DRIVE AND AIROSO STREET, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Review Planning Application PA160005: A request for a Site Development Permit for a Model Site Complex and a Project Specific Site Alternative Development Standard to allow for guest parking spaces serving Lots 3, 4, 10, 13, 14, 23, 24, 42, and 43 to be located beyond 200 feet of the dwellings they serve. The inclusion of the Project Specific Site Alternative 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.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and
- b) Find the proposed project (PA160005) 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 PA160005, subject to the attached Findings and Conditions of Approval (Appendices A and B).

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 May 4, 2016.