



ZONING ADMINISTRATOR AGENDA

August 18, 2016

**300 N. FLOWER STREET
CONFERENCE ROOM B-10**

1:30 PM

A limited number of staff reports are available at the hearing.

Any member of the public may ask the Zoning Administrator to be heard on the public hearings on the agenda, as those are called.

Those persons addressing the Zoning Administrator are requested to give their name and address for the record.

Written materials must be received 24 hours in advance to ensure consideration by the Zoning Administrator.

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.

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.

I Call to Order

II. Approval of Minutes

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA150080 – APPLICANT / OWNER – RANCHO SILVERADO LAND, LLC – AGENT- RILEY G. CLARK -LOCATION – 27271 SILVERADO CANYON ROAD, WITHIN THE 3RD SUPERVISORIAL DISTRICT.

Planning Application PA150080 - A proposal to modify an existing commercial stable, including reconfigure and resizing of certain use areas, increase number of off-street parking stalls, replace existing barns/stables (resulting in 8 additional horse stalls), replace various existing structures and add new structures within a flood plain area.

A Use Permit is required for the use of stabilized decomposed granite surfacing on permanent parking spaces, driveways and maneuvering areas rather than the required asphaltic or cement concrete, a second Use Permit is to allow a 5-foot fence along the front property line where

Zoning would otherwise limit the height to 3 feet 6 inches. The front fence will be a two-foot block or stone wall with a 3-foot split rail fence atop it with landscape pockets placed adjacent.

A Site Development Permit is required for the placement of structures within the FP-2 Floodplain District.

Recommended Action:

- a) Receive staff report and public testimony as appropriate;
- b) Find that Mitigated Negative Declaration No.PA140061, previously adopted by the Zoning Administrator on March 19, 2015 together with Addendum No.PA150080 reflect the independent judgment of the County of Orange and satisfy the requirements of CEQA for the Rancho Silverado Stables project (PA150080), which is a necessarily included element contemplated as part of the whole of the action.
 - i. Find that the circumstances of the Project are substantially the same and that Mitigated Negative Declaration No.PA140061 and Addendum PA150080 have adequately addressed the effects of the proposed project. No substantial changes have been made in the project; no substantial changes have occurred in the circumstances under which the project is being undertaken; and no new information of substantial importance to the project, which was not known or could not have been known when the previous Mitigated Negative Declaration No.PA140061 was adopted have become known; therefore no further environmental review is required.
 - ii. Mitigated Negative Declaration No. PA140061 and Addendum No. PA150080 are adequate to satisfy the requirements of CEQA for the Rancho Silverado Stables project.
 - iii. All mitigation measures are fully enforceable pursuant to CEQA (Public Resources Code) Section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
- c) Approve Planning Application PA150080, a Use Permit for modifications to an existing commercial stable, a Use Permit to allow use of an alternative parking area surface treatment and to allow an over-height fence, and a Site Development Permit for the placement of structures in the FP-2 Floodplain District, subject to the attached Findings and Conditions of Approval.

**ITEM #2 PUBLIC HEARING – PA160035 – APPLICANT / OWNER –
SPEED RESIDENCE – AGENT- DAVID FRITH - LOCATION –
45 EMERALD BAY, WITHIN THE 5TH SUPERVISORIAL
DISTRICT.**

Planning Application PA160035 - A request for a Coastal Development Permit, Variance and two Use Permits in conjunction with the demolition of an existing home and construction of a new single family residence in the Emerald Bay community has been submitted by the applicant (Planning Application PA160035). The proposed new residence includes a three-level 3,996 square foot dwelling with attached 586 square foot three-car garage.

A Coastal Development Permit is required for the demolition of the existing structure and construction of the new residence, including associated grading.

A Variance is requested to allow a front yard setback of 6 feet and a rear yard setback of 5 feet where 10 feet 1 inch is the required setback under the County shallow lot criteria.

Use Permit approvals are required to allow: 1) a retaining wall height of up to 11 feet where the maximum heights allowed would be 3.5 to 8 feet, and 2) a driveway (garage) setback of less than 17 feet.

Recommended Action:

- a) Receive staff report and public testimony as appropriate;
- b) Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 3 (New Construction or Conversion of Small Structures) pursuant to Section 15303; and,
- c) Approve Planning Application PA160034 for a Coastal Development Permit to demolish the existing structure and construct a new single-family dwelling and a Variance to allow a reduced front yard setback of 6 feet and reduced rear yard setback of 5 feet, and two Use Permits for an over-height wall within the front setback and along the side property line and reduced garage setback, subject to the attached Findings and Conditions of Approval.

ITEM #3 PUBLIC HEARING – PA160045 – APPLICANT / OWNER –JIM AND KATIE LOSS – AGENT- JENNIFER BUSHONG - LOCATION – 829 EMERALD BAY, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Planning Application PA160045 - A request for a Use Permit to allow wall/fence heights in excess of otherwise maximum permitted heights (Planning Application PA160045). The proposal includes five separate fence or wall segments, as follows:

- a) 5 foot auto gate on the front property line where the maximum height would otherwise be 3 feet 6 inches;
- b) a pedestrian gate and supporting columns at a maximum height of 7 feet 3 inches at the northeast property corner where the maximum height would otherwise be 3 feet 6 inches;

- c) retaining wall on side (north) property line extending into front setback at a maximum height of 8 feet where the maximum height would otherwise be 3 feet 6 inches;
- d) retaining walls and steps to front entry at a maximum height of 5 feet 3 inches within the front setback where the maximum height would otherwise be 3 feet 6 inches; and,
- e) 11 foot 8 inch landscape wall within the rear yard setback where the maximum height would otherwise be 8 feet.

Recommended Action:

- a) Receive staff report and public testimony as appropriate;
- b) Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 3 (New Construction or Conversion of Small Structures) pursuant to Section 15303; and
- c) Approve Planning Application PA160045, a Use Permit for an over-height fences/wall within the front and rear setback areas, subject to the attached Findings and Conditions of Approval.

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 September 1, 2016.