



ZONING ADMINISTRATOR AGENDA

October 20, 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 – PA160021 – APPLICANT / OWNER – RMV PA2 DEVELOPMENT, LLC – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA2.3, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Planning Application PA160021 – RMV PA2 Development, LLC requests approval of a Site Development Permit to allow for the construction of 80 multiple family dwellings within 10 buildings, private streets, motor courts, landscaped areas and slopes on 4.61 acres with a model home complex and a Project Specific Alternative Site Development Standard to allow for the guest parking spaces which serve units 8, 9, 11, 24, 25, 38, 56, 58, 72, and 73 to be located beyond 200 feet of the dwelling which it serves.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and,
- b) Find that proposed project (PA160021) 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, which are adequate and satisfy the requirements of CEQA; and,
 - 1. The project is substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum which adequately addressed the effects of the project proposed in PA160021. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum were certified and approved has become known; therefore, no further environmental review is required.
 - 2. Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum are adequate to satisfy the requirements of CEQA for PA160021.
 - 3. All mitigation measures are fully enforceable pursuant to 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 PA160021, subject to the attached Findings and Conditions of Approval (Appendices A and B).

ITEM #2 PUBLIC HEARING PA160022 – APPLICANT / OWNER – RMV PA2 DEVELOPMENT, LLC – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA2.3, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Planning Application PA160022 – RMV PA2 Development, LLC requests approval of a Site Development Permit to allow for the construction of 72 Duplexes for condominium purposes (as allowed per the Ranch Plan Alternative Development Standard ADS D-14), private streets, motor courts, and landscaped areas on 4.81 acres with a model home complex and a Project Specific Alternative Site Development Standard to allow for the guest parking spaces which serve units 6, 7, 13-16, 18-23, 36, 37, 47-52, and 62-72 to be located beyond 200 feet of the dwellings which they serve.

Recommended Action:

- a) Receive staff report and public testimony as appropriate; and,
- b) Find that proposed project (PA160022) 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, which are adequate and satisfy the requirements of CEQA; and,
 1. The project is substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum which adequately addressed the effects of the project proposed in PA160022. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum were certified and approved has become known; therefore, no further environmental review is required.
 2. Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum are adequate to satisfy the requirements of CEQA for PA160022.
 3. All mitigation measures are fully enforceable pursuant to 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 PA160022, 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 November 3, 2016.