



## **ZONING ADMINISTRATOR AGENDA**

**February 2, 2017**

**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 – PA160062 – APPLICANT/OWNER – SHEA HOMES – AGENT - JIM HOLAS - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA2.2, WITHIN THE 5TH SUPERVISORIAL DISTRICT.**

Planning Application PA160062 – Shea Homes requests approval of a Site Development Permit and a Project Specific Alternative Site Development Standard to allow for a real estate sales center on a 0.18-acre site for Tract 17583. The sales center will be located on Lot O and will include a parking lot. The Project Specific Alternative Site Development Standard would allow 8 off-street parking spaces for the real estate sales center instead of the required 10 spaces.

**Recommended Action:**

- 1) Receive staff report and public testimony as appropriate; and,
- 2) Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006, Addendum 1.1 (PA110003-06) approved February 24, 2011, and the Planning Area 2 Addendum (PA130001-06) certified March 27, 2013, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of PA160062, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum.
  - a. The circumstances of the project are 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 PA160062. 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.
  - b. Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum are adequate to satisfy the requirements of CEQA for PA160062.
  - c. 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.
- 3) Approve Planning Application PA160062, subject to the attached Findings and Conditions of Approval.

**ITEM #2      PUBLIC HEARING – PA150029 - RMV PA2 DEVELOPMENT, LLC – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA2.1,      WITHIN THE 5TH SUPERVISORIAL DISTRICT.**

Planning Application PA150029 – RMV PA2 Development, LLC requests approval of a Site Development Permit to allow for the construction of a recreation facility (The Pavilion) comprising: a 12,034 square foot multipurpose building, a 4,126 square-foot tot lot, a 1,789 square-foot BBQ patio, a 4,945 square-foot shade structure, a 147 square-foot trash enclosure, 4.11 acres of landscape area including sports fields and a 121-space parking lot on a 6.33-acre site and two Project Specific Alternative Site Development Standards. The first Project Specific Alternative Site Development Standard would allow for the multipurpose building to

be 40 feet in height at the peak of the roof where 35 feet is the maximum height allowed. The second Project Specific Alternative Site Development Standard would allow nine on-street parking spaces to be dedicated to the project, which is considered an alternative to off-street parking regulations.

**Recommended Action:**

- 1) Receive staff report and public testimony as appropriate; and,
- 2) Final that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006, Addendum 1.1 (PA110003-06) approved February 24, 2011, and the Planning Area 2 Addendum (PA130001-06) certified March 27, 2013, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of PA150029, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum.
  - a. The circumstances of the project are 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 PA150029. 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.
  - b. Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum are adequate to satisfy the requirements of CEQA for PA150029.
  - c. 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.
- 3) Approve Planning Application PA150029, 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 February 16, 2017.