



ZONING ADMINISTRATOR AGENDA

April 6, 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 – PA160030 – APPLICANT/OWNER – CALATLANTIC HOMES – AGENT - JANICE SHACKLE - LOCATION – LOTS 18 THROUGH 21 AND P1 OF “A” TRACT MAP 17563, WITHIN PLANNING AREA 2, SUBAREA 2.3 OF THE RANCH PLAN PLANNED COMMUNITY WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Planning Application PA160030 – A request for a Site Development Permit to allow the construction of 105 planned concept detached dwellings on a 14.48-acre site with a model home sales complex and a Project Specific Alternative Site Development Standard. The Project Specific Alternative Site Development Standard would allow for a reduction of required usable project open space from 5% of the net residential area to 3.27%. The inclusion of the Project Specific Alternative Site Development Standards 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(s):

- a) Receive staff report and public testimony as appropriate; and,
- b) Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA160030) 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 PA160030, 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.
 1. 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 PA160030. 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 PA160030.
 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 PA160030, subject to the attached Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING – PA170006 – APPLICANT / OWNER - SHEA HOMES – AGENT- JIM HOLAS - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA2.3, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Planning Application PA170006 – Shea Homes requests approval of a Site Development Permit for a Project-Specific Alternative Site Development Standard to allow for the construction of two walls both five feet nine inches in height and two pilasters both six feet

three inches in height in the front yard setback area where three and one-half feet is the maximum height allowed.

Recommended Action(s):

- a) Receive staff report and public testimony as appropriate; and,
- b) Find that proposed project (PA170006) 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 PA170006. 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 PA170006. 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. 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 PA170006, 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 April 20, 2017.