

**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR HEARING DATE: February 2, 2017, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of November 17, 2016 – Approved**
- 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. Find that 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.

**Special Notes:**

Robert Zegarra, Planner gave a presentation and answered questions of the Zoning Administrator. Jim Holas, the agent stated that he accepts the Conditions of Approval.

The following is the action taken by the Orange County Zoning Administrator:  
Approve PA160062 subject to the attached and additional Conditions of Approval.

APPROVE   
DENIED

OTHER

**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) Find 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 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 PA150029, subject to the attached Findings and Conditions of Approval.

**Special Notes:**

Robert Zegarra, Planner gave a presentation and answered questions of the Zoning Administrator. Jay Bullock, agent, stated that he accepts the Conditions of Approval.

The following is the action taken by the Orange County Zoning Administrator:

Approve A150029 subject to the attached, revised, and additional Conditions of Approval below.

Conditions of Approval 8 and 14 have been revised to ensure landscape requirements not shown on the DSA approved plans are installed in a timely manner. Condition of Approval 15 was included to ensure future coordination with the applicant on any changes/revisions proposed to the DSA.

Condition # 8

Prior to any precise grade release, the applicant shall install parking lot shade trees within Lot AQ as depicted on project plan Sheet L1.01. The applicant shall submit a revision to landscape permit LS140023 for review and approval of the required shade trees prior to installation.

Condition # 14

Prior to any precise grade release, the applicant shall adequate landscape screening for the main parking area along Tierno Road. Per ZC Section 7-9-145.3(i)(4). Landscape screening shall be a minimum 3.5 feet high and minimum 2-feet thick.

Condition # 15

Prior to approval of any proposed changes/revisions to the DSA approved building and landscaping plans (dated January 10, 2017), the applicant shall demonstrate that the proposed changes do not affect compliance with any applicable Conditions of Approval for this Site Development Permit. Within 30 days of DSA's approval of the changes, the applicant shall provide an electronic copy of the approved revised plans.

APPROVE   
DENIED

OTHER

**Public Comments:**

None

**The February 2, 2017 Zoning Administrator hearing adjourned at 2:12 pm.**