



## **ZONING ADMINISTRATOR AGENDA**

**July 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 – CONTINUED FROM JUNE 15, 2017-PA160053 – A USE PERMIT FOR AN OVER HEIGHT STRUCTURE IN THE REAR SETBACK AREA FOR AN EXISTING UNPERMITTED STRUCTURE TO BE USED AS AN ACCESSORY STRUCTURE WITH A MAXIMUM HEIGHT OF 24 FEET AND MINIMUM SETBACK OF 15.5 FEET TO THE REAR PROPERTY LINE; USE PERMIT IS REQUIRED AS A PORTION (19%) OF THE STRUCTURE EXCEEDS THE ALLOWABLE HEIGHT OF 12' WITHIN THE 25' REAR SETBACK LOCATED IN THE NORTH TUSTIN AREA-APPLICANT – BEN ANDERSON – LOCATION – 12581 BARRETT LN, SANTA ANA, (APN 393-091-01), WITHIN THE THIRD SUPERVISORIAL DISTRICT.**

A public hearing on Planning Application PA160053 to receive public testimony and to consider whether to approve a Use Permit for an over height structure in the rear setback area for an existing unpermitted structure to be used as an accessory structure with a maximum height of 24 feet and minimum setback of 15.5 feet to the rear property line; Use Permit is required as a portion (19%) of the structure exceeds the allowable height of 12' within the 25' rear setback, located in the North Tustin Area.

**Recommended Action(s):**

- a. Receive staff report and public testimony as appropriate; and,
- b. Find that the proposed project is Categorical Exempt Class 3: New Construction or Conversion of Small Structures from further CEQA documentation pursuant to Section 15303 of the CEQA Guidelines; and
- c. Approve Planning Application PA160053, a Use Permit for an over height structure in the rear setback area for an existing unpermitted structure to be used as an accessory structure with a maximum height of 24 feet and minimum setback of 15.5 feet to the rear property line; Use Permit is required as a portion (19%) of the structure exceeds the allowable height of 12' within the 25' rear setback, subject to the attached Findings and Conditions of Approval.

**ITEM #2 PUBLIC HEARING – PA170012 – APPLICANT / OWNER – RMV PA2 DEVELOPMENT, LLC – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA2.3, WITHIN THE FIFTH SUPERVISORIAL DISTRICT.**

Planning Application PA170012 – RMV PA2 Development, LLC requests approval of a conceptual Site Development Permit to allow for the installation of 22 sports field pole lights on a 17.59-acre site (Esencia Sports Park) and two Project Specific Alternative Site Development Standards. The first Project Specific Alternative Site Development Standard would allow for the sports field pole lights to be a maximum 80 feet, 2 inches in height where 35 feet is the maximum permitted. The second Project Specific Alternative Site Development Standard would allow the Hours of Operation for the project site to be 7:00 a.m. to 10:00 p.m., instead of the standard 7:00 a.m. to 9:00 p.m. timeframe permitted. The inclusion of these 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 and review staff report;
- b. Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006, and 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 PA170012, 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 PA170012. 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 PA170012.
  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 PA170012, subject to the attached Findings and Conditions of Approval.

**ITEM #3 PUBLIC HEARING – PA170005 – A VARIANCE REQUEST TO ALLOW A REAR YARD SETBACK OF 14 FEET, WHERE 25 FEET WOULD OTHERWISE BE REQUIRED. THE REDUCED SETBACK WOULD ALLOW FOR A PROPOSED 382 SQUARE-FOOT ADDITION TO THE REAR OF AN EXISTING GARAGE. LOCATED IN THE NORTH TUSTIN AREA- APPLICANT – PATRICK LENAHAN – LOCATION – 12631 VISTA PANORAMA, SANTA ANA, WITHIN THE THIRD SUPERVISORIAL DISTRICT**

A public hearing on Planning Application PA170005 to receive public testimony and to consider whether to approve a Variance to allow a rear yard setback of 14 feet where 25 feet would be required. The reduced setback would allow for a proposed 382 square-foot addition to the rear of an existing garage located in the North Tustin Area.

**Recommended Action(s):**

- a. Receive staff report and public testimony as appropriate; and,
- b. Find that the proposed project is Categorically Exempt Class 1: Existing Facilities and Class 3: New Construction or Conversion of Small Structures from further CEQA documentation pursuant to Sections 15303 of the CEQA Guidelines; and
- c. Approve Planning Application PA170005, a Variance to allow a rear yard setback of 14 feet where 25 feet would be required, 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 July 20, 2017.