

**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR HEARING DATE: April 6, 2017, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of February 22, 2016 – Approved**
- 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) 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. 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 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.

Special Notes:

Robert Zegarra, Planner gave a presentation and answered questions of the Zoning Administrator. Janice Shackle, Project Manager stated that she accepts the Findings and revised Conditions of Approval.

The following is the action taken by the Orange County Zoning Administrator:
Approve PA160030 subject to the attached Findings and additional Conditions of Approval below:

Condition # 14

The project will be required to provide a minimum of 750 square feet of ~~enclosed~~ usable private open space for each dwelling unit. ~~for the duration of this development permit.~~

Condition # 15

Prior to issuance of a precise grading permit, the applicant shall coordinate with OCFA to provide the County of Orange a revised Fire Master Plan which reflects the approved site configuration under this site development permit. Alternatively, the applicant may provide confirmation from OCFA that the currently approved Fire Master Plan adequately addresses the project site plan and no revision is required.

APPROVE
DENIED

OTHER

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 Final 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.

Special Notes:

Cameron Welch, Planner gave a presentation and answered questions of the Zoning Administrator. Jim Hollas, Project Manager, stated that he accepts the Conditions of Approval. Six members of the public spoke in favor of the project.

The following is the action taken by the Orange County Zoning Administrator:
Approve A170006 subject to the attached Findings and Conditions of Approval.

APPROVE
DENIED

OTHER

Public Comments:

None

The April 6, 2017 Zoning Administrator hearing adjourned at 2:25 pm.