

**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR HEARING DATE: June 15, 2017, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of April 20, 2017 – Approved**
- III. Discussion Item(s)**

ITEM #1 PUBLIC HEARING – PA160053 – APPLICANT – WESTAR MANAGEMENT/SENDERO RETAIL, LLC, RYAN BEST, VICE PRESIDENT OF DEVELOPMENT - LOCATION – LOTS 1 THROUGH 9 OF "A" TRACT MAP 17054, NORTHEAST CORNER OF ANTONIO PARKWAY AND ORTEGA HIGHWAY, WITHIN PLANNING AREA 1, SUBAREA 1.4 OF THE RANCH PLAN PLANNED COMMUNITY WITHIN THE FIFTH 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 Categorically 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.

Special Notes:

Ilene Lundfelt, Planner gave a presentation and answered questions of the Zoning Administrator. Laree Alonso, Division Manager, Planning, and Ben Anderson, applicant answered questions of the Zoning Administrator. Three speakers from the public spoke to their concerns of traffic and potential accidents.

At the request of the Laree Alonso, Division Manager and Planner, Ilene Lundfelt, Planning Application PA160053 was continued to the next scheduled Zoning Administrator meeting date, July 6, 2017. Ilene Lundfelt, Planner, will request Traffic to review the proposed relocation of the driveway from Barrett Lane to Fairhaven and determine the impacts, if any.

APPROVE
DENIED

OTHER

Public Comments:

None

The June 15, 2017 Zoning Administrator hearing adjourned at 2:20 pm.