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## OC DEVELOPMENT SERVICES REPORT

ITEM #1

**DATE:** August 19, 2017 (continued from July 20, 2017)

**TO:** Orange County Zoning Administrator

**FROM:** OC Development Services / Planning

**SUBJECT:** Continued Public Hearing on Planning Application No. PA170003 for a Site Development Permit.

**PROPOSAL:** A Site Development Permit, as required by Condition of Approval No. 7 of TPM 2015-161 that required a conceptual grading plan to depict the expected limits of grading for a new single family residence on the site and to show off-street construction staging areas.

**ZONING:** 125-E4-20,000—"Small Estates"

**GENERAL PLAN:** 1B "Suburban Residential"

**LOCATION:** The project is located at an approved, unrecorded vacant property between 1652 and 1642 Foothill Blvd, Santa Ana, in the unincorporated North Tustin area, Third Supervisorial District

**APPLICANT:** Elvia Blas, owner  
Frank Eder, agent

**STAFF CONTACT:** Kevin Canning, Contract Planner  
Phone: (714) 667-8847 [kevin.canning@ocpw.ocgov.com](mailto:kevin.canning@ocpw.ocgov.com)

### RECOMMENDED ACTIONS

Staff recommends Zoning Administrator continue the item to the meeting of September 7, 2017.

### CONTINUED HEARING

On July 20, 2017, the Zoning Administrator heard the project presentation from staff report and received public testimony from the applicant and seven neighbor who spoke in opposition or of concerns regarding the implementation of the project.

The Zoning Administrator then continued the item until August 17 directing the applicant and staff to do the following:

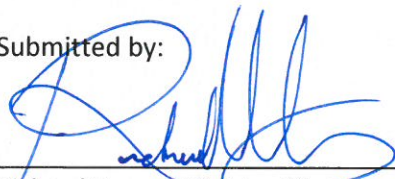
- Revise the site plan to illustrate the vehicular access points as required by Condition of Approval No. 7 of TPM 2015-16, and properly show property lines
- Clarify if Inspection Services has the ability to enforce private street repairs

It was also noted that the applicant stated that he would meet with the neighbors to discuss their concerns.

#### **UPDATE AND STATUS**

Since the July 20 continuance, the applicant and neighbors have met on-site and communicated via email regarding the concerns and possible measures to address them. Staff is in communication with both. However, at this time staff recommends a continuance of the item to the meeting of September 7.

Submitted by:



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Richard Vuong, Division Manager  
OC Development Services

Reviewed by:



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Colby Cataldi, Deputy Director  
OC Public Works/Development Services

#### **APPEAL PROCEDURE**

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing deposit of \$500 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services / Planning.