



ZONING ADMINISTRATOR AGENDA

August 17, 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 CONTINUED PUBLIC HEARING – PA170003 – 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. APPLICANT – ELVIA BLAS – LOCATION – 1652 FOOTHILL BLVD, SANTA ANA, THIRD SUPERVISORIAL DISTRICT

Continued from the Zoning Administrator hearing of July 20, 2017, a public hearing on Planning Application PA170003 to receive public testimony and to consider whether to approve a Site Development Permit as compliant with TPM 2015-161 Condition of Approval No. 7 to depict extent and limits of future grading and to show areas available for off-street construction staging and parking.

Recommended Action(s):

Continue the item to the meeting of September 7, 2017

ITEM #2 PUBLIC HEARING – PA170017 – A REQUEST FOR A COASTAL DEVELOPMENT PERMIT IN CONJUNCTION WITH THE DEMOLITION OF AN EXISTING HOME AND CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE AND GRADING IN EXCESS OF 500 CUBIC YARDS ON A SLOPE OF GREATER THAN 30% IN THE EMERALD BAY COMMUNITY. APPLICANT – CHARLES AND MARY KAY RUCK – LOCATION – 1117 EMERALD BAY, LAGUNA BEACH, FIFTH SUPERVISORIAL DISTRICT

A public hearing on Planning Application PA170017 to receive public testimony and to consider whether to approve a Coastal Development Permit for the demolition of an existing structure and construction of the new residence, including grading of more than 500 cubic yards on a slope of greater than 30%.

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 PA170017, a Coastal Development Permit, subject to the attached Findings and Conditions of Approval.

ITEM #3 PUBLIC HEARING – PA170018 – A REQUEST FOR A USE PERMIT TO ALLOW AN OVER-HEIGHT SIDE PROPERTY WALL OF 10 FEET WHERE 6 FEET WOULD OTHERWISE BE ALLOWED. APPLICANT – FAIRMONT PRIVATE SCHOOL – LOCATION – 12421 NEWPORT AVENUE, NORTH TUSTIN AREA, THIRD SUPERVISORIAL DISTRICT

A public hearing on Planning Application PA170018 to receive public testimony and to consider whether to approve a Use Permit for the construction of a 10-foot block wall, where a maximum 6-foot wall would otherwise be allowed, along the side property line to screen the playground area of a private school from the adjacent parking lot.

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 PA170018, a Use, subject to the attached Findings and Conditions of Approval.

ITEM #4 PUBLIC HEARING – PA080054 – A REQUEST FOR A USE PERMIT TO AN AUTO BODY REPAIR AND PAINT SHOP, WHICH INCLUDES INSTALLATION OF A NEW PAINT SPRAY BOOTH TO BE PLACED WITHIN THE EXISTING COMMERCIAL BUILDING. APPLICANT – ANDREW NGUYEN – LOCATION 8301 BOLSA AVENUE, MIDWAY CITY, SECOND SUPERVISORIAL DISTRICT.

A public hearing on Planning Application PA080054 to receive public testimony and to consider whether to approve a Use Permit to permit an auto body repair and paint shop which includes installation of a paint spray booth to be placed within the existing commercial building.

Recommended Action(s):

- a) Receive staff report and public testimony as appropriate; and,
- b) Find that on the basis of the whole administrative record there is no substantial evidence that the project, with the implementation of the mitigation measures, if any that are included in the Mitigated Negative Declaration, will have a significant effect on the environment; and
- c) Approve Use Permit (PA080054) to establish an auto body repair and paint shop, subject to the attached Findings and Conditions of Approval

ITEM #5 PUBLIC HEARING – PA140005 – A REQUEST FOR A USE PERMIT PA140005 USE PERMIT TO THE ZONING ADMINISTRATOR TO ESTABLISH A REMAINDER OF A BUILDING SITE AQUIRED FOR PUBLIC USE AS A LEGAL BUILDING SITE AND ALLOW FOR THE DEVELOPMENT OF A NEW SINGLE FAMILY DWELLING ON THE VACANT LOT.

A public hearing on Planning Application PA140005 to receive public testimony and to consider whether to approve a Use Permit to establish a remainder of a building site acquired for public use as a legal building site and allow for the development of a new single family dwelling on the vacant lot.

Recommended Action(s):

- a) Receive staff report and public testimony as appropriate; and,
- b) Find that on the basis of the whole administrative record there is no substantial evidence that the project will have a significant effect on the environment; and
- a) Approve Use Permit (PA140005) to establish a remainder of a building site acquired for public use as a legal building site and allow for the development of a new single family dwelling on the vacant lot, 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 September 7, 2017.