



ZONING ADMINISTRATOR AGENDA
September 7, 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 – PA170002 – USE PERMIT TO ESTABLISH A SCHOOL; HILLSIDE MONTESSORI SCHOOL, A KINDERGARTEN SCHOOL FACILITY WITH DAYCARE WITH A MAXIMUM OF 112 STUDENTS ON A 1.17 ACRE SITE ORIGINALLY DEVELOPED AS A COMMUNITY CHURCH FACILITY WITH ANCILLARY DAY CARE AND SUNDAY SCHOOL. THE PROPOSED PROJECT INCLUDES USE OF THE EXISTING CHURCH FACILITY AND TWO (2) PROPOSED MODULAR BUILDINGS ON THE EASTERN PORTION OF THE PROJECT SITE FOR THE PROPOSED USE. APPLICANTS ARE

**PROPERTY OWNERS AJANTHA NEDESAN & JULIE LABUS.
LOCATION IS 19900 ELTORO ROAD, TRABUCO CANYON, CA, IN
THE THIRD SUPERVISORIAL DISTRICT.**

A public hearing on Planning Application PA17002 to receive public testimony and to consider whether to approve a Use Permit to allow permanent establishment of a Pre-school and Day-care center at the location noted above and to permit the addition of two (2) modular structures on the project site.

Recommended Action(s):

- a. Receive staff report and public testimony as appropriate; and,
- b. Find the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 1 (Existing Facilities), Class 3 (New Construction or Conversion of Small Structures), Class 4 (Minor Alterations to Land), Class 11 (Accessory Structures) and Class 14 (Minor Additions to Schools) pursuant to Sections 15301, 15303, 15304, 15311 and 15314 of the CEQA Guidelines; and,
- c. Approve Planning Application PA170002, a Use Permit to establish a Hillside Montessori School as a permanent use on an existing pre-school site together with ancillary day-care operations, and to permit the addition of two (2) modular structures on the project site subject to the attached Findings and Conditions of Approval.

ITEM #2 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 JULY 20 AND AUGUST 17, 2017).

A continued 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):

- a. Receive staff report and public testimony as appropriate; and,
- b. Find that the planning application is a condition of approval of TPM 2015-191 which was Categorically Exempt Class 15: Minor Land Divisions pursuant to Section 15315 of the CEQA Guidelines; and
- c. Approve Planning Application PA170003, a Site Development Permit to depict extent and limits of grading and show off-street parking and construction staging areas in compliance with Condition of Approval No. 7 of TPM 2015-161, 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 21, 2017.