

**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR HEARING DATE: August 17, 2017, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of July 20, 2017 – Approved**
- 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.

Special Notes:

Kevin Canning, Planner, requested that the item be continued to a date certain, September 7, 2017.

The following is the action taken by the Orange County Zoning Administrator.
Laree Alonso, Zoning Administrator continued the item to a date certain, September 7, 2017.

APPROVE
DENIED

OTHER

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 Categorical 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.

Special Notes:

Kevin Canning, Planner gave a presentation and answered questions of the Zoning Administrator. Wun Sze Li, Architect on the project, stated that the additional 315 square feet that is included in the project plans was not included in the staff report.

The following is the action taken by the Orange County Zoning Administrator. Laree Alonso, Zoning Administrator, directed staff to revise the staff report to include the additional 315 square feet that is included in the project plans.

APPROVE
DENIED

OTHER

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 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 Permit, subject to the attached Findings and Conditions of Approval.

Special Notes:

Kevin Canning, Planner gave a presentation and answered questions of the Zoning Administrator. Martin Ruvalcaba, agent, answered questions of the Zoning Administrator.

The following is the action taken by the Orange County Zoning Administrator.

APPROVE
DENIED

OTHER

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

Special Notes:

Ilene Lundfelt, Planner gave a presentation and answered questions of the Zoning Administrator. Martha Velastegui spoke in opposition of the project and submitted comment letters/petitions from neighbors in opposition of the project. Topics of opposition include, noise, air and water pollution. County staff addressed the issues.

Laree Alonso, Zoning Administrator advised the applicant of Conditions of Approval #13 that reads:

The use permit will be valid until the County of Orange accepts the offer of dedication along Bolsa Avenue. The owner/tenant will need to apply for a new use permit for alternatives to off-street parking to continue the existing use.

The following is the action taken by the Orange County Zoning Administrator.

APPROVE
DENIED

OTHER

ITEM #5 PUBLIC HEARING – PA140005 – A REQUEST FOR 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.

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
- c. 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.

Special Notes:

Cynthia Burgos, Planner gave a presentation and answered questions of the Zoning Administrator. Saul Delgado, applicant answered questions of the Zoning Administrator.

The following is the action taken by the Orange County Zoning Administrator

APPROVE

OTHER

DENIED

Public Comments:

None

The August 17, 2017 Zoning Administrator hearing adjourned at 2:30 pm.