



**ZONING ADMINISTRATOR AGENDA
AUGUST 2, 2018
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 – PA180013 – A REQUEST FOR A USE PERMIT TO THE ZONING ADMINISTRATOR FOR CONSTRUCTION OF A NEW RESIDENCE WITH PORTIONS OF THE STRUCTURE EXCEEDING 35 FEET IN HEIGHT – APPLICANT – CLAYTON BITTLE – LOCATION – 31801 VIOLETA LANE, COTO DE CAZA (APN 804-201-13), FIFTH SUPERVISORIAL DISTRICT.

Recommended Action(s):

- a. Receive staff report and public testimony as appropriate;
- b. Find that the proposed the project is exempt from CEQA as a residential project consistent with and implementing a specific plan for which an EIR has been certified pursuant to Government Code Section 65457and County of Orange procedures.; and
- c. Approve Planning Application PA180013 for a Use Permit subject to the attached Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING – PA180013 – A REQUEST FOR A USE PERMIT TO THE ZONING ADMINISTRATOR TO ALLOW RECONSTRUCTION OF A BOY SCOUT CLIMBING STRUCTURE THAT SUSTAINED FIRE DAMAGE WITH A NEW STRUCTURE TO INCLUDE TWO TOWER ELEMENTS EXCEEDING THE 35 FOOT HEIGHT LIMIT – APPLICANT – ORANGE COUNTY COUNCIL, BOY SCOUTS OF AMERICA – LOCATION – IN THE IRVINE RANCH OUTDOOR EDUCATION CENTER (IROEC) ADJACENT TO IRVINE REGIONAL PARK AT 2 IRVINE PARK ROAD (APN 105-341-05), THIRD SUPERVISORIAL DISTRICT.

Recommended Action(s):

- a) Receive staff report and public testimony as appropriate;
- b) Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 1 (Restoration of damaged structures) exemption pursuant to Sections 15301 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures, and further that the larger Outdoor Education Camp, of which the climbing facility was an original component, was assessed by EIR SCH 2004051098; and,
- c) Approve Planning Application PA180016 for a Use Permit subject to the attached Findings and Conditions of Approval.

ITEM #3 PUBLIC HEARING – PA180018 – A REQUEST FOR A USE PERMIT TO THE ZONING ADMINISTRATOR TO ALLOW THE REPLACEMENT AND ENLARGEMENT OF A CONVENIENCE STORE ASSOCIATED WITH AN EXISTING CHEVRON GAS STATION. ADDITIONAL SITE IMPROVEMENTS ARE ALSO PROPOSED – APPLICANT – G&M GAPCO, LLC – LOCATION – 9225

**S. BROOKHURST STREET (APN 127-092-21), IN AN
UNINCORPORATED PORTION OF ANAHEIM WITHIN THE
FOURTH SUPERVISORIAL DISTRICT.**

Recommended Action(s):

- a) Receive staff report and public testimony as appropriate;
- b) Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 1 (Existing Facilities), and Class 2 (Replacement or Reconstruction) exemptions pursuant to Sections 15301 and 15302 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- c) Approve Planning Application PA180018 for a Use Permit 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 August 16, 2018.