



**ZONING ADMINISTRATOR AGENDA  
AUGUST 16, 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 – PA170034 – USE PERMIT TO THE ZONING ADMINISTRATOR FOR THE ADDITION OF AN AUTOMOBILE SPRAY BOOTH TO AN EXISTING AUTOMOTIVE REPAIR BUSINESS. A USE PERMIT IS ALSO REQUESTED TO REDUCE THE REQUIRED TWO-WAY PARKING ACCESSWAY WIDTH FROM TWENTY (28) FEET TO TWENTY-THREE FEET AND FOUR INCHES (23’4”). – APPLICANT – HOUSEP JOE BITAR – LOCATION – 15092 ADAMS STREET, MIDWAY CITY, (APN 107-151-52), FIRST SUPERVISORIAL DISTRICT.**

**Recommended Action(s):**

- a. Receive staff report and public testimony as appropriate;
- b. Find that the project is Categorical Exempt from the provisions of CEQA according to Class 1 (existing facilities) and Class 4 (minor alterations to land) pursuant to Sections 15301 and 15304 of the State CEQA Guidelines and Classes 1 and 4 of the Orange County Local CEQA Procedures Manual. In addition, find that none of the exceptions listed in Section 15300.2 of the State CEQA Guidelines to the Categorical Exceptions would apply; and
- c. Approve Planning Application PA170034 for a Use Permit subject to the attached Findings and Conditions of Approval.

**ITEM #2 PUBLIC HEARING – PA180012 – A REQUEST FOR A USE PERMIT TO THE ZONING ADMINISTRATOR TO ALLOW CONSTRUCTION OF A FIFTEEN (15) FOOT HIGH PATIO COVER WITHIN THE REAR SETBACK AREA – APPLICANT – JIM GAITHER – LOCATION – 19581 CRESTKNOLL DR., YORBA LINDA (APN 349-021-07), THIRD SUPERVISORIAL DISTRICT.**

**Recommended Action(s):**

- a) Receive staff report and public testimony as appropriate;
- b) Find that the project is Categorical Exempt Class 3 (new construction or conversion of small structures) from the provisions of CEQA for further environmental impact documentation pursuant to Section 15303 of the CEQA Guidelines; and
- c) Approve Planning Application PA180012 for a Use Permit subject to the attached Findings and Conditions of Approval.

**ITEM #3 PUBLIC HEARING – PA180010 - A USE PERMIT TO ALLOW VERIZON WIRELESS TO INITIATE TELECOMMUNICATION ACTIVITY AT THE PROPOSED PROJECT SITE AND A SITE DEVELOPMENT PERMIT TO ALLOW THE INSTALLATION OF NEW PANEL ANTENNAE ON A NEW TELECOMMUNICATION TOWER DISGUISED AS A FAUX EUCALYPTUS TREE WITH NEW GROUND-LEVEL EQUIPMENT SUPPORT CABINETS CONTAINED WITHIN A MASONRY-WALLED EQUIPMENT SHELTER AT THE BASE OF THE FAUX TREE ON A LANDSCAPED SLOPE WITHIN AN**

**EXISTING LOCAL COMMUNITY PARK IN LADERA RANCH  
WITHIN THE FIFTH SUPERVISORIAL DISTRICT.**

**Recommended Action(s):**

- a) Receive staff report and public testimony as appropriate;
- b) Find that Final EIR 555, previously certified by the Board of Supervisors on 10/17/95 and Addendum PA970174 previously approved by the Planning Commission on 4/7/98 together are approved for PA 180010 based upon the following findings:
  - 1. Together these documents are adequate to satisfy the requirements of CEQA by the decision-maker;
  - 2. The additions, clarifications and/or changes to the original document caused by the Addendum, do not raise new significant issues which were not addressed by Final EIR 555; and
  - 3. The consideration of Final EIR 555 and Addendum PA970174 for the proposed project reflect the independent judgment of the Lead Agency.
- c) Approve Planning Application PA180018 for a Use Permit subject to the attached Findings and Conditions of Approval

**ITEM #4 PUBLIC HEARING – PA180017 - A REQUEST FOR A COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW SINGLE-FAMILY DWELLING WITH ASSOCIATED GRADING, A USE PERMIT TO ALLOW OVER-HEIGHT RETAINING WALLS OF UP TO 10 FEET EXCEEDING THE MAXIMUM SIX FOOT HEIGHT ALLOWED BY THE ZONING CODE, AND A VARIANCE TO ALLOW A REAR YARD SETBACK OF 24 FEET 5 INCHES WHERE THE ZONING CODE WOULD REQUIRE 25 FEET. APPLICANT – CRAIG ABRAHAMS – LOCATION – 920 EMERALD BAY, IN THE EMERALD BAY LOCAL COASTAL PLAN AREA, FIFTH 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), Class 2 (Replacement or Reconstruction) and Class 3 (New Construction or Conversion of Small Structures) exemptions pursuant to Sections 15301, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- c. Approve Planning Application PA180017 for a Coastal Development Permit, Use Permit, and Variance subject to the attached Findings and Conditions of Approval.

**V. 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.

**VI. ADJOURNMENT** - The next regular Zoning Administrator Meeting is scheduled for September 6, 2018.