

**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR HEARING DATE: August 2, 2018, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of July 5, 2018 – Approved by Associate Zoning Administrator, Jerry Olivera**
- 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, and;
- b. Find that the proposed 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 65457 and County of Orange procedures.; and
- c. Approve Planning Application PA180013 for 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. Todd Voelker, architect / agent agreed with the Findings and Conditions of Approval. Jonathan Lopez, attorney represented Kenneth S. Kasdan (objector). Mr. Lopez provided the Zoning Administrator a copy of Mr. Kasdan’s objection to the planning application. Mr. Lopez also read the objection during the public hearing portion of the meeting.

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

APPROVE   
DENIED

OTHER

**ITEM #2 PUBLIC HEARING – PA180016– 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, and;
- 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.

**Special Notes:**

Correction on agenda: The correct PA number for item #1 is PA180016. Kevin Canning, Planner gave a presentation and answered questions of the Zoning Administrator. Michael Recupero, agent agreed with the Findings and Conditions of Approval.

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

APPROVE   
DENIED

OTHER

**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, and;
- 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.

**Special Notes:**

Kevin Canning, Planner gave a presentation and answered questions of the Zoning Administrator. Staff has requested the deletion of Condition of Approval #10. Karl Huy, agent agreed with the Findings and Conditions of Approval.

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

APPROVE   
DENIED

OTHER

Delete Condition of Approval #10 as requested by staff.

Correction on Page 2 of the staff report under Surrounding Land Use should read commercial use instead of residential use.

**Public Comments:**

None

**The August 2, 2018 Zoning Administrator hearing adjourned at 2:15 pm.**