

**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR HEARING DATE: August 16, 2018, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of August 2, 2018 – Tabled**
- 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, and;
- 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.

**Special Notes:**

Cynthia Burgos, Planner gave a presentation and answered questions of the Zoning Administrator. Houstep Joe Bitar, applicant agreed with the Conditions of Approval, including the additional Conditions of Approvals stated below:

*Condition #14: ADA PARKING (2)*

*Prior to issuance of any building permit, the Building Official must approve the location and design of the required ADA parking and path of travel.*

*Condition#15: BAYS*

*The bay doors for bays utilized for required parking shall remain open during business hours. The parking stall area within the bays shall remain clear of obstructions and*

*accessible for parking during business hours. These bays shall be used for customer or employee parking only. These parking areas shall not be used for the storage of products, parts, or vehicles, or be used for vehicle repair or service activities.*

*Condition #16: DRIVEWAY (2)*

*All vehicles shall be parked in designated parking stalls. There shall be no parking of vehicles or storage of materials in the driveway area.*

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

APPROVE   
DENIED

OTHER

**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, and;
- b. Find that the proposed project is Categorically 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.

**Special Notes:**

Cynthia Burgos, Planner gave a presentation and answered questions of the Zoning Administrator. Jim Gaither, applicant 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 – 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, and;
- 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 PA180010 for a Use Permit subject to the attached Findings and Conditions of Approval

**Special Notes:**

Ron Tippets, Planner gave a presentation and answered questions of the Zoning Administrator. Jim Heinrich, agent agreed with the Conditions of Approval, including the additional Condition of Approvals stated below:

*Condition #11: APPROVAL FOR PARKING*

*Prior to the issuance of a building permit, the applicant shall provide evidence of approval from the property owner of the adjacent Community Recreation Center parking lot (Ladera Ranch Maintenance Corporation) for joint use of one parking space to be used by a wireless maintenance technician for periodic maintenance service of the cellular wireless facility.*

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

APPROVE   
DENIED

OTHER

**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, and;
- 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.

**Special Notes:**

Kevin Canning, Planner gave a presentation and answered questions of the Zoning Administrator. Ryan McDaniels, Architect agreed with the Findings and Conditions of Approval including the changes made in the staff report by staff. The changes are listed below:

On Page 3 of the staff report in the table under Discussion/Analysis section was changed from 35 feet to 25 feet under the proposed column. On Page 5 of the staff report the description of the garage was clarified as an oversized garage.

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

APPROVE   
DENIED

OTHER

**Public Comments:**

None

**The August 16, 2018 Zoning Administrator hearing adjourned at 2:33 pm.**