



**ZONING ADMINISTRATOR AGENDA
MAY 2, 2019
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 – PA180026 – STAFF REQUEST FOR THE APPROVAL OF A SITE DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF THE FIRST PHASE OF A SINGLE MIXED-USE RETAIL AND RESIDENTIAL SITE; A PROJECT SPECIFIC ALTERNATIVE SITE DEVELOPMENT STANDARD FOR ARTERIAL HIGHWAY SETBACK TO 12 FEET, AND A PROJECT SPECIFIC ALTERNATIVE SITE DEVELOPMENT STANDARD FOR MODIFICATIONS TO OF-STREET PARKING REQUIREMENTS. APPLICANT: ESENCIA RETAIL, LLC. LOCATION: WITHIN RMV

PLANNING AREA 2, SUBAREA 2.4, IN UNINCORPORATED ORANGE COUNTY, VTTM 17575.

Recommended Action(s):

- a) Receive staff report and public testimony as appropriate.
- b) Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006, Addendum 1.1 (PA110003-06) approved February 24, 2011, and the Planning Area 2 Addendum (PA130001-06) certified March 27, 2013, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of PA180026, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum.
 - a. The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum which adequately addressed the effects of the project proposed in PA180026. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum were certified and approved has become known; therefore, no further environmental review is required.
 - b. Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum are adequate to satisfy the requirements of CEQA for PA180026.
 - c. All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.

- c) Approve Planning Application PA180026 for a Site Development Permit subject to the attached Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING – PA190001 – A REQUEST FOR THE APPROVAL OF A COASTAL DEVELOPMENT PERMIT FOR THE DEMOLITION OF AN EXISTING RESIDENCE AND CONSTRUCTION OF THE NEW SINGLE-FAMILY DWELLING; A USE PERMIT FOR OVER-HEIGHT RETAINING WALLS WITHIN THE REAR SETBACK AREA AND AN OVER-HEIGHT MAILBOX PEDESTAL; AND A THE VARIANCE TO FRONT AND REAR SETBACKS TO 5 FEET – APPLICANT – BRIAN FLORNES – LOCATION – 1100 EMERALD BAY, EMERALD BAY, IN THE 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 e procedures; and,
- c) Approve Planning Application PA190001 for a Coastal Development Permit, Use Permit and Variance subject to the attached Findings and Conditions of Approval.

ITEM #3 PUBLIC HEARING – PA180033 – A REQUEST FOR THE APPROVAL OF A COASTAL DEVELOPMENT PERMIT A REMODEL TO INCREASE THE EXISTING FLOOR AREA BY MORE THAN 10%; A LOT LINE ADJUSTMENT TO MODIFY THREE EXISTING LEGAL BUILDING SITES INTO TWO LEGAL BUILDING SITES; A USE PERMIT FOR A PROPOSED OVER-HEIGHT WALL WITHIN THE FRONT SETBACK; A USE PERMIT TO REDUCE THE MINIMUM DRIVEWAY LENGTH TO 14 FEET; AND A VARIANCE TO REDUCE THE REQUIRED FRONT, SIDE AND REAR SETBACK AREAS. – APPLICANT – PETER FOX – LOCATION – 221 EMERALD BAY, EMERALD BAY, IN THE 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) Recommend approval of Lot Line Adjustment LLA2019-07 by the Planning Director; and,
- d) Approve Planning Application PA180033 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 May 16, 2019.