











appealed, in which case both the CEQA determination and the discretionary permit determination are appealable to the Board of Supervisors from the Planning Commission as set forth in section 7-9-150.4(a)(3) 125.10(a)(3).

**Sec. 7-9-3. - ~~7-9-6~~ Office of Zoning Administrator and Associate Zoning Administrator.**

The office of Zoning Administrator and Associate Zoning Administrator are hereby created. The Director, ~~EMA~~, shall appoint persons to fill these offices. The Associate Zoning Administrator shall serve as Zoning Administrator during any absence of that officer. The Zoning Administrator shall have those powers provided by ordinance and include, but are not limited to:

- (a) To hear and approve, conditionally approve, modify or deny Use Permits.
- (b) To hear and approve, conditionally approve, modify or deny requests for minor modifications.
- (c) To hear and approve or deny requests for waivers of dimensional requirements.

**Sec. 7-9-4. - ~~Compensation and expenses. Deputy Director, OC Public Works/Manager, OC Development Services, Planning Division ("Director").~~**

The powers and duties of the Director include, but are not limited to the following:

- (a) To maintain and administer the Zoning Code, including oversight of processing of applications, abatements and other enforcement actions.
- (b) To act as decision-maker on discretionary applications as specified.
- (c) To prepare and effect rules and procedures necessary or convenient for the conduct of the Director's business. These rules and procedures may include the administrative details of hearings officiated by the Director or the Zoning Administrator (e.g. scheduling, rules of procedure, and recordkeeping) as well as other written policies and procedures needed to implement the Zoning Code.
- (d) To issue administrative regulations for the submission and review of applications subject to the requirements of the Zoning Code and Government Code Section 65950, as may be amended (Deadlines for Project Approval Conformance; Extensions), including determining what constitutes a complete application.
- (e) To negotiate specific components and provisions of development agreements consistent with State law.

**Sec. 7-9-5. - ~~Powers of Commission. Reserved.~~**

**Sec. 7-9-6. - ~~Office of Zoning Administrator and Associate Zoning Administrator. Reserved.~~**

**Sec. 7-9-7. through 7-9-18. - Reserved.**

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