



**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR HEARING DATE: October 15, 2020, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm. Staff and members of the public participated in person, practicing social distancing, and were also invited to participate via WebEx phone call.**
- II. Minutes of September 3, 2020 – Approved by Zoning Administrator, Laree Alonso**
- II. Discussion Item(s)**

ITEM #1 PUBLIC HEARING – PA20-0089 - A REQUEST FOR A USE PERMIT AND VARIANCE FOR DECK AND WALL IMPROVEMENTS AT AN EXISTING RESIDENCE. A USE PERMIT IS REQUIRED FOR THE CONSTRUCTION OF AN OVER-HEIGHT SERVICE YARD SCREEN WALL WITHIN THE FRONT SETBACK. A VARIANCE IS REQUIRED TO ALLOW FOR A REDUCED FRONT SETBACK FOR A NEW DECK AND SUPPORT COLUMNS. THE SCREEN WALL AND DECK SUPPORT COLUMNS WOULD GENERALLY MATCH THE EXISTING FRONT SETBACK - APPLICANT – JENNIFER AND SONNY LULLA – LOCATION – 522 EMERALD BAY WITHIN THE EMERALD BAY COMMUNITY, WITHIN THE FIFTH (5TH) SUPERVISORIAL DISTRICT. (APN 053-081-05).

Recommended Action(s):

1. Receive staff report and public testimony as appropriate, and;
2. Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 3 (New Construction or Conversion of Small Structures) pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.
3. Approve Planning Application PA20-0089 for a Use Permit and Variance subject to the Findings and Conditions of Approval provided as attachments #1 and #2 to this report.



Special Notes:

Staff recommends that the Zoning Administrator continue the consideration of PA20-0089 to the next regular scheduled Zoning Administrator hearing on November 5, 2020 to allow the property owner west of this proposed project time to fully review the plans and potential impacts to his property.

The following is the action taken by the Orange County Zoning Administrator, Laree Alonso:

Continue public hearing for PA20-0089 to the next regular scheduled meeting date of November 5, 2020.

APPROVE
DENIED

OTHER

ITEM #2 PUBLIC HEARING – PA19-0209– USE PERMIT TO ALLOW FOR AN ALTERNATIVE TO THE COUNTY OF ORANGE PARKING REQUIREMENT. – APPLICANT – SAM PARSİ – LOCATION – 18802 E VINE ST. IN THE ORANGE COMMUNITY, WITHIN THE THIRD (3RD) SUPERVISORIAL DISTRICT. (APN 383-082-47).

Recommended Action(s):

1. Receive staff report and public testimony as appropriate, and;
2. Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), Class 1 and Class 3 (New Construction or Conversion of Small Structures) pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures
3. Approve Planning Application PA19-0209 for a Use Permit subject to the Findings and Conditions of Approval provided as attachments #1 and #2 to this report.

Special Notes:

Ilene Lundfelt, Planner, provided a presentation and answered questions from Zoning Administrator. Aria-Alaeifar, Owner, answered questions from the Zoning Administrator and stated that he has read and accepts the Conditions of Approval.

The following is the action taken by the Orange County Zoning Administrator, Laree Alonso:



Approve Application PA19-0209 for a Use Permit subject to the Findings and Conditions of Approval provided as attachments #1 and #2 to this report.

APPROVE
DENIED

OTHER

IV. Public Comments:

- None

V. Adjournment:

The October 15, 2020 Zoning Administrator hearing adjourned at 1:49 pm.