



**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR HEARING DATE: March 4, 2021, 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 November 5, 2020 – Approved by Zoning Administrator, Laree Alonso**
- II. Discussion Item(s)**

ITEM #1 PUBLIC HEARING – PA20-0052 – APPLICANT – RANCHO MISSION VIEJO – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA3.1, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Rancho Mission Viejo request approval of a Site Development Permit to allow for the development of 132 multiple family dwellings within 11 buildings on a 4.65-acre site, a model home sales complex, and two Project Specific Alternative Site Development Standards. The first Project Specific Alternative Site Development Standard would eliminate the minimum requirement for 6-foot high site boundary screening when abutting residential uses. The second Project Specific Alternative Site Development Standard would allow for reduced boundary landscaping with a minimum depth of 7 feet, 6 inches where 10 feet is the minimum required when abutting a private slope.

Recommended Action(s):

1. Receive staff report and public testimony as appropriate, and;
 - a. 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, the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013, and Addendum 3.1 (PA140072-81) approved February 25, 2015 reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of PA20-0052, 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, the Planning Area



2 Addendum, and Addendum 3.1.; and,

- a) The circumstances of the project are substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1, which adequately addressed the effects of the project proposed in PA20-0052. 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, the Planning Area 2 Addendum, and Addendum 3.1 were certified and approved has become known; therefore, no further environmental review is required.
- b) Final EIR 589, Addendum 1.0, Addendum 1.1, the Planning Area 2 Addendum, and Addendum 3.1, are adequate to satisfy the requirements of CEQA for PA20-0052.
- 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.

2. Approve Planning Application PA20-0052, subject to the attached Findings and Conditions of Approval (Appendices A and B).

Special Notes:

Robert Zegarra, Planner provided a presentation and answered questions from the Zoning Administrator. Jay Bullock, representing the applicant, RMV, answered questions of the Zoning Administrator and stated that he has read and accepts the Conditions of Approval (Appendices A and B). Derek Kegley, representing Lennar Homes, answered questions of the Zoning Administrator and stated the has read and accepts the



Conditions of Approval (Appendices A and B).

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

Approve Planning Application PA20-0052, subject to the attached Findings and Conditions of Approval (Appendices A and B).

APPROVE
DENIED

OTHER

ITEM #2 PUBLIC HEARING - PA20-0065 - A REQUEST FOR A COASTAL DEVELOPMENT PERMIT AND USE PERMIT. A COSTAL DEVELOPMENT PERMIT IS REQUIRED FOR THE REMODELLING IMPROVEMENTS OF AN EXISTING RESIDENCE WITH ASSOCIATED GRADING. A USE PERMIT IS REQUIRED FOR THE CONSTRUCTION OF AN OVER-HEIGHT SERVICE YARD SCREEN WALL AND A PRIVACY WALL WITHIN THE FRONT SETBACK. – OWNER/APPLICANT – BRIGHTON ROAD INVESTMENTS – LOCATION – 92 EMERALD BAY WITHIN THE EMERALD BAY COMMUNITY, IN THE FIFTH (5TH) SUPERVISORIAL DISTRICT. (APN 053-050-34).

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), under the Class 1 (*Existing Facilities*) and Class 3 (*New Construction or Conversion of Small Structures*) exemptions pursuant to Sections 15301 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
3. Approve Planning Application PA20-0065 for a Coastal Development Permit and Use Permit subject to Findings and Conditions of Approval.



Special Notes:

Kevin Canning, Planner provided a presentation and answered questions from the Zoning Administrator. Victor Rogel, representing the applicant answered questions of the Zoning Administrator and stated that he has read and accepts the Conditions of Approval. Shawna Schaffner, also representing the applicant stated she has read and accepts the Conditions of Approval.

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

Approve Planning Application PA20-0065 for a Coastal Development Permit and Use Permit subject to Findings and Conditions of Approval and the amended Conditions of Approval 8b and 8c. The amended Conditions of Approval are as follows:

8B. If determined applicable by the Manager, Building Services in coordination with the Fire Marshall, this project is located in the High Fire Hazard area and shall comply with Chapter 7A of current adopted CBC.

8C. Driveway to garage is to be constructed per OC Zoning Code 7-9-70.4(a)(1) & 7-9-70.4(a)(2)

APPROVE

OTHER

DENIED

ITEM #3 PUBLIC HEARING - PA20-0132 - A REQUEST FOR A COASTAL DEVELOPMENT PERMIT AND USE PERMIT. A COASTAL DEVELOPMENT PERMIT IS REQUIRED FOR THE DEMOLITION OF AN EXISTING RESIDENCE AND CONSTRUCTION OF A NEW RESIDENCE WITH ASSOCIATED GRADING. A USE PERMIT IS REQUIRED FOR OVER-HEIGHT WALLS WITHIN THE FRONT SETBACK AND A SHORTENED DRIVEWAY DEPTH. OWNER/APPLICANT – LOUIS ESPOSITO TRUST – LOCATION – 1507 EMERALD BAY WITHIN THE EMERALD BAY COMMUNITY, IN THE FIFTH (5TH) SUPERVISORIAL DISTRICT. (APN 053-320-30).



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), under Section 15302 (Class 2 - Replacement or Reconstruction), Section 15303 (Class 3- New construction), and Section 15304 (Class 4 - Minor alternations to land) exemptions pursuant to the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
3. Approve Planning Application PA20-0132 for a Coastal Development Permit and Use Permits subject to Findings and Conditions of Approval.

Special Notes:

Kevin Canning, Planner provided a presentation and answered questions from the Zoning Administrator. Mike Rafferty, Agent, representing the applicant 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 Planning Application PA20-0132 for a Coastal Development Permit and Use Permits subject to Findings and Conditions of Approval.

APPROVE
DENIED

OTHER

IV. Public Comments:

- None

V. Adjournment:

The March 4, 2021 Zoning Administrator hearing adjourned at 2:33 pm.