



**ZONING ADMINISTRATOR AGENDA
AUGUST 19, 2021
333 W. Santa Ana Blvd., 10 Civic Center Plaza
Santa Ana, CA
PLANNING COMMISSION HEARING ROOM, FIRST FLOOR
1:30 PM**

The public may participate in person or remotely.

To participate in the meeting remotely, please join the meeting at:

<https://ocgov.webex.com/ocgov/onstage/g.php?MTID=e5dec614f592a5e57820483c2f1572f2>

or dial 415-655-0001, enter access code 177 552 3915

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. Minutes of June 10, 2021

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA21-0035 – USE PERMIT TO THE ZONING ADMINISTRATOR TO ADDRESS THE "LEGAL NON-CONFORMING" STATUS OF THREE (3) EXISTING BROADCAST FACILITIES AT TOP OF WEST PLEASANTS PEAK – APPLICANT – PLEASANTS PEAK FACILITY CORP. - LOCATION – 11226 BLACK STAR, SILVERADO (APN: 105-040-55), THIRD SUPERVISORIAL DISTRICT.

Recommended Action:

- 1) Receive staff report and public testimony as appropriate; and,
- 2) Find that the proposed project is exempt from CEQA because the Class 1 exemption (Existing Facilities) Section 1501, provides for minor alterations and uses of existing utility facilities.
- 3) Approve Planning Application PA21-0035 for a Use Permit subject to the Findings and Conditions of Approval provided as attachments #1 and #2 to this report

ITEM #2 PUBLIC HEARING – PA20-0195 – APPLICANT – RMV TELECOM, LLC – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA2.1, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant RMV Telecom, LLC requests approval of a Site Development Permit to allow for the installation and operation of a wireless communication facility (WCF). The installation will include a ballast-mounted monopole with associated antenna equipment on a 757 square-foot site. The Project-Specific Alternative Site Development Standard will allow the total height of the WCF to be 79 feet where 60 feet is the maximum height allowed.

Recommended Action(s):

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that proposed project (PA20-0195) is covered by Final EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1,

certified on February 24, 2011; and the Planning Area 2 Addendum certified March 27, 2013, which are adequate and satisfy the requirements of CEQA; and,

- a. The project is 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 PA20-0195. 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 PA20-0195.
 - 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.
- 3) Approve Planning Application PA20-0195, subject to the attached Findings and Conditions of Approval (Appendices A and B).

IV. 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.

- V. ADJOURNMENT** - The next regular Zoning Administrator Meeting is scheduled for September 2, 2021.