



**ORANGE COUNTY ZONING ADMINISTRATOR
SUMMARY MINUTES
REGULAR MEETING DATE: August 4, 2022, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of June 2, 2022 – Approved by Zoning Administrator, Bea Bea Jiménez**
- II. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA21-0077 – APPLICANT – ESENCIA RETAIL, LLC
– AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED
COMMUNITY, PA2.4, WITHIN THE 5TH SUPERVISORIAL DISTRICT.**

Applicant Esencia Retail, LLC requests approval of a Site Development Permit to allow for changes to uses within Phase 1 of the Escencia Mixed-Use Center and a Project Specific Alternative Site Development Standard. The proposal includes a change of use from a 40,000 square foot fitness center to a 25,844 SF flex space building on Lot 6, and a change of use from a 27,300 square foot roller skating rink to a 10,482 square foot day care center on Lot 9. The proposal also includes a change of use to allow restaurants within the existing multi-tenant flex space buildings. The Project Specific Alternative Site Development Standard would allow for reductions to off-street parking requirements for the entire Esencia Mixed-Use Center.

Recommended Action(s):

1. Receive staff report and public testimony as appropriate; and
2. 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) approved March 27, 2013, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of PA21-0077, 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 PA21-0077. 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 PA21-0077.
 - 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 PA21-0077, subject to the attached Findings and Conditions of Approval.

Special Notes:

Robert Zegarra, Planner, provided a presentation and answered questions of the Zoning Administrator. Jay Bullock, representing the applicant, stated that he has read and accepts the Conditions of Approval including the clarifying language of condition #14.

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

Approve Planning Application PA21-0077, subject to the attached Findings and Conditions of Approval, including clarifying language of condition #14, noting the revised condition #14 is due to the Zoning Administrator within 30 days following today's meeting date, August 4, 2022 (due by September 2, 2022).

APPROVE
DENIED

OTHER

ITEM #2 PUBLIC HEARING – PA22-0065 – VARIANCE TO ENCLOSE AN EXISTING COURTYARD TO CREATE A 162 SQ. FT. ADDITION AND REDUCE THE REAR SETBACK TO 5 FEET INSTEAD OF THE REQUIRED 15 FEET – APPLICANT – JAMES KADDIS AND IGNACIO ERAZO - LOCATION – 11522 DAVENPORT RD. ROSSMOOR (APN: 086-082-02), FIRST SUPERVISORIAL DISTRICT.



1. Receive staff report and public testimony as appropriate; and
2. 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) approved March 27, 2013, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of PA21-0077, 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.
3. Approve Planning Application PA22-0065 for a Variance subject to the Findings and Conditions of Approval provided as attachments #1 and #2 to this report.

Special Notes:

Cynthia Burgos, Planner, provided a presentation and answered questions of the Zoning Administrator. James Kaddis, states that he has read and accepts the Conditions of Approval. Mr. Kaddis also thanked Ms. Burgos for great work on this project and excellent communication with him during this process.

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

Approve Planning Application PA22-0065 for a Variance 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 August 4, 2022, Zoning Administrator hearing adjourned at 2:23 pm.