



ZONING ADMINISTRATOR AGENDA
July 6, 2023
COUNTY ADMINISTRATION NORTH BUILDING
601 N. Ross Street County Administrative South Multipurpose Rooms 103 And 105
Santa Ana, California 92701
1:30 PM

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 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 March 2, 2023

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA23-0030 – SITE DEVELOPMENT PERMIT AND USE PERMITY – APPLICANT – LENNAR HOMES, PROPERTY OWNER – AGENT – JOE LAMBERT, CPS - LOCATION – RIDELINE ROAD IN THE CIELO VSITA DEVELOPMEN, CITY OF YORBA LINDA, WITHIN THE 3RD SUPERVISORIAL DISTRICT.

A request to establish a model homes sales complex for the Cielo Vista development and to modify the parking standards. The applicants are requesting to utilize on-street parking to serve the model homes where the Zoning Code would require off-street parking. The proposed on-street parking would be on a cul de sac that would serve only the model homes until the final phases of development.

The project lies within the City of Yorba Linda, who has an agreement with the County of Orange for the processing of the initial grading and building permits.

Recommended Actions:

- a) Receive staff report and public testimony as appropriate;
- b) Find that the proposed project was covered by Final EIR No. 615, which was certified by the Board of Supervisors on December 13, 2016, and satisfies the requirements of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
- c) Approve Planning Application PA23-0030 for a Site Development Permit for a model homes sales complex and a Use Permit to modify off-street parking standards subject to the attached Findings and Conditions of Approval.

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 July 20, 2023.