



ZONING ADMINISTRATOR AGENDA
February 15, 2024
COUNTY ADMINISTRATION NORTH BUILDING
601 N. Ross Street County Administrative South Multipurpose Rooms 103 & 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 December 7, 2023

III. DISCUSSION ITEM(S)

ITEM #1 PUBLIC HEARING – PA23-0090 – USE PERMIT FOR THE INSTALLATION OF A NEW TELECOMMUNICATION FACILITY CONSISTING OF A CAMOUFLAGED 35-FOOT-TALL MONO-EUCALYPTUS, A 6-FOOT-TALL CONCRETE MASONRY UNIT WALL ENCLOSURE, ONE (1) NEW STEEL SHELTER, ONE (1) NEW GENERATOR, UTILITY PANELS, ONE (1) NEW GPS ANTENNA, TWO (2) NEW DC-12 OUTDOOR UNITS, TWELVE (12) NEW PANEL ANTENNAS, EIGHTEEN (18) NEW RRUS, FOUR (4) NEW SURGE SUPPRESSORS AND ONE (1) NEW 2-FOOT TALL ANTENNA –

**APPLICANTS – SAN DIEGO GAS & ELECTRIC AND WILLY KAZIMI -
LOCATION – 23082 ANTONIO PKWY, LADERA RANCH, CA 92694
(APN: 125-181-03), FIFTH SUPERVISORIAL DISTRICT.**

RECOMMENDED ACTION(S):

OC Development Services/Planning recommends the Zoning Administrator:

1. Receive the staff report and public testimony as appropriate.
2. Find that the proposed project is exempt from CEQA because the Class 3 exemption, pursuant to CEQA Guidelines Section 15303 provides for installation of small new equipment in small structures and Class 11 exemption, pursuant to CEQA Guidelines Section 15311 provides for placement of minor structures accessory to (appurtenant to) an existing electrical facility.
3. Approve Planning Application PA23-0090 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 – PA23-0055 – SITE DEVELOPMENT PERMIT TO ALLOW FOR THE CONSTRUCTION OF THE THIRD AND FINAL PHASE OF THE ESENCIA MIXED-USE CENTER AND A PROJECT SPECIFIC ALTERNATIVE SITE DEVELOPMENT STANDARD. THE FINAL PHASE WILL COMPRISE 14 BUILDINGS INCLUDING 174,800 SQUARE FEET OF RETAIL, RESTAURANT, MEDICAL OFFICE, HEALTH/FITNESS USES AND A GAS STATION. THE PROJECT WILL ALSO INCLUDE AN ADDITIONAL 7,200 SQUARE FEET OF DESIGNATED OUTDOOR EATING AREAS ASSOCIATED WITH RESTAURANT USES. THE PROJECT SPECIFIC ALTERNATIVE SITE DEVELOPMENT STANDARD WOULD ALLOW FOR A MODIFICATION TO THE HOURS OF OPERATION TO PERMIT 24-HOUR BUSINESS OPERATIONS FOR THE ESENCIA MIXED-USE CENTER, INSTEAD OF THE PERMITTED 7:00AM TO 11:00PM TIMEFRAME – APPLICANTS – ESENCIA RETAIL, LLC - LOCATION – LOTS 10 THROUGH 18, 20 THROUGH 36, C AND D OF VESTING TENTATIVE TRACT MAP 17575, SUBAREA 2.4 OF THE RANCH PLAN PLANNED COMMUNITY, FIFTH SUPERVISORIAL DISTRICT.

RECOMMENDED ACTION(S):

Land Development recommends OC Zoning Administrator:

1. Receive staff report and public testimony as appropriate.
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, 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 PA23-0055, 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.

3. 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 PA23-0055. 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.
4. 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 PA23-0055.
5. 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.
6. Approve Planning Application PA23-0055, 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 March 7, 2024.