



**ZONING ADMINISTRATOR AGENDA
JULY 18, 2024
COUNTY ADMINISTRATION SOUTH 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 JUNE 20, 2024

III. DISCUSSION ITEM(S)

ITEM #1 PUBLIC HEARING - PA24-0015 – VARIANCE PERMIT FOR A PROJECT LOCATED AT 1601 SIERRA ALTA DR, SANTA ANA, CA 92705 (APN: 103-483-06) WITHIN THE THIRD SUPERVISORIAL DISTRICT

The applicants – Antony Bitar and Binh Tran – are requesting a variance permit for a proposed 1,590 square-foot addition to an existing single-family dwelling located five (5) feet from the side property line instead of the required eight (8) feet.

RECOMMENDED ACTION(S):

OC Development Services/Planning recommends the Zoning Administrator:

1. Receive the staff report and public testimony as appropriate; and,
2. Find that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA), Class 1 (Existing Facilities) pursuant to CEQA Guidelines Section 15301; and,
3. Approve Planning Application PA24-0015 for a Variance Permit subject to the Findings and Conditions of Approval provided as Attachments 1 and 2 to the staff report.

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 August 1, 2024.