



**ZONING ADMINISTRATOR AGENDA
OCTOBER 2, 2025
COUNTY ADMINISTRATION SOUTH BUILDING
601 N. Ross St., Multipurpose Room 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 AUGUST 21, 2025

III. DISCUSSION ITEM(S)

**ITEM #1 SITE DEVELOPMENT PERMIT, USE PERMIT, AND VARIANCE PA21-0164
- APPLICANT: JOHN AND MARIE KIRCHBERG, PROPERTY OWNER -
LOCATION: 31329 HALFWAY ROAD, SILVERADO, CA 92676 (APN: 105-192-10), THIRD SUPERVISORIAL DISTRICT**

The applicant is requesting approval of a Site Development Permit, Use Permit, and Variance from the Zoning Administrator to permit the unpermitted construction of living space within a designated floodplain, and overheight fence in the side and front setback, modification to the parking requirement, and reduced side and front setback for the unpermitted additions.

RECOMMENDED ACTIONS:

OC Development Services/Planning recommends the Zoning Administrator:

1. Receive staff report and public testimony as appropriate; and,
2. Find that the project is categorically exempt from California Environmental Quality Act (CEQA) Class 1 (Existing Facilities) and Class 3 (New Construction or Conversion of Small Structures) pursuant to CEQA Guidelines Section 15301 and 15303; and
3. Approve Planning Application PA21-0164 for a Site Development Permit, Use Permit, and Variance subject to the Findings (Attachment 1) and Conditions of Approval (Attachment 2).

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 October 16, 2025.