



**ZONING ADMINISTRATOR AGENDA
NOVEMBER 20, 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 OCTOBER 2, 2025

III. DISCUSSION ITEM(S)

**ITEM #1 COASTAL DEVELOPMENT PERMIT PA25-0048 - APPLICANT: OC
PARKS – COUNTY OF ORANGE, PROPERTY OWNER – LOCATION:
28373 ALICIA PARKWAY, LAGUNA NIGUEL, CALIFORNIA 92677 (APN:
639-011-08), FIFTH SUPERVISORIAL DISTRICT**

The applicant is requesting a Coastal Development Permit to expand an existing maintenance yard, remove the existing eight-foot-tall perimeter chain-link fence currently enclosing a smaller portion of the yard, install a new eight-foot-high chain-link fence, approximately 560-foot-long with privacy screening to create a larger storage area, and add a vehicular access gate to the expanded maintenance area.

RECOMMENDED ACTIONS:

OC Development Services/Planning recommends the Zoning Administrator:

1. Receive staff report and public testimony.
2. Adopt Zoning Administrator Resolution No. 2025-01 to:
 - a. Find that the project is a necessarily included element of the project considered in Mitigated Negative Declaration No. IP 08-269, approved by the Board on August 4, 2009, for the Aliso and Wood Canyons Wilderness Park Resource Management Plan which adequately addressed the effects of the proposed project. No substantial changes have been made in the project, no substantial changes have occurred in the circumstances under which the project is being undertaken and no new information of substantial importance to the project which was not known or could not have been known when the Mitigated Negative Declaration No. IP 08-269 was approved has become known; therefore no further environmental review is required; and
 - b. Approve Planning Application PA25-0048 for a Coastal Development Permit to expand an existing maintenance yard, remove the existing eight-foot-tall perimeter chain-link fence currently enclosing a smaller portion of the yard, install a new eight-foot-high chain-link fence, approximately 560-foot-long with privacy screening to create a larger storage area, and add a vehicular access gate to the expanded maintenance area subject to the Findings and Conditions of Approval contained within the Resolution.

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 December 4, 2025.