

**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR HEARING DATE: December 5, 2019, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm.**
- II. Minutes of October 17, 2019 – Approved by Associate Zoning Administrator, Laree Alonso.**

**III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA19-0170 and PA19-0171 – USE PERMIT TO THE ZONING ADMINISTRATOR TO ESTABLISH TWO REMAINDER LOTS AS LEGAL BUILDING SITES PER SECTION 7-9-126.2 OF THE ZONING CODE AND ALLOW FOR THE FUTURE DEVELOPMENT A NEW SINGLE-FAMILY DWELLING ON EACH LOT. APPLICANT: JULIE DELGADO, OWNER: 920 NORTH GRAND AVENUE LLC; LOCATION: 10971 AND 10972 HUBER STREET, ANAHEIM (APN: 127-583-29 AND 127-583-30 RESPECTIVELY), WITHIN THE FOURTH (4TH) SUPERVISORIAL DISTRICT.**

**Recommended Action(s):**

- a. Receive staff report and public testimony as appropriate, and;
- b. Find that the project is Categorically Exempt Class 3 (new construction or conversion of small structures) from the provisions of CEQA for further environmental impact documentation pursuant to Section 15303 of the CEQA Guidelines; and
- c. Approve Planning Application PA19-0170 and PA19-0171 for a Use Permit subject to the attached Findings and Conditions of Approval.

**Special Notes:**

Ilene Lundfelt, Planner provided a presentation and answered questions from Zoning Administrator. Saul and Yolanda Delgado, Applicants, accepted the Findings and Conditions of Approval.

The following is the action taken by the Orange County Zoning Associate Administrator.

Approve PA19-0170 and PA19-0171 for a Use Permit as stated in the recommended actions.

APPROVE

OTHER

DENIED

**ITEM #2 PUBLIC HEARING – PA19-0232 – VARIANCE TO THE ZONING ADMINISTRATOR TO ALLOW A NEW REMODELED ROOF TO BE 3 FEET 1 INCH FROM THE INTERIOR SIDE PROPERTY LINE WHERE THE ZONING CODE WOULD REQUIRE A 5-FOOT SETBACK. PROPOSED ROOF WOULD MATCH THE EXISTING LEGAL NONCONFORMING SETBACK AND NO NEW FLOOR AREA WOULD BE ADDED. OWNER/APPLICANT: BRIAN CORBIN – AGENT: JASON YBARRA – LOCATION: 12461 WEMBLEY ROAD, ROSSMOOR (APN: 086-433-04) IN THE SECOND (2ND) SUPERVISORIAL DISTRICT**

**Recommended Action(s):**

- a. Receive staff report and public testimony as appropriate, and;
- b. Find that the proposed project is Categorically Exempt (Class 1 - existing facilities, Class 3 - new construction or conversion of small structures, Class 4 - minor alterations to land, and Class 5 - minor alterations in land use limitations) from the provisions of CEQA pursuant to Sections 15301, 15303, 15304, and 15305 of the State CEQA Guidelines; and,
- c. Approve Planning Application PA19-0232 for a Variance subject to the attached Findings and Conditions of Approval.

**Special Notes:**

Kevin Canning, Planner provided a presentation and answered questions from Zoning Administrator. Mr. Canning read into the record, the changes in the revised staff report. Mr. Canning received one phone call from a resident and after clarification of the project, the resident had no objections. Kenn Todd, Architect, has read and accepted the revised staff report, revised finding and Conditions of Approval.

The following is the action taken by the Orange County Zoning Administrator.

Approve PA19-0232 subject to the revised staff report Findings and Conditions of Approval.

APPROVE   
DENIED

OTHER

**IV. Public Comments:**

- None

**V. Adjournment:**

The December 5, 2019 Zoning Administrator hearing adjourned at 1:45 pm.