



**ZONING ADMINISTRATOR AGENDA  
OCTOBER 15, 2020  
601 N. ROSS STREET  
MULTIPURPOSE ROOM 105  
1:30 PM**

The public may participate in person or remotely.

For those would do not wish to or are unable to participate in person, there is a phone-in option (no video available). Please dial 1-415-655-0001, enter access code, 133 863 8412.

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 and address 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 September 3, 2020**

**III. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – PA20-0089 - A REQUEST FOR A USE PERMIT AND VARIANCE FOR DECK AND WALL IMPROVEMENTS AT AN EXISTING RESIDENCE. A USE PERMIT IS REQUIRED FOR THE**

**CONSTRUCTION OF AN OVER-HEIGHT SERVICE YARD SCREEN WALL WITHIN THE FRONT SETBACK. A VARIANCE IS REQUIRED TO ALLOW FOR A REDUCED FRONT SETBACK FOR A NEW DECK AND SUPPORT COLUMNS. THE SCREEN WALL AND DECK SUPPORT COLUMNS WOULD GENERALLY MATCH THE EXISTING FRONT SETBACK - APPLICANT – JENNIFER AND SONNY LULLA – LOCATION – 522 EMERALD BAY WITHIN THE EMERALD BAY COMMUNITY, WITHIN THE FIFTH (5TH) SUPERVISORIAL DISTRICT. (APN 053-081-05)**

**Recommended Action(s):**

1. Receive staff report and public testimony as appropriate;
2. Find that the proposed project is Categorical Exempt from the California Environmental Quality Act (CEQA), Class 3 (New Construction or Conversion of Small Structures) pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.
3. Approve Planning Application PA20-0089 for a Use Permit and Variance subject to the Findings and Conditions of Approval provided as attachments #1 and #2 to this report.

**ITEM #2 PUBLIC HEARING – PA19-0209– USE PERMIT TO ALLOW FOR AN ALTERNATIVE TO THE COUNTY OF ORANGE PARKING REQUIREMENT. – APPLICANT – SAM PARSI – LOCATION – 18802 E VINE ST. IN THE ORANGE COMMUNITY, WITHIN THE THIRD (3RD) SUPERVISORIAL DISTRICT. (APN 383-082-47)**

**Recommended Action(s):**

1. Receive staff report and public testimony as appropriate;
2. Find that the proposed project is Categorical Exempt from the California Environmental Quality Act (CEQA), Class 1 and Class 3 (New Construction or Conversion of Small Structures) pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

3. Approve Planning Application PA19-0209 for a Use Permit subject to the Findings and Conditions of Approval provided as attachments #1 and #2 to this 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 November 5, 2020.