



**ORANGE COUNTY ZONING ADMINISTRATOR  
SUMMARY MINUTES  
REGULAR HEARING DATE: July 16, 2020, 1:30 PM**

- I. Call to Order – Hearing called to order at 1:30 pm. Staff and members of the public participated in person, practicing social distancing, and were also invited to participate via Skype phone call.**
- II. Minutes of June 18, 2020 – Approved by Zoning Administrator, Laree Alonso**
- II. Discussion Item(s)**

**ITEM #1 PUBLIC HEARING – – PA20-0069 – APPLICANT – RMV TELECOM, LLC  
– AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED  
COMMUNITY, PA2.1, WITHIN THE 5TH SUPERVISORIAL DISTRICT**

**Recommended Action(s):**

- 1. Receive staff report and public testimony as appropriate, and;
- 2. Find that proposed project (PA20-0069) is covered by Final EIR No. 589, previously certified on November 8, 2004; Addendum 1.0, certified on July 26, 2006; Addendum 1.1, certified on February 24, 2011; and the Planning Area 2 Addendum certified March 27, 2013, which are adequate and satisfy the requirements of CEQA; and,
  - a) The project is substantially the same as described in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum which adequately addressed the effects of the project proposed in PA20-0069. No substantial changes have been made in the project that involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes have occurred in the circumstances under which the project is being undertaken, that involve new significant environmental effects or a substantial increase in the severity of previously identified environmental effects; and no new information of substantial importance to the project which was not known or could not have been known when Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum were certified and approved has become known; therefore, no further environmental review is required.
  - b) Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2



Addendum are adequate to satisfy the requirements of CEQA for PA20-0069

- c) All mitigation measures are fully enforceable pursuant to Public Resources Code section 21081.6(b) and have either been adopted as conditions, incorporated as part of the project design, or included in the procedures of project implementation.
3. Approve Planning Application PA20-0069, subject to the attached Findings and Conditions of Approval (Appendices A and B).

**Special Notes:**

Cameron Welch, Planner, provided a presentation and answered questions from Zoning Administrator. Jay Bullock, representing the applicant, Rancho Mission Viejo (RMV) Telecom, LLC, answered questions from the Zoning Administrator and stated that he has read and accepts the Conditions of Approval.

The following is the action taken by the Orange County Associate Zoning Administrator, Laree Alonso:

Approve Application PA19-0069, subject to the attached Findings and Conditions of Approval.

APPROVE ☒  
DENIED ☐

OTHER ☐

**ITEM #2 PUBLIC HEARING – PA19-0253 – A REQUEST FOR A SITE PERMIT AND VARIANCE IN CONJUNCTION WITH THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE. A SITE DEVELOPMENT PERMIT IS REQUIRED PER ORDINANCE 3179 TO ENSURE LAND USE COMPATIBILITY AND COMPLIANCE WITH THE CONDITIONS SET FORTH IN THE SILVERADO-MODJESKA SPECIFIC PLAN. A VARIANCE IS REQUESTED TO ALLOW A REDUCED FRONT SETBACK OF 10 FEET FOR A SINGLE-STORY GARAGE. APPLICANT: FRANK GRANADOS. LOCATION: 17312 LOBDELL LANE WITHIN THE SILVERADO COMMUNITY, WITHIN THE THIRD (3RD) SUPERVISORIAL DISTRICT. (APN 866-051-17)**

**Recommended Action(s):**



1. Receive staff report and public testimony as appropriate, and;
2. Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under the Class 3 exemption pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
3. Approve Planning Application PA19-0253 for a Site Development Permit and Variance subject to the attached Findings and Conditions of Approval.

**Special Notes:**

Kevin Canning, Planner, provided a presentation and answered questions from Zoning Administrator. Frank Granados, Property Owner, answered questions from the Zoning Administrator and stated that he has read and accepts the Conditions of Approval.

The following is the action taken by the Orange County Associate Zoning Administrator, Laree Alonso:

Approve Application PA19-0253, for a Site Development and Variance, subject to the attached Findings and Conditions of Approval.

APPROVE ☒  
DENIED ☐

OTHER ☐

**ITEM #3 PUBLIC HEARING – PA20-0031 – A REQUEST FOR A COASTAL PERMIT AND VARIANCE IN CONJUNCTION WITH THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE ON A VACANT PARCEL. A COASTAL DEVELOPMENT PERMIT IS REQUIRED FOR THE CONSTRUCTION OF A NEW RESIDENCE. A VARIANCE IS REQUESTED TO ALLOW A REDUCED REAR SETBACK OF 14 FEET WHERE THE ZONING CODE WOULD OTHERWISE REQUIRE 16 FEET 8 INCHES UNDER THE SHALLOW LOT PROVISIONS. APPLICANT: BRUCE AND MARY McDONALD. AGENT: JONATHAN YEE, LAIDLAW SCHULTZ ARCHITECTS LOCATION: 1017 EMERALD BAY WITHIN THE EMERALD BAY COMMUNITY, WITHIN THE FIFTH (5TH) SUPERVISORIAL DISTRICT. (APN 053-021-06)**



**Recommended Action(s):**

1. Receive staff report and public testimony as appropriate, and;
2. Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under the Class 3 exemption pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and,
3. Approve Planning Application PA20-0031 for a Coastal Development Permit and Variance subject to the attached Findings and Conditions of Approval.

**Special Notes:**

Kevin Canning, Planner provided a presentation and answered questions from Zoning Administrator. Jonathan Yee and Scott Laidlaw, applicants, sent an email confirming their acceptance of the Conditions of Approval as stated in the staff report.

The following is the action taken by the Orange County Associate Zoning Administrator, Laree Alonso:

Approve Application PA20-0031, for a Coastal Development Permit and Variance, subject to the attached Findings and Conditions of Approval.

APPROVE ☒

DENIED ☐

OTHER ☐

**IV. Public Comments:**

- None

**V. Adjournment:**

The July 16, 2020 Zoning Administrator hearing adjourned at 2:11 pm.