



ZONING ADMINISTRATOR AGENDA

August 4, 2022

601 N. ROSS STREET

MULTIPURPOSE ROOM 105

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 June 2, 2022

III. Discussion Item(s)

ITEM #1 PUBLIC HEARING – PA21-0077 – APPLICANT – ESENCIA RETAIL, LLC – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, PA2.4, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Applicant Esencia Retail, LLC requests approval of a Site Development Permit to allow for changes to uses within Phase 1 of the Escencia Mixed-Use Center and a Project Specific

Alternative Site Development Standard. The proposal includes a change of use from a 40,000 square foot fitness center to a 25,844 SF flex space building on Lot 6, and a change of use from a 27,300 square foot roller skating rink to a 10,482 square foot day care center on Lot 9. The proposal also includes a change of use to allow restaurants within the existing multi-tenant flex space buildings. The Project Specific Alternative Site Development Standard would allow for reductions to off-street parking requirements for the entire Esencia Mixed-Use Center.

Recommended Action:

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that Final EIR 589, previously certified on November 8, 2004; Addendum 1.0 (PA060023) approved July 2006, Addendum 1.1 (PA110003-06) approved February 24, 2011, and the Planning Area 2 Addendum (PA130001-06) approved March 27, 2013, reflect the independent judgment of the County and are adequate to satisfy the requirements of CEQA for approval of PA21-0077, which is a necessarily included element contemplated as part of the whole of the action considered in Final EIR 589, Addendum 1.0, Addendum 1.1, and the Planning Area 2 Addendum.
 - a. The circumstances of the project are 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 PA21-0077. 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 PA21-0077.
 - 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 PA21-0077, subject to the attached Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING – PA22-0065 –VARIANCE TO ENCLOSE AN EXISTING COURTYARD TO CREATE A 162 SQ. FT. ADDITION WITHIN THE REQUIRED REAR SETBACK AREA – APPLICANT – JAMES KADDIS AND IGNACIO ERAZO - LOCATION – 11522 DAVENPORT RD. ROSSMOOR (APN: 086-082-02), FIRST SUPERVISORIAL DISTRICT.

Recommended Action:

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that the proposed project is exempt from CEQA per Section 15301 Class 1 exemption (Existing Facilities) provides for accessory structures and uses on the same site as the approved principal use and per Section 15303 Class 3 exemption (New Construction or Conversion of Small Structures) provides for construction of the minor addition to the existing dwelling.
- 3) Approve Planning Application PA22-0065 for a Variance 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 August 18, 2022.