

PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT

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DATE: August 3, 2000

TO: Orange County Zoning Administrator

FROM: Planning and Development Services Department/Current Planning Services Division

SUBJECT: Public Hearing on Planning Application PA00-0037 for Use Permit

PROPOSAL: The applicant is requesting a Use Permit, as permitted by the Orange County Zoning Code Section 7-9-137, to construct a detached accessory structure in the side and rear setback areas that is over the standard height permitted outright by the zoning district. A detached pool house at a maximum height of 15 feet is proposed to be located on a side property line, 10 feet from the rear property. The standard height for a detached accessory structure at this location is 8 feet.

LOCATION: In the North Tustin/Cowan Heights area at 10432 Greenbrier Road, Santa Ana. Third Supervisorial District

APPLICANT: Mark and Kristi Pero

STAFF William V. Melton, Project Manager

CONTACT: Phone: (714) 834-2541 FAX: (714) 834-4652

BACKGROUND:

A Notice of Hearing was mailed to all property owners within 300 feet of the site; and, the subject site was posted with a notice reflecting the project proposal noted above. Subsequently, the applicant has requested that the Use Permit be revised to include a request for a proposed over height detached garage in the side setback area. The notice for the August 3, 2000 hearing did not include this revised proposal. Because this hearing was not properly noticed for the revised Use Permit request, the Zoning Administrator is not able to take an action at this time. A new Notice of Hearing with the applicant's current proposal will be re-mailed and re-posted in accordance with County procedures.

Current Planning Services Division recommends the Zoning Administrator continue PA00-0037 to a time uncertain. Staff believes a new hearing date could be August 24th or 31st. Also, NTAC has asked to review the revised proposal before giving the County the Committee's final recommendation.

Respectfully submitted,

C. M. Shoemaker, Chief
CPSD/Site Planning Section