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Project Withdrawn

PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT

HEARING DATE: May 23, 2002

TO: Orange County Zoning Administrator

FROM: Current Planning Services Division

SUBJECT: Public Hearing on Planning Application PA02-0035 for a Variance.

PROPOSAL: A request for a front yard setback variance to permit a garage entrance setback for the driveway of 16 feet 6 inches from the back of the sidewalk instead of the required 18 feet. The request is to permit the garage entrance to be changed from a side entry garage to a front entry garage.

LOCATION: 3261 Dedwig Road, Rossmoor/Los Alamitos in the 2nd Supervisorial District.

APPLICANT: Ralph Vartabedian, owner

STAFF CONTACT: James Thue, Project Manager
Phone: (714) 834-2179 FAX: (714) 834-4652

SYNOPSIS: Current Planning Services Division recommends Zoning Administrator approval of PA 02-0035 subject to findings and conditions.

BACKGROUND:

The site is located in the Rossmoor community, which was developed in the 50s and 60s. It was developed under the R1 residential zoning. The original homes are typically one-story in height. Because of concerns of the community, this zoning was later amended to R1/28 (C3556), which was crafted to reduce the height limit in the community from 35 feet to 28 feet and changed the rear yard setback from 25 feet to 15 feet. The subject site consists of a single story home with an attached two-car garage, which was constructed in 1960. The lot measures approximately 69 feet by 121 feet. The home and garage are currently setback 16 feet 5 inches from the front property line.

Several alterations have taken place to the residence. In 1965 a 300 square foot bedroom and bathroom addition was constructed. In 1981 an existing porch in the rear yard was converted into a den measuring 192 square feet. Another addition was constructed in 1989, which measured 395 square feet. The applicant now proposes to change the garage entrance from a side entry garage to a front entry garage.

SURROUNDING LAND USE:

The subject site as well as the surrounding properties are zoned R1/28 “Residential Single-family” with a 28 feet height limit District and generally developed with one-story single family dwellings.

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A Notice of Hearing was mailed and posted as required by state law. The proposal was sent to the NTAC (North Tustin Advisory Committee). Staff has received no comments from residents or community organizations regarding this proposal.

CEQA COMPLIANCE:

The proposed project is Categorical Exempt (Class 5) from the requirements of CEQA. Appendix A contains the required CEQA Findings.

DISCUSSION/ANALYSIS:

CONCLUSION OR SUMMARY:

RECOMMENDED ACTION:

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff presentation and public testimony as appropriate; and,
- b. Approve Planning Application PA 02-0035 for a Variance subject to the attached Findings and Conditions of Approval.

Respectfully submitted

Chad G. Brown, Section Chief
CPSD/Site Planning Section

ATTACHMENTS:

- Appendix A. Recommended Findings
- Appendix B. Recommended Conditions of Approval

EXHIBITS:

1. Applicant's Letter of Explanation
2. Environmental Documentation
3. Site Photos
4. Project Plans

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$245.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.