



FILE: PA03-0090

DATE: November 12, 2003

TO: File/Record/Applicant

FROM: Bryan Speegle, Director, Planning and Development Services Department

SUBJECT: Planning Application PA03-0090 for Site Development Permit

APPLICANT: Belal Dalati, applicant/property owner

ADDRESS: 791 Stonybrook (a.k.a. 791 Brookhurst)/9701 Brookhurst, Anaheim area

I. NATURE OF PROJECT:

Mr. Dalati requests approval of the addition of 1,050 square feet of floor area to an existing one-story office building to end with 2,272 square feet of office space. A total of 15 parking spaces are provided in the existing lot 30 feet off of the edge of pavement of Brookhurst Street. An existing neon pole sign and one existing small billboard (previously approved by Use Variance 5233) would remain in their present configurations, and as noted on the plans.

The proposed architectural details included with the plans address comments provided by the City of Anaheim, and are therefore incorporated into the precise plans for this project. The City of Anaheim is expected to annex this area in this decade. City of Anaheim comments are included as Exhibit 1. The property is zoned C1 (Building Line Plan). Noting that this is a single lot of only two small lots in the vicinity with such zoning, the property's General Plan land use designation is "Suburban Residential".

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures"; Section 7-9-84.2 of the applicable C1 "Local Business" District regulations.

III. ENVIRONMENTAL DOCUMENTATION:

The project was found Categorical Exempt (Class 1), as "additions to existing structures provided that the addition will not result in an increase of more than...50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less", from the documentation requirements of CEQA. Appendix A contains the required Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Bryan Speegle, Director
Planning and Development Services Department

By: _____
Chad Brown, Section Chief
CPSD/Site Planning Section

ATTACHMENTS:

Appendix A - Findings
Appendix B - Conditions of Approval

EXHIBITS:

1. City of Anaheim comments
2. Project Plans

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director 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 \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.