



**FILE:** PA03-0099

**DATE:** December 19, 2003

**TO:** File/Record/Applicant

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

**SUBJECT:** Planning Application PA03-0099 for Site Development Permit

**APPLICANT:** Lam Dinh Huynh, applicant and property owner  
John Nguyen, agent

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**I. NATURE OF PROJECT:**

The applicant requests approval of: legitimizing the addition of 179 sq. ft. of floor space to a former single family dwelling with attached 1 car garage used since 1995 as the office for a contractor storage yard (per previous Use Permit PA940081); to convert that office space (a total of 1770 sq. ft.) to retail space; and replace the former exterior contractor storage yard with customer and employee parking (a total of 10 spaces, including the garage), all at 15111 Jackson Street, in the Midway City area. Perimeter fencing and gates installed under PA940081 would remain.

The new use of carpet and tile retail sales would be a standard retail use, requiring off-street parking at a ratio of 1 space for each 200 sq. ft. of floor space. The conversion as described above complies with the off-street parking requirements, and is a permitted use for the District. The Midway City Chamber of Commerce reviewed and offered no comment on this planning application on October 31, 2003.

The project will not have any significant internal circulation impacts, or significant aesthetic impacts when viewed from the exterior. The only comments received were from the County Fire Authority, and have been emplaced as conditions of approval. The property is zoned C2 "General Business" District, and has a General Plan land use designation of "Community Commercial", both of which the proposed conversion and use are consistent with.

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**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"; and Section 7-9-85.2 of the applicable C2 "General Business" District regulations.

**III. ENVIRONMENTAL DOCUMENTATION:**

The project was found Categorical Exempt (Class 1), as the minor alteration of an existing structure, from the documentation requirements of CEQA. Appendix A contains the required Finding.

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**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:

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Chad Brown, Section Chief  
CPSD/Site Planning Section

**ATTACHMENTS:**

Appendix A - Findings  
Appendix B - Conditions of Approval

**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.