CITY OF ORANGE ZONING ADMINISTRATOR MINUTES – FINAL

May 30, 2012

Staff in Attendance: Rick Otto, Zoning Administrator

Doris Nguyen, Associate Planner Sharon Penttila, Recording Secretary

Public Hearing: 3:00 p.m.

Rick Otto, Zoning Administrator, called the meeting to order, Wednesday, May 30, 2012 at 3:02 p.m. He announced the first item, Variance No. 2214-11, would be continued until the applicant was present.

NEW ITEM:

2. CUP No. 2850-12, DRC No. 4613-12, & MNSP No. 0689-12 – GOODWILL COLLECTION TRAILER

- A request for approval to add a mobile attended collection trailer to the southeast corner of the property. The facility would accept clothing, shoes, household appliances, and small furniture.
- 2045 N. Tustin Street
- Planner: Doris Nguyen, 714-744-7223, dnguyen@cityoforange.org
- ZA Action: Final Determination

Rick Otto, Zoning Administrator (ZA), asked Doris Nguyen, Associate Planner, to give the staff report.

Ms. Nguyen, presented a project overview consistent with the Zoning Administrator Agenda Item Report (Staff Report). She indicated that both the SRC and DRC reviewed the plan and recommended approval to the ZA with minor changes that the applicant has complied with.

The ZA asked Ms. Nguyen where the condition of the skirt came from and she explained that initially it was a request from the SRC. The Planning Manager was concerned about the aesthetics of it because generally they require a recycling facility that normally collects things like bottles and cans to be off their wheels and construct a permanent structure over the facility. In this case the Goodwill did not intend to remove the trailer from the wheels so the Planning Department did not require the structure and instead required a skirt/screen to hide the wheels and the post. The Police Department had a concern in the evenings that it would not be visible and it could serve as a place to loiter or hide and so they required the skirt be removed in the evening. The DRC wanted a color other than white because it would become dirty and one member requested the skirt be the same color as the Goodwill logo.

The ZA asked Ms. Nguyen who recommended the 72 hour graffiti removal and she stated it was the SRC. Ms. Nguyen stated that is always a recommendation but it is within the ZA's purview to modify that condition.

The ZA opened the Public Hearing.

Pooja Jhobalia-Pelham, Donation Development Manager at Goodwill of Orange County, came forward to speak on behalf of the project. The ZA asked her if there were any other locations in the City of Orange for these trailers and she answered no. She indicated there are 20 donation centers throughout the County of Orange.

The ZA asked Ms. Nguyen if there were any other donation centers in Orange on wheels and she stated that she did not know of any others.

The ZA asked Ms. Jhobalia-Pelham in the 20 other locations in the County with the trailers has there been a requirement for a skirt and she was not aware of any. She also explained that using the trailers with wheels is easier and faster to exchange as opposed to reloading a storage container. The ZA confirmed the trailer is manned 7 days a week and he was considering moving up the graffiti removal requirement from 72 hours to 48 hours.

The ZA indicated that he was leaning towards removing the requirement of the skirt and he asked Ms. Nguyen if the DRC made that an additional condition and she confirmed they did. This was in place of constructing a permanent structure. The ZA confirmed the trailer can be seen from the street.

The ZA asked Ms. Jhobalia-Pelham about the location of the trailer and she stated it was a more convenient location because it would be easier to remove the trailer. She also said they wanted it to be visible from the street so people would know they are there. Ms. Nguyen stated the problem with the location was its set so far back from Tustin and the Code does not allow a portable sign on Tustin Street, therefore, the freestanding monument sign on the property would have to be modified. The ZA was familiar with a similar trailer in another city.

The ZA asked Ms. Jhobalia-Pelham if her company was willing to use a skirt and she said yes. He wanted to be sure so it wouldn't be something done for 6 months and then it would not be done anymore because it was inconvenient. From what she knows they have never done skirting before but every City has their own specific way of how things should be handled and they work with the City. Ms. Nguyen said an alternative was they considered portable fencing which would be much more difficult for the attendant to remove. Originally the DRC wanted astroturf but then they thought changing the color of the skirt would make it more visible along Tustin Street and have some relationship to the trailer because you would see the blue of the logo matching the blue of the skirt.

The Public Hearing was closed.

The ZA approved CUP No. 2850-12, DRC No. 4613-12 and MNSP No. 0689-12 with staff recommended conditions of approval and modifications to the conditions regarding the graffiti removal to 48 hours instead of 72 hours and making it an optional provision related to the skirting if the applicant wants to install it, but it would not be a requirement. The skirting condition would be restated as a suggestion.

The ZA stated this action was final unless appealed within 15 days and Ms. Nguyen said the trailer could not be installed until the 16th calendar day.

3. VAR No. 2219-12 – YU RESIDENCE

- A request to keep the legal non-conforming garage size while adding over 500 square feet to the house.
- 768 N. Grand Street
- Planner: Doris Nguyen, 714-744-7223, dnguyen@cityoforange.org
- ZA Action: Final Determination

Rick Otto, Zoning Administrator (ZA), indicated he did not need a summation of the staff report.

The ZA opened the Public Hearing.

Dan Snyder, who is working with the home owner, approached the podium. He had no comments. The ZA had no questions for him.

The ZA closed the Public Hearing.

The ZA approved Variance 2219-12 with staff recommended conditions of approval with no changes.

The ZA stated this action was final unless appealed within 15 days and Ms. Nguyen stated the applicant cannot pull a building permit until the 16th calendar day.

1. VAR No. 2214-11 – KRESSIN RESIDENCE

- A request for a 75% reduction in the required front yard setback to construct a new 675 square foot attached two-car garage and storage.
- 556 N. Pine Street
- Planner: Doris Nguyen, 714-744-7223, dnguyen@cityoforange.org

• ZA Action: Final Determination

Rick Otto, Zoning Administrator (ZA), asked Ms. Nguyen to give the staff report.

Ms. Nguyen presented a project overview consistent with the Zoning Administrator Agenda Item Report (Staff Report). Ms. Nguyen also explained a neighbor come to the counter asking to look at the plans because they were concerned the property owner has very loud cars and if the garage was located closer to the street it would make the problem worse. They were glad to see the garage was set back as far as possible but they still requested that it be mentioned that the property owner's vehicles are very loud along his driveway and on the street after 10:00 p.m.

The ZA asked for help to understand where they were measuring the 5 foot front yard setback. Ms. Nguyen stated it was from the south elevation at the front of the house even though the street is 170 feet away to the east. She explained when the custom home was originally developed it went through a design review process for the new home and at that time it was determined the south property line was the front elevation and that has been carried forward. Most properties in the R-1-6 zone are more similar to a side yard and that is why they can support the findings. That explained to the ZA why that was being seen as the front yard setback when it seems it would have been off Pine Street.

The ZA asked if the neighbor who came to the counter indicated where they resided and Ms. Nguyen just said they are fairly close by.

The ZA opened the Public Hearing.

Ron Wikstrom, the designer working with the owners of the project, felt the garage was compatible with the neighborhood. They are not moving the garage any closer to the street than it already is and they are just using the front turnaround area. It is a small house and the family needed a casual family space so that seemed like a good solution to use the garage space and then attach a garage to the front of that. There is enough backup space to turn around the cars.

The ZA asked when the property was built and he was told that the DRC approved the original house in 2005.

The ZA closed the Public Hearing.

The ZA moved for approval of Variance No. 2214-11 with staff recommended conditions of approval with no other changes.

ADJOURNMENT:

The ZA adjourned the Public Hearing at approximately 3:30 p.m.