Attachment 1
Findings
PA-22-0191

1	**GENERAL PLAN**	**PA-22-0191**

That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.

2	**ZONING**	**PA-22-0191**

That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property.

3	**COMPATIBILITY**	**PA-22-0191**

That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity.

4	**GENERAL WELFARE**	**PA-22-0191**

That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

5	**PUBLIC FACILITIES**	**PA-22-0191**

That the approval of the permit application is in compliance with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.).

6	**COASTAL DEVELOPMENT PERMIT 1**	**PA-22-0191**

That the development project proposed by the application conforms to the certified Local Coastal Program.

7	**COASTAL DEVELOPMENT PERMIT 2**	**PA-22-0191**

That the project conforms to the public access and public recreation policies of the California Coastal Act.

8	**COASTAL DEVELOPMENT PERMIT 3**	**PA-22-0191**

That the approval of this application will result in no modification to the requirements of the certified land use plan.

9	**COASTAL DEVELOPMENT PERMIT 4**	**PA-22-0191**

That the approval of the application will result in a project which is in full compliance with the requirements of the certified land use plan.

10 **CATEGORICALLY EXEMPT** **PA-22-0191 (Custom)**

That the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA), under the Class 3 (*New Construction or Conversion of Small Structures*) exemptions pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

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11 **FISH & GAME - EXEMPT** **PA-22-0191**

That pursuant to Section 711.4 of the California Fish and Game Code, this project is exempt from the required fees as it has been determined that no adverse impacts to wildlife resources will result from the project.

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12 **NCCP NOT SIGNIFICANT** **PA-22-0191**

That the proposed project will not have a significant unmitigated impact upon Coastal Sage Scrub habitat and therefore, will not preclude the ability to prepare an effective subregional Natural Communities Conservation Planning (NCCP) Program.

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13 **VARIANCE 1** **PA-22-0191 (Custom)**

That there are special circumstances applicable to the subject building site which, when applicable zoning regulations are strictly applied, deprive the subject building site of privileges enjoyed by other property in the vicinity and subject to the same zoning regulations, specifically its location and shape.

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14 **VARIANCE 2** **PA-22-0191 (Custom)**

That approval of the application will not constitute a grant of special privileges which are inconsistent with the limitations placed upon other properties in the vicinity and subject to the same zoning regulations when the specified conditions are complied with.

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15 **FENCE AND WALL 1** **PA-22-0191**

That the height and location of the over-height walls within the side and rear property lines areas and the height and location of an over-height mailbox pedestal within the front setback will not result in or create a traffic hazard.

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16 **FENCE AND WALL 2** **PA-22-0191**

That the height and location of the over-height walls or pedestals as proposed will not create conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity.