



DATE: August 6, 2026

TO: Orange County Zoning Administrator

FROM: OC Development Services/Planning

SUBJECT: Use Permit PA25-0066

PROPOSAL: A Use Permit to request for an alternative parking design to allow one covered parking space within a carport located beneath a deck and one uncovered tandem parking space to satisfy the required two covered off-street parking spaces for a new single-family residence.

GENERAL PLAN DESIGNATION: 1A Rural Residential

ZONING DISTRICT: A1 "General Agricultural" District within the Silverado-Modjeska Specific Plan Rural Residential District

LOCATION: 28982 Hill Top Drive, Silverado, CA 92705 within the Third Supervisorial District

APPLICANT: Kaylen Steele, Property Owner

STAFF CONTACT: Ilene Lundfelt, Associate Planner
Phone: (714) 667-9697
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RECOMMENDED ACTIONS:

OC Development Services/Planning recommends the Zoning Administrator:

1. Receive staff report and public testimony.
2. Adopt Zoning Administrator Resolution No. 2026-10 (Attachment 1) to:
 - a. Find that the project is categorically exempt from the California Environmental Quality Act (CEQA), Class 3 (New Construction or Conversion of Small Structure) pursuant to CEQA Guidelines section 15303.
 - b. Approve Use Permit PA25-0066 for a Use to request for an alternative parking design to allow one covered parking space within a carport located beneath a deck and one uncovered tandem parking space to satisfy the required two covered off-street parking spaces for a new single-family residence, subject to the Findings and Conditions of Approval contained within the Resolution.

INTRODUCTION

BACKGROUND

The subject property, Lot 3 of Parcel Map for Book 91 page recorded in 1977, is located in unincorporated County of Orange within the Silverado-Modjeska Specific Plan. The property is designated Rural Residential (1 dwelling unit per 4 acres) under the Silverado-Modjeska Specific Plan and is zoned A1 ("General Agricultural") District in the Orange County Zoning Code. The project site is irregularly shaped with steep topography and is approximately 35 acres. The applicant is currently processing building permits to construct a new single-family residence and associated site improvements, including driveway access, a deck, and a carport beneath the deck.

EXISTING CONDITIONS

The site is currently undeveloped.

SURROUNDING LAND USES

The surrounding area consists primarily of single-family residential development or vacant land within the A1 "General Agricultural" District and the Silverado-Modjeska Specific Plan.

Direction	Zoning Designation	Existing Land Use
Project Site	A1 "General Agricultural" District/ Silverado-Modjeska Specific Plan	Vacant Land
North	A1 "General Agricultural" District/ Silverado-Modjeska Specific Plan	Single Family Residence
South	A1 "General Agricultural" District/ Silverado-Modjeska Specific Plan	Vacant Land
West	A1 "General Agricultural" District/ Silverado-Modjeska Specific Plan	Single Family Residence/ Vacant Land
East	A1 "General Agricultural" District/ Silverado-Modjeska Specific Plan	Single Family Residence/ Vacant Land

A vicinity map (Attachment 2) and project map (Attachment 3) are included, illustrating the project site in context with surrounding areas.

PROPOSED PROJECT

The applicant is requesting a Use Permit pursuant to Section 7-9-70.9 of the Orange County Zoning Code to allow an alternative parking design consisting of one covered parking space within a carport located beneath a deck and one uncovered tandem parking space where covered parking spaces are required for a proposed new single-family residence. The proposed tandem parking configuration accommodating one covered parking space and one uncovered parking space would satisfy the required two off-street parking spaces for the residence while accommodating the site's irregular shape and steep topography

DISCUSSION/ANALYSIS

GENERAL PLAN CONSISTENCY

The project site is designated Rural Residential (1A) in the Orange County General Plan. This land use designation is intended for areas where limited residential development is compatible with the natural character of the terrain and recognizes that development may require special consideration due to topography and other physical site constraints.

The proposed project is consistent with the Rural Residential (1A) designation because it does not increase the intensity of development or alter the existing residential use of the property. This request is limited to an alternative parking design consisting of one covered parking space and one uncovered tandem off-street parking space to serve the new single-family residence. The alternative parking arrangement accommodates the site's irregular shape and steep topography while continuing to provide the required off-street parking for the residence.

The project is also consistent with Goal 7 (New Development Compatibility) of the Orange County General Plan Land Use Element, which seeks to ensure that new development is compatible with adjacent areas and the character of local streets. The proposed project introduces a residential use that is consistent with surrounding development and compatible with adjacent residential and vacant properties. The tandem parking configuration will be located on-site and will maintain the residential character of the neighborhood while minimizing grading and disturbance to the natural terrain. As such, the project is compatible with surrounding residential development and the physical characteristics of the site and will not adversely affect adjacent properties.

ZONING CODE AND SPECIFIC PLAN CONSISTENCY

The proposed single-family residence is consistent with the permitted residential density and land use established by the Silverado-Modjeska Specific Plan and complies with the applicable development standards of the A1 District. The project also complies with most of the off-street parking requirements of Section 7-9-70 of the Orange County Zoning Code with the exception of the requested alternative parking proposed under this Use Permit.

The following table compares the proposed project with the development standards for 7-9-70.3 Off-Street Parking Requirements for Residential Uses.

Project Comparison 7-9-70.3 Development Standard

USE	REQUIRED	PROPOSED
Attached or Detached Single-family Dwelling	2 covered parking spaces required for each dwelling	1 covered parking* 1 uncovered parking tandem*

*indicate deviation from development standards

Use Permit

The applicant requests approval of a Use Permit pursuant to Section 7-9-70.9 of the Orange County Zoning Code to allow alternatives to off-street parking consisting of one covered and one uncovered tandem parking space for a proposed new single-family residence. The Orange County Zoning Code requires two off-street covered parking spaces for a single-family residence and requires parking spaces to be accessed separately for the first two required parking spaces.

The project site is constrained by its irregular shape and steep topography, which limit the area available for a conventional parking layout. Development of the site in strict accordance with the standard parking design requirements would require substantial grading and the construction of a significantly larger level building pad. Such improvements would increase disturbance to the natural terrain which would be inconsistent with the Silverado-Modjeska Specific Plan. The specific plan

requires building pads and their access to a public street shall be located and designed in a manner which preserves the natural landscape.

The proposed parking spaces comply with the standards of Section 7-9-70.3(a) of the Orange County Zoning Code, the covered parking space complies the required minimum unobstructed dimensions of 10 feet in width by 20 feet in length. The uncovered parking space complies the required minimum dimensions of 9 feet in width by 18 feet in length. In addition, the uncovered parking space complies with the applicable screening requirements because it is located behind the single-family residence.

The request is for an alternative to satisfy the off-street parking requirement, rather than a reduction in the number of required spaces. The findings for a reduction under Zoning Code Section 7-9-70.9 do not apply. Accordingly, the requested Use Permit is appropriate and supports the development of the property while maintaining consistency with the Orange County Zoning Code and the Silverado-Modjeska Specific Plan.

FINDINGS

Proposed Use Permit PA25-0066 is consistent with:

1. General Plan – The proposed project is consistent with the Orange County General Plan Land Use (1A) Rural Residential because it consists of the construction of a new single-family residence and an associated alternative parking design that is compatible with surrounding residential development, the character of the area, and the physical constraints of the site.

The project is also consistent with Goal 7 (New Development Compatibility) of the Orange County General Plan Land Use Element, which seeks to ensure that new development is compatible with adjacent areas and the character of local streets. The proposed project introduces a residential use that is consistent with surrounding development and compatible with adjacent residential and vacant properties. The tandem parking configuration will be located on-site and will maintain the residential character of the neighborhood while minimizing grading and disturbance to the natural terrain. As such, the project is compatible with surrounding residential development and the physical characteristics of the site and will not adversely affect adjacent properties.

2. Zoning Code – The project consists of the construction of a new single-family residence subject to the specified conditions of approval, and are consistent with the provisions of the County of Orange Zoning Code and the Silverado-Modjeska Specific Plan Rural Residential District because the proposed residence complies with the permitted residential density of one dwelling unit per four acres and all applicable development standards. The proposed alternative parking configuration accommodates the site's irregular shape and steep topography while continuing to provide the required off-street parking for the residence and is consistent with the intent and purpose of the Orange County Zoning Code and the Silverado-Modjeska Specific Plan.
3. California Environmental Quality Act (CEQA) – The proposed project is categorically exempt (Class 3) from the provisions of CEQA pursuant to CEQA Guidelines Section 15303, because it provides for the construction of new accessory (appurtenant) structures.
4. Compatibility – 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 because the project consists of a new single-family residence compatible with the surrounding rural residential development, and the proposed alternative parking design

accommodates the site's irregular shape and steep topography while continuing to provide the required off-street parking.

5. General Welfare – The application will not result in conditions or circumstances contrary to the public health and safety and the general welfare because the proposed alternative parking design will provide the required off-street parking for the new single-family residence and the project has been reviewed by the Orange County Fire Authority and other appropriate County agencies. The project will be developed in compliance with the Conditions of Approval and all applicable County regulations, ensuring that adequate access and public safety requirements are maintained.
6. Public Facilities – The approval of the permit application complies with Codified Ordinance Section 7-9-711 regarding public facilities (fire station, library, sheriff, etc.) because the proposed project would be required to pay into development impact fees prior to the issuance of building permits.

Therefore, the findings can be made in support of the approval of this request for a Use Permit to request for an alternative parking design to allow one covered parking space within a carport located beneath a deck and one uncovered tandem parking space to satisfy the required two covered off-street parking spaces for a new single-family residence, subject to the conditions of approval contained in the Resolution 2026-10 (Attachment 1)..

REFERRAL FOR COMMENT

A copy of the planning application and the proposed site plan were distributed for review and comment to the Orange County Fire Authority and the appropriate County divisions - Building and Safety, Traffic Division, and Environmental Planning. Staff has reviewed all comments received, and where appropriate, has addressed the comments through recommended Conditions of Approval.

PUBLIC NOTICE

Public notices were mailed to all owners of record within 300 feet of the subject property, posted at the project site, published in a local newspaper, and posted at the posting kiosk at the County Administration building located in Santa Ana, CA at least ten days prior to this public hearing, as required by established public hearing posting procedures.

COMPLIANCE WITH CEQA

The proposed project is categorically exempt (Class 3) from the provisions of CEQA pursuant to CEQA Guidelines Section 15303, because it provides for the construction of new accessory (appurtenant) structures.

CONCLUSION

Staff has reviewed the applicant's request for a Use Permit and finds the proposed project to be consistent with the County of Orange General Plan, the County of Orange Zoning Code, and the Silverado-Modjeska Specific Plan. Staff recommends approval of Use Permit PA25-0066, subject to the required Findings and Conditions of Approval within Resolution No. 2026-10.

APPEAL PROCEDURE

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Planning Commission within 15 calendar days of the decision upon submittal of required documents filed online at myoceservices.ocgov.com or in person at the County Service Center, located at 601 N. Ross St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to OC Development Services.

Submitted by:

DocuSigned by:



Ilene Lundfelt, Associate Planner
OC Development Services/Planning

Concurred by:

DocuSigned by:



Cindy Salazar, Division Manager
OC Development Services/Planning

ATTACHMENTS:

1. Zoning Administrator Resolution No. 2026-10
2. Vicinity Map
3. Project Map
4. Plans