



## Legislation Details (With Text)

**File #:** 21-410 **Version:** 1  
**Type:** Public Hearing **Status:** Passed  
**File created:** 5/10/2021 **In control:** Zoning Administrator  
**On agenda:** 5/19/2021 **Final action:**  
**Title:** CONDITIONAL USE PERMIT NO. 20-025/COASTAL DEVELOPMENT PERMIT NO. 20-028 (OCSD DIGESTER GAS FACILITY REPLACEMENT)

**REQUEST:**

To upgrade existing equipment, remove an existing gas digester building and replace it with an 11,500 sq. ft. building at an overall height of 38 ft., and exceed the exception to height limits for a skylight at an overall height of approximately 54 ft.-6 in. in lieu of the maximum permitted height of 50 ft. within the Orange County Sanitation District (OCSD).

**LOCATION:**

22212 Brookhurst Street, 92646 (northeast corner of Brookhurst St. and PCH)

**Attachments:** 1. ATT#1 - CUP 20-025\_CDP 20-028 (OCSD Digester Gas Facility Rehab), 2. ATT#2 - Plans 3.31.21

Date	Ver.	Action By	Action	Result
5/19/2021	1	Zoning Administrator	approved with conditions	

### ZONING ADMINISTRATOR STAFF REPORT

**TO:** Zoning Administrator  
**FROM:** Joanna Cortez, Associate Planner

**SUBJECT:**  
**CONDITIONAL USE PERMIT NO. 20-025/COASTAL DEVELOPMENT PERMIT NO. 20-028 (OCSD DIGESTER GAS FACILITY REPLACEMENT)**

**REQUEST:**

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**LOCATION:**

22212 Brookhurst Street, 92646 (northeast corner of Brookhurst St. and PCH)

**APPLICANT:**  
**/PROPERTY**  
**OWNER:**

Adam Nazaroff, Orange County Sanitation District, 10844 Ellis Ave. Fountain Valley, Ca 92708

**STAFF RECOMMENDATION:**

That the Zoning Administrator take the following actions:

A) Approve Conditional Use Permit No. 20-025 and Coastal Development Permit No. 20-028 with suggested findings and conditions of approval.

**General Plan:**

P (Public)

**Zone:**

IL-CZ (Industrial Limited - Coastal Zone)

**Environmental Status:**

The request is covered by Categorical Exemption, Section 15302, Class 2, California Environmental Quality Act.

**Coastal Status:**

Appealable

**Existing Use:**

Sanitation District

**ATTACHMENTS:**

1. Suggested findings and conditions of approval
2. Plans received and dated March 31, 2021