



ORANGE COUNTY  
**OC Public Works**  
 MEMORANDUM

County Administration South  
 601 North Ross Street  
 Santa Ana, CA 92701

P.O. Box 4048  
 Santa Ana, CA 92702

(714) 667-8800

info@ocpw.ocgov.com

OCPublicWorks.com



**DATE:** November 6, 2020

**TO:** Foothill/Trabuco Specific Plan Review Board

**FROM:** Ilene Lundfelt, Associate Planner

**SUBJECT:** **PA20-0049-** A Site Development Permit minor home improvement to add to an existing single-family home; to include a second story addition, a new attached 638 sq ft garage, an attached accessory dwelling unit and junior accessory dwelling unit. The property is located at 20335 Adkinson Dr. The property is in the Trabuco Canyon Residential District of the Foothill/Trabuco Specific Plan.

Members of the Foothill/Trabuco Specific Plan Review Board,  
 Staff looks forward to your review and comment of the subject application at your November 19, 2020 Foothill/Trabuco Specific Plan Review Board meeting.

Included are application materials submitted to the OC Development Services / Planning for PA20-0049 a Site Development Permit for a minor home improvement to the an existing single-family residence on located at 20335 Adkinson Dr.

The proposed development is expand an existing 809 square foot cabin with a 95 square foot covered porch built in 1917 to a 3,254 square foot 2-story single family residence, with an attached 1,173 square foot Accessory Dwelling Unit (ADU) and new attached 638 square foot garage. The proposed development will include 102 cubic yards of grading activity to repair driveways and construct new foundation in support of the footprint modification.

Minor Homeowner Improvement

The applicant is proposing to increase the existing horizontal footprint to the maximum allowed by the minor homeowner improvements pursuant to the provisions of the the specific plan.

- They has proposed to increase of the existing first story footprint of 904 (809 + 95) square feet to 1335 square feet. Maximum building footprint allowed is 1,356 square feet.
- The applicant is also proposing a 638 square foot attached garage which is considered an attached accessory structure in accordance with the County zoning code, just under the maximum of 640 square feet allowed for accessory structures.

In conformance with AB881 all jurisdiction must allow for the creation of ADU in any districts, by right, including planned community and specific plan area, where a single family dwelling exists or is proposed on a building site zone for single-family residential proposes. The applicant will be proposing a 1173 square feet attached ADU (maximum size allowed under state law is 50% of the primary home upto 1,200 square feet) in which 493 square feet of the proposed ADU will be converted to a Junior ADU, also allowed by right in accordance with the County Zoning Code and state law.

The applicant is also proposing to add a second story to the newly proposed footprint area and not to exceed the total proposed building footprint area bringing the home to total 3,254 square feet.

**Subject**

November 9, 2020

Page 2 of 2

Fuel Modification Plans

Although not part of the provided plan set, the project will require the preparation and approval of a conceptual fuel modification plan prior to approval of the site development permit. The applicant is aware that if these plans change the project design, the project may need to be re-routed to the FTSPRB.

Grading Plans

Staff would also like to note the grading plan was submitted and included in the packet for your review prior to county staff having the ability to complete the review on the plans due to when the grading plans were received. The applicant is aware of the maximum grading quantities for the Minor Homeowner Improvement and that if those quantities are exceeded it would require approval by the Planning Commission. The applicant is aware that if modifications to these plans are required and change the project design or approval process, the project may need to be re-routed to the FTSPRB.

If you have any questions feel free to contact me at (714) 667-9697 or [Ilene.Lundfelt@ocpw.ocgov.com](mailto:Ilene.Lundfelt@ocpw.ocgov.com)

Attachments:

- Site Plan
- Grading Plan