



ORANGE COUNTY
OC Public Works
 MEMORANDUM

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DATE: October 29, 2020

TO: Foothill/Trabuco Specific Plan Review Board

FROM: Ilene Lundfelt, Associate Planner

SUBJECT: **PA19-0078-** A Site Development Permit and Variance to establish a new 462 sq ft with single-family residence with a 462 sq ft two-car garage and 236 sq ft loft at 20601 Trabuco Oaks Drive locating in the Trabuco Oaks Residential District.

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 PA19-0078 a Site Development Permit and Variance for a new single-family residence on 10,512 square feet undeveloped lot located at 20601 Trabuco Oaks Drive.

The proposed development is for a 3-story single family residence that consists of 462 sq ft of living area and 236 storage loft, with a 462 sq ft two-car subterranean garage. The applicant will be removing an unpermitted storage shed and proposing a new storage shed on the property to be consistent with fire authority. The proposed development will include 950 cu yd of grading activity. The applicant is requesting a variance to cut into a slope to exceed 10 feet. Due the steep topography of the lot if the applicant was to keep with the grading requirements of the Specific Plan the applicant would be required to make a series of retaining walls which could end up potential harming/losing existing mature oak trees. Allowing for the deeper cut would do the following: disturb less area, more of the natural slopes would be retained, and preserve the existing mature oaks on the property.

Staff has reviewed the project and has deemed the application complete and finds the project to be consistent with intent of the specific Plan. The single-family home is a permitted use under the Foothill/Trabuco Specific Plan (FTSP) with the approval of a Site Development Permit by the Planning Commission.

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

Attachments:

1. Site Plan
2. Grading Plan
3. Tree Preservation Plan
4. Approved Conceptual Fuel Modification Plan
5. Foothill/Trabuco Specific Plan Checklist