



ORANGE COUNTY
OC Public Works
 MEMORANDUM

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DATE: January 21, 2022
TO: Foothill/Trabuco Specific Plan Review Board
FROM: Ilene Lundfelt, Associate Planner
SUBJECT: **PA19-0228** - Site Development Permit and Use Permit at 19071 Live Oak Canyon Road. Site Development Permit is for a minor homeowner improvement to permit an unpermitted 587 square foot barn. The Use Permit is to allow for an over height accessory structure (barn) to be allowed in the setback area. In addition, the applicant is applying for permits an unpermitted conversion of an existing 960 square foot storage building into an Accessory Dwelling Unit (ADU). The property is located in the Trabuco Canyon Residential (TCR) District.

Members of the Foothill/Trabuco Specific Plan Review Board, Staff looks forward to your review and comment of the subject application at your February 9, 2022 Foothill/Trabuco Specific Plan Review Board meeting.

Included are application materials submitted to the OC Development Services / Planning for PA19-0228 a Site Development Permit and Use Permit at 19071 Live Oak Canyon Road. Site Development Permit is for a minor homeowner improvement to permit an unpermitted 587 square foot barn. The applicant is also going to permit an unpermitted conversion of an existing 960 square foot storage building into an Accessory Dwelling Unit (ADU). Pursuant to California Government Code Section 65852.2 an existing accessory structure may be converted to an accessory dwelling unit. The Use Permit is to allow for an over height accessory structure (barn) to be allowed in the setback area. The property is located in the Trabuco Canyon Residential (TCR) District.

The current property has an existing 3,160 sq. ft. 2-story single family residence with an attached 2-car garage that established in 1972. In 1979 the property owners then added a 960 sq. ft. storage building that was 3 feet from the rear property line. The original home and accessory structure were established prior to the adoption of the Foothill/Trabuco Specific Plan.

The applicant is applying for minor homeowner improvement to permit a 587 sq. ft. unpermitted barn and to convert the existing storage building into an accessory dwelling unit (ADU). Under the minor homeowner improvements, a residence may add an accessory structure up to 640 square feet. As a part of the proposal the applicant will be removing the 408 sq. ft. unpermitted covered deck that is attached to the unpermitted ADU; to stay within the square footage requirement of the minor homeowner improvement. The proposed structures are all currently on the site and there are no grading or tree removal that is expected with this proposal.

The applicant is also applying for a Use Permit for an over height accessory structure in the setback area. Under the current land use district, there is a rear setback of 20 feet. Under the County of Orange Zoning Code Section 7-9-116.1(e) Accessory structures, which are within the required setback areas shall be limited to twelve (12) feet in height, unless sited within three (3) feet of a property line, in which case it shall be limited to eight (8) feet in height. However, the height limit may be increased to the maximum allowed in section 7-9-24.10 with a Use Permit approved by the Zoning Administrator. The property was purchased with the unpermitted barn on the property, the unpermitted barn was installed 3 feet from the rear property line.

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One of the previous owners built the barn to be aligned with the permitted storage building. The barn is currently 14.5 feet tall; if the barn was 12 feet in height it would be allowed to be permitted in the current location. The applicant is applying for a use permit to be heard before the Zoning Administrator to be able to keep the barn in its existing location.

Staff has reviewed the project and has deemed the application complete. The single-family home is a permitted use under the Foothill/Trabuco Specific Plan (FTSP) with the approval of a Site Development Permit for a Minor Homeowner Improvement and Use Permit for an over height accessory structure in the setback area by the Zoning Administrator.

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

Attachments:

1. Site Plan
2. Site photos