



ORANGE COUNTY
OC Public Works
 MEMORANDUM

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DATE: February 9, 2022
TO: Foothill/Trabuco Specific Plan Review Board
FROM: Cynthia Burgos, Contract Planner
SUBJECT: PA180015 - Use Permit for the addition of dining area to an existing restaurant located at 20782 Trabuco Oaks Drive and for approval of alternative parking.

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 PA180015 a Use Permit for the property located at 120782 Trabuco Oaks Drive. The Use Permit is for the approval of an extension of the restaurant and for approval of alternative (valet) onsite parking.

UV5971 was approved in 1969 for the establishment of an 1,800 square foot restaurant with a total of 18 parking stalls. Since the original 1969 applications, changes and additions to the restaurant have been added without approval of permits. The applicant is applying for approval of 1,750 square feet of dining space and 200 square feet of patio space. The restaurant will have a total of 3,350 square feet of interior dining with a 200 square foot patio. Per the County of Orange Zoning Code, a minimum of 33 parking stalls are required, however the parking area cannot accommodate 33 parking stalls. As a result, the applicant is requesting approval for an on-site valet parking plan when client demand exceeds the amount of standard on-site parking stalls. The applicant has submitted a parking study to show that the business can accommodate peak demand client parking on-site through the use of valet parking.

Staff has reviewed the project and has deemed the application complete. The restaurant is a permitted use under the Foothill/Trabuco Specific Plan (FTSP) with the approval of a Use Permit for the proposed additions and parking modification approved by the Planning Commission.

If you have any questions feel free to contact me at (714) 667-8898 or Cynthia.Burgos@ocpw.ocpw.ocgov.com

Attachments:

1. Site Plan
2. Site Photos
3. Parking Study