



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:** June 8, 2022  
**To:** Foothill/Trabuco Specific Plan Review Board  
**From:** Kevin Canning, Contract Planner  
**Subject:** **PA21-0244** – Site Site Development Permit for a Model Home Sales Complex, a development phasing plan per Condition of Approval No. 22 of VTTM 17388, and an over-height retaining wall on Lot 62.

The subject application is submitted by TriPointe Homes and addresses 38 lots within the Saddle Crest subdivision. The application proposes a temporary model homes sales complex with two model homes on Lots 64 and 65, and a parking lot and sales trailer on Lot 1. The proposal meets required standards regarding number of parking stalls and accessibility standards.

The developer will offer three different floor plans and architectural styles for sale within the project, however only two of the plans will be built as model homes. The residences will include single and two-story floor plans with square footages ranging from 4,000 to 5,000 square feet in size.

The applicant also proposes a 5-foot retaining wall within the front yard setback of Lot 62. Lot 62 is a shallow lot and the retaining wall is necessary to accommodate the plotting of one of the homes on the site. Lot 62 is elevated slightly above the adjacent street and will have a 5-foot retaining wall within a slope in the front setback area to enlarge the building pad. The Zoning Code allows approval of an over-height wall of up to 8 feet with the approval of a Site Development Permit. The wall would be parallel to the street and would not obstruct drivers' views.

The applicant has also submitted a plan to comply with a condition of Approval for VTTM 17388, which required that "An Administrative Site Development Permit shall be required for the development of each Project phase." To comply with this requirement, the applicant has submitted a plan that depicts the model home complex as well as all future home plottings on the 38 lots this developer will construct. This plan is informational and the applicant will be permitted to modify the plotted floor plans in future. The submitted plan also conceptually shows up to 17 of the 38 lots with the option of an 800 square foot detached pool house (with no sleeping or cooking facilities) or a similarly sized detached accessory dwelling unit.

If Board members have any questions, please contact me at (714) 667-8847 or [kevin.canning@ocpw.ocgov.com](mailto:kevin.canning@ocpw.ocgov.com)

- Attachments:**
- Site Plan
  - Lot 62 retaining wall detail