



ORANGE COUNTY  
**OC Public Works**  
 MEMORANDUM

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**DATE:** August 1, 2022

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

**FROM:** Ilene Lundfelt, Associate Planner (714) 667-9697 or [Ilene.Lundfelt@ocpw.ocgov.com](mailto:Ilene.Lundfelt@ocpw.ocgov.com)

**SUBJECT:** **PA20-0011-** A Site Development Permit for an addition to an existing home at 20552 Sycamore Drive located in the Trabuco Oaks Residential District.

**APPLICANT:** Patrick Hansen

**RECCOMENDATION**

By motion find that the proposed project is

1. Exempt from the California Environmental Quality Act; and,
2. Consistent with the Foothill/Trabuco Specific Plan (FTSP); and,
3. Recommend that the Planning Commission approve the proposed Site Development Permit.

**SUMMARY**

Planning Application (PA) 20-0011 is a proposed Site Development Permit that would permit a 2,041 sq. ft. addition to an existing single-family home. The subject property is generally located southeast of the intersection of Olive and Sycamore Drive, more specifically referred to as 205552 Sycamore Drive (Assessor Parcel Number 842-101-61). The project is located in the Foothill Trabuco Specific Plan (FTSP) and is within the Trabuco Oaks Residential District.

**BACKGROUND**

A 576 sq. ft. single-story single-family residence with no covered parking was constructed in 1932. The original home was established prior to the adoption of the FTSP.

The lot was established via LL2018-011 for a 16,960 sq. ft building site.

**DISCUSSION**

The applicants are applying for Site Development Permit to expand the existing residence by 1,875 sq. ft. of habitable area and add a new 2-car carport, for a total of 2,451 sq. ft. of habitable area. The proposed addition would expand the first floor by 1,035 feet and would create a new entryway, great room and bonus room. The project also includes a 840 square second story addition that would create two (2) bedrooms, two (2) bathrooms and a space for an office area.

The single-family home is a permitted use under the FTSP, subject to the approval of a Site Development Permit by the Planning Commission. The proposed project meets all development standards identified in the FTSP and the County Zoning Code. Further, the project

proposes less than 15 cubic yards of grading as part of the development. Though there are oak trees on the property, the owner is not proposing to remove any trees as part of the project and the parcel is located over 100 feet from oakwoodland designated area, therefore a tree preservation plan is not required. The Trabuco Oaks Residential district does not require 66% dedication for open space. Because the proposed Site Development Permit includes a permitted use as defined in the FTSP, the proposed development meets all development standards identified in the FTSP and does not propose grading in excess of 15 cy or removal of any trees Staff finds it consistent with the FTSP.

Staff from the Building, Planning and Traffic Divisions have reviewed the requested Site Development application and recommend approval of the proposed project. Appropriate Conditions of Approval will be included in the Planning Commission findings that would mitigate any potential issues associated with the future development.

#### ENVIRONMENTAL DETERMINATION

Staff has determined that the proposed project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15182 (Projects Pursuant to a Specific Plan), as it is a residential project implementing a specific plan.

#### Attachments:

1. Site Plan
2. Landscape Plans
3. Architectural Plans
4. Site Photos