

FOOTHILL/TRABUCO SPECIFIC PLAN REVIEW BOARD Trabuco Canyon, California

Meeting minutes of the regular meeting of the Foothill/Trabuco Specific Plan Review Board held August 10, 2022 at 7:00 P.M.

In attendance were Vice-Chairman Jake Reed, Secretary Robert Borland, and members Richard Gomez and Mike McClanahan. Joining the meeting were members of the public.

Item 1) Call to Order

The meeting was called to order at 7:00 PM by Jake Reed

Item 2) Approval of Minutes

Motion by Gomez: Approve minutes as presented

Second by McClanahan

No further discussion

Vote: 2-Ayes 2-Abstain

Item 3) Old Business

None

Item 4)

PA20-0011

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 20552 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.

Applicant explained the history of the property and what changes he wanted to make.

Board Discussion:

McClanahan asked some questions about the plans for the septic tank, what the overall building height would be, what conversations they have had with the fire authority, and asked about an Arborist report.

Borland asked for clarification on total lot size in comparison to the total square footage of the new and existing buildings.

Gomez brought up an issue with the Modern look of the building and pointed out that there is a section in the FTSP that says new projects need to have a rural look. (Pg. I-5 / 2.0 / a / 1) / a))

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The homeowners stated that these drawings were completed by a firm that typically does a more modern look. The homeowners stated that the final version will have a rural look and will not reflect the modern look shown in the drawings.

Public Comments:

Greg Stone, a neighbor near the project, supports the project and voiced his concern with how long it has taken the County to get this project before the board. What he called Step 1.

Gloria stated she felt the project seemed in compliance with the exception of the rural issue brought up by Gomez.

Motion:

Borland made a motion to approve the project with the stipulation that the final design will meet the Plan requirements of having a "rural" look.

Reed seconded

Vote: 4-Ayes, unanimous.

Item 6) Public Comments

None

Item 7) Administrative Matters

Reed proposed adding an item to the agenda of the next meeting. A recommendation to modify the Foothill Trabuco Specific Plan to more evenly allocate what percentage of a parcel can be developed when moving from .99 to 1.0 acres.

McClanahan made a motion to approve and add the agenda item to the next meeting.

Borland seconded the motion

4-Ayes, unanimous.

Reed made a motion to adjourn, Borland seconds. Meeting adjourned at 8:15 PM