



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: February 22, 2023

TO: Foothill/Trabuco Specific Plan Review Board

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

SUBJECT: **PA22-0015-** A Site Development Permit to permit the development of two new single-family homes on 20062 Summit Trail (APN 856-171-08) and 19942 Summit Trail (APN 856-171-04).

APPLICANT: Linda Sandusky, David Evans and Associates, LLC

RECCOMENDATION

By motion find that:

1. The proposed project is Exempt from the California Environmental Quality Act; and,
2. The proposed project is 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) 22-0015 consists of a request to approve a Site Development Permit that would permit the construction of two new single-family homes on lots 4 and 7 of TR 14749. The proposed project is generally located approximately 835'-0" southeast of the intersection Live Oak Canyon Road and Shelter Canyon Road more specifically referred to as 20062 Summit Trail (APN 856-171-08) and 19942 Summit Trail (APN 856-171-04). The proposal project is in Foothill Trabuco Specific Plan (FTSP) and has a land use designation of Trabuco Canyon Residential.

BACKGROUND

Area Plan/Site Plan AP92-04P/SP91-75P was approved by the Board of Supervisors on October 19, 1993 (Board of Supervisors Resolution No. 93-1182) to allow for the future subdivision of nine (9) lots for the purposes of the development of detached residential structures.

Tentative Tract Map (TTM) 14749 was approved for subdivision into nine (9) residential lots on January 17, 1996.

Revised Conditions of Approval for TTM 14749 were approved on October 30, 1996.

A Five-Year Extension of time for TTM 14749 was approved on April 7, 1999.

TTM 14749 was recorded on July 6, 2004. The required scenic open space dedication was recorded by this instrument.

This project was originally reviewed by the F/TSBRB on September 14, 2022. At that meeting the Review Board reviewed the project and expressed that the project was not consistent with the Foothill/Trabuco Specific Plan. The applicants asked for the item to be continued and the owner has revised the scope of work for the project, and incorporated comments from the Review Board. The new scope of work is now limited to only the development of Lots 4 and 7 of TR 14749, additionally the applicant also revised the architectural designs of the proposed project.

DICUSSION

Lot 7 is proposing to build a 5,579 sq. ft. two-story home with an attached 3-car garage with a detached 533 sq. ft. accessory dwelling unit. This home will require approximately 2,005 cu. yds. of cut, 349 cu. yds. of fill and 1,611 cu. yds. of export.

Lot 4 is proposing to build 6,502 sq. ft. three-story home with an attached 4-car garage and 562 sq. ft. attached casita. This home will require approximately 379 cu. yds. of cut, 789 cu. yds. of fill and 410 cu. yds. of import. The applicant will also be revising the existing scenic easement area on the lot to allow for a construction of a retaining wall by removing 2106 sq. ft. from the existing recorded map and adding 2,112 sq. ft of new area thereby creating a net addition of area to the scenic easement.

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. 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. Updated Grading Plans for Lots 4 and 7
2. Updated Site Plan and Architectural Plans for Lot 4
3. Updated Site Plan and Architectural Plans for Lot 7