
**Coto de Caza
Planning
Advisory
Committee**

Meeting Minutes

**Coto de Caza Planning Advisory Committee
June 7, 2023
Coto de Caza Golf & Racquet Club**

Lucy Dunn
Chair

**Robert
Kallenbaugh**
Vice-Chair

Michael King
Secretary

Mike Ameal
Member

Gilad Ganish
Member

Gary Amelio
Member

Garrett Mott
Member

I. Call to Order/Flag Salute

Chair Dunn called the meeting to order at 6:00pm.

Present Committee Members: Ameal, Dunn, Kallenbaugh, Amelio, King
Staff attendees: Kevin Canning, Contract Planner, OC Development
Services/Planning

Member Ameal led the Flag Salute.

II. Election of Officers

Chair Dunn opened the floor to Committee appointments of which the following were unanimously elected:

Chair: Lucy Dunn (Motion by Kallenbaugh/Second by Ameal)
Vice Chair: Robert Kallenbaugh (Motion by Ameal/Second by Dunn)
Secretary: Michael King (Motion by Amelio/Second by Kallenbaugh)

III. Approval of Minutes – June 1, 2022

Minutes were unanimously approved. Motion Kallenbaugh/Second Ameal

IV. New Business

Item #1 – Project PA20-0211

Owner: Frank Pisano (Steven Marsh, agent)

Location: 3 Lorjen

Proposal: A Site Development Permit to allow more than 500 cubic yards of grading within a designated Scenic Area in conjunction with the construction of a 3,200-sf detached garage.

Staff Presentation: Kevin Canning presented the project to the committee and reviewed the Scenic Easement, CWAP, Coto Specific Plan, and the Parcel/Lot overview showing the easement. Mr. Canning stated that the project will preserve all oak trees in the project scope area.

Committee Comments and Questions: Vice-Chair Kallenbaugh observed that the Oak Trees will be impacted per the grading plan. Owner's agent, Steven Marsh, agreed that there is extensive grading with regards to the

garage area but that the driveway portion will be minimal and not impact the Oaks Trees that are present. Vice-Chair Kallenbaugh referred to the grading plan and the under-cutting of the Oak Trees.

Public Comment: Albany Otis stated that she does not believe that the Oak Trees are impacted upon review of the plans and there are many Oak Trees in the area. Albany is in support of the proposed plan.

Committee Discussion: Member King stated that he agrees with Vice-Chair Kallenbaugh regarding the Oak Trees being impacted and that it should be shown on the submitted plans. Vice-Chair Kallenbaugh is in support of the project, but strongly believes that 8 trees will be impacted due to grading and the County should take steps to review the tree impact and grading plan.

Vice-Chair Kallenbaugh Motion to Approve Project PA20-0211 with condition that County review grading plan and address the Oak Tree impact/removal. Second by Member Ameel, **Approved Unanimously.**

Item #2 – Project PA22-0208

Owner: Mark and Beth Hebner (Julie Beeman, VCS Environmental, agent)

Location: 23411 Via Pajaro (former Coto Polo Field)

Proposal: A Site Development Permit to allow the construction of private equestrian facilities including: covered equestrian riding arena, covered round pen, a covered barn with 11 stalls each with an attached open corral area, two tack closets, restroom, and a gated entry from Via Pajaro. Project would be constructed in two phases.

Staff Presentation: Mr. Canning reviewed the proposed plans and described the phased construction. A condition of approval is that the light emanating from any light sources is to remain on the property.

Committee Comments and Questions: Member Ameel asked if the project was intended to be a private facility, which was confirmed by Mr. Canning – the improvement will be non-commercial in its use for the private enjoyment of Mark and Beth Hebner. Member King asked if the project has been reviewed by any Architectural or Design Review, Mr. Canning replied that the County does not engage in any Architectural review. Member King explained that this is a unique project given that it does not fall under the jurisdiction of any community association such as Los Ranchos Estates or CZ Master and, as a result, falls to the county given its zoning designation.

Public Comment: Jim Hicks, a resident of the Village in Coto de Caza, supports the project but expressed concern for the continued connectivity of the horse trails which exist in all parts of Coto – The Estates, The Village, and CZ Master. Jim explained that The Village does not have any lots with equestrian use but that they do maintain the trails that are in Tract 6970 for the benefit of all Coto de Caza residents. He said that, as of late, equestrian users that have passed through The Village have been less respectful in the past and have used sidewalks and street areas rather than trails leaving the The Village homeowners association responsible for the cleanup. Jim posed the question, "How can we better improve

community awareness of the trail system, maintenance and stewardship of the trails?" Jim is in support of the project and stated that none of his concerns are directed at the Hebners, but rather a general comment for the community.

Albany Otis, a Coto de Caza resident in The Estates, expressed that she thinks the Hebners have done a great job with the property and that she is in support of the Four Pines project.

Kenny Hrabik, owner of the Coto Valley Country Club, is in support of the project and believes Mark Hebner will do what is best for the community. He stated that he believes Mr. Hebner would be a good owner of the adjacent Equestrian Center property.

Committee Discussion: Member Amelio Motion to Approve, Member King Seconds with statement that this project to remain non-commercial use in perpetuity. **Approved Unanimously.**

V. Discussion of CPAC Meeting Schedule

Chair Dunn opens committee discussion regarding the remaining 2023 CPAC meeting dates. Mr. Canning suggested that the Committee set the dates in order to reserve the time with the Coto de Caza Golf & Racquet Club. Chair Dunn requested that CPAC meeting Cancellation Notices be sent at least two weeks prior to the meeting date so that Committee members and members of the public can plan accordingly, Mr. Canning agrees to provide the notices per the two week timeline. Chair Dunn moves to make the remaining 2023 meetings occur on the second Wednesday of each month, Member Ameel seconds and the motion is **Approved Unanimously**. The next two meetings will be on July 12th and August 9th, respectively.

VI. Committee Members Comment/Discussion

Vice-Chair Kallenbaugh asked Mr. Canning how the meeting minutes and project discussion is communicated to County of Orange Planning if official minutes are not approved in a timely manner. Mr. Canning stated that Draft Minutes are used in place of approved minutes if not approved at the next scheduled meeting. Member Amelio asked to strike his Approval of the June 2022 Meeting minutes as he was not in attendance and Member King asked the same. Chair Dunn granted the request and June 2022 Meeting Minutes are approved on a 3-0 vote with two abstentions.

Update from Mr. Canning on Ongoing and Upcoming Coto de Caza Projects:

- Oak Grove: No schedule, County is working with applicant to provide more information. County stance is that a decision needs to be made at some point regarding the project, environmental document is being developed for public review.
- Legacy: On hold, previous senior housing developer made decision to pull out at one point. The property owner, Bob Pack, is considering what to do with the site – which includes the possibility of moving forward with an entirely different use. There is no prescribed limit on how long the project can remain on hold in the planning process with County.
- General Store: Soon to be in escrow, buyer will be using local consultants and has seen the original plans which they have stated they would like to move forward with. However, that plan approval/permit has expired and the new owner would have to start the process over.

- Lyon Property: Preparing Plans for New Homes, No Timeline on Application/Submittal
- Tennis Courts: County told ownership to submit their plans and the County will work to develop with them.

VII. Public Comments

None.

VIII. Adjournment

Chair Dunn adjourned the meeting at 6:55pm.