



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: July 29, 2020

TO: Foothill/Trabuco Specific Plan Review Board

FROM: Ilene Lundfelt, Associate Planner

SUBJECT: **PA19-0205** Site Development Plan to remodel an existing home and to add a new 840 square feet attached garage with 661 square feet second story loft/storage area, 65 square feet foyer and 460 square feet covered wrap around deck and expand the existing covered porch. The project is located on 20051 Trabuco Oaks Drive within the Foothill/Trabuco Specific Plan area.

Members of the Foothill/Trabuco Specific Plan Review Board,

Included are application materials submitted to the OC Development Services / Planning for PA19-0205, a Site Development Permit for a minor homeowner improvement to an existing residence at 20051 Trabuco Oaks Drive. Staff looks forward to your review and comment at the July 29, 2020 Foothill/Trabuco Specific Plan Review Board Special Meeting.

Currently on the property is a 2,000 square foot home with a 108 covered porch; this building was the original home site on the property that was established prior the Foothill/Trabuco Specific Plan adoption. The applicant is proposing to add a 840 square feet new two story garage and 65 square feet addition to an existing single family home. The applicant proposal is to add new 460 square feet covered wrap around deck and expand the existing covered porch by 177 square feet.

Work on the proposed improvements have already started. Once the owners were informed that the previous contractor had not obtained any approvals or permits they halted all construction activities and contacted the County to obtain the necessary approvals.

Staff has reviewed the project and has deemed the application complete. The the addition of habitable areas meets threshold levels of the minor improvements ordinance allowed under the Foothill Trabuco Specific Plan (FTSP), thus resulting in the request for administrative approval by the Deputy Director, OC Public Works/OC Development Services.

If you have and questions feel free to contact me at (714) 667-9697 or Ilene.Lundfelt@ocpw.ocgov.com

Attachments:

1. Site Plan, Floor Plan, Elevation
2. Site Photos