
MEETING MINUTES

North Tustin Advisory Committee (NTAC)
Wednesday, April 18, 2019

I. CALL TO ORDER / FLAG SALUTE

Gail called meeting called to order at 7:00 PM. Sara led flag salute.

II. ROLL CALL

Board members in attendance: Lance Jensen, Peter Schneider, Pat Welch, Mike Fioravanti, Michael Holmes, Sara Gerrick and Gail Michelsen.

III. COMMITTEE BUSINESS-

Approval of November 2017 minutes. Motion made by Mike, seconded by Lance.
Approved unanimously

IV. OLD BUSINESS None

V. NEW BUSINESS

1. Project: PA 170035

Owner: Spencer and Molly Hurtt

Location: 11407 Plantero Place, Santa Ana

Proposal: A Site Development Permit to grade over 500 cubic yards on a slope greater than 30 percent, and a Use Permit for over height site retaining walls with the maximum height of 10' 8" and to allow for architectural feature to exceed the building height of the district.

APPLICANT PRESENTATION:

Project presented by Landscape Architect and Architect. Combining two lots and that consolidation is in process. Retaining wall is on front of house which doesn't impact any neighbors. Only one property can view home. Use permit is on retaining wall. Lance asked design wise what could they have done to eliminate the over-height variance. and asked about impacts associated with export/import of grading approx 2,400 CY.

Lance asked if the homeowner talked with neighbors. Homeowner stated he had talked to one. One of roadway neighbors did some construction recently and paid for roadway repairs when finished. Applicant plans on doing the same.

Discussion on height envelope and why it was exceeded. Only small portion of the building exceeds and based on what applicant considered an unusual approach to calculating height

PUBLIC COMMENT

None

COMMITTEE DISCUSSION

Sara made motion to approve. Lance asked for discussion and urged the applicant to discuss the plans with the neighbors particularly regarding potential truck damage on private road. Applicant said he is aware damage will be done and is assuming he will make repairs.

Board decided to amend motion with the recommendation that homeowner will meet with impacted neighbors and resolve any issues regarding potential roadway damage repair. Brian Kurnow from OC Planning stated this condition is not enforceable.

Final Motion

Gail made Motion to approve with condition that homeowner speak with impacted neighbors on private drive. Michael seconded. Passed unanimously 7-0

2. Project: PA 170040 (Clearwater at North Tustin)

Owner: Roman Catholic Bishop of Orange (RCBO or Diocese)

Location: 11901 Newport Avenue, North Tustin

Proposal: The applicant is requesting the following approvals:

- a) Specific Plan Amendment to modify the North Tustin Specific Plan to add the land use designation of Residential Care Facility (Overlay District) to the Specific Plan and to apply the RCF Overlay to approximately 6.6 acres of the 7.2-acre Diocese-owned property;
- b) Use Permit for a 100-unit assisted living community (Senior Living Facility) under the proposed RCF overlay district;
- c) Development Agreement to vest the rights to proceed with the 100-unit project for 10 years with provisions to extend that time-period by mutual consent in exchange for a specified public benefit contribution by the applicant; and
- d) Site Development Permit for grading in excess of 5,000 cubic yards (10,600 cubic yards proposed).

APPLICANT PRESENTATION:

Carol McDermott presented on behalf of the applicant.

Before hearing from the applicant, Peter Schneider requested clarification from the Chair and the Committee as to what NTAC was to be voting on, given the settlement between the Diocese, the County and the FCA. During discussion with representatives from the County, the County took the position that the underlying settlement was limited to issues regarding the proposed structure, which would be deemed to be in conformance with County requirements. The question of whether a zoning overlay should be approved, as

well as other questions set forth on the County's referral of the matter to NTAC, were not addressed in the settlement and were being brought to NTAC for comment. Kevin Canning verified that the settlement agreement outlines project proposed and the project conforms with settlement agreement.

Project would be a 100-unit facility. Gail clarified that NTAC is commenting on plans presented not just the four items in project description.

Applicant indicated their outreach to neighbors abutting the site to review the site plan. Town Hall meeting several months ago by FCA had a large attendance. Willing to mount mechanical equipment on roof or ground whichever is quieter. Anticipate two truck deliveries per week during daytime hours.

Mike asked who can live there. Ms McDermott stated it is open to the public but is faith based. Age requirement 55 and older.

Lance asked about location of trash-it is in the back of the first building, in between the two structures. Discussion ensued about park development money (Newport and Crawford Canyon). Lance asked if \$ goes to county for development of park what's to make sure funds go to the park development and not just general coffer. Applicant prefers for County to develop the Crawford Canyon Park since that's what they do but NTAC was concerned that money might not be properly allocated.

PUBLIC COMMENT

1. Anne Lamborn 1900 Chadbourne Lane. Concerned about setback to her house. Concerned about messy trees particularly pine needles.
2. Debbie Know 19021 Chadbourne. Wants a retaining wall along the southern wall. Drainage collects under her property. There is a sewage easement that runs along western side of property from homes on Ervin so pipes might be at capacity.
3. Manny Padilla 19041 Chadbourne Lane. Thinks property values will not go down like many allege. Has filed several complaints against supervisors.
4. Meg Waters speaking of Marilyn Ditty former director of senior services. Spoke on behalf of senior citizens and the need for housing.
5. Wendy Aquin, 19021 Irvin Lane. Feels like diocese won because of deep pockets. Worried about noise from trucks on side of project. Want to make sure ambulances only pick up in the front of property. Wants to limit commercial truck traffic to weekdays. Not just daytime hours.
6. Mike Krout, 13811 Glenmere Dr. Was not contacted. Project is moving a lot of dirt to the south side. He has a 2-story house. Wall on south side where the

existing retaining wall is falling apart. Would like plan to put up a wall to retain the earth they are putting there

7. Bruce 13812 Glenmere Dr. Moved in 2010. Worried about project and wall.
8. Lisa Telles lives on Joshua Lane which is not adjacent to site but respects those that do but she does support the project. Feels strong need for senior housing in area.
9. Bud Henry Spoke in favor of project.
10. Jim Cruikshank Supports project.
11. Laura Karen Aram. Used to live in NT now lives in Anaheim Hills. Supports project. Need senior housing.

APPLICANT REDRESS

Carol McDermott addressed issues raised by public. The setback distance from buildings at corner exceeds many in the area. They have a drainage control plan. Won't be using existing sewer easement; taking sewage directly out to Newport Ave. They have already agreed to the condition that truck deliveries are Mon-Friday 9-5. Have a electric arm which will limit truck deliveries except during permitted hours.

They will have a conditional use permit which is enforceable. Ambulances will not use sirens or flashing lights only used when traveling through intersections. Not anticipating a lot of need for ambulances. They will generally provide residential furniture so not many moving vans. Very little grading differential. No fill. Doesn't feel residents will be hanging out on project perimeter which can disturb neighbor's privacy as recreational areas are located interior to the site. Anticipate 30-35 employees during peak hours. Traffic will be minimal.

COMMITTEE DISCUSSION AND VOTE

Discussion that scaled down project is much improved over original pan. Pat is concerned about wall on south side but recognizes that tremendous compromise has been made. Asked applicant to revisit issue of retaining wall.

Lance made motion to approve subject to recommendations:

1. Public works should look at cost benefit of using the storm drain easement to lay pipe down along west side.
2. County commit upon payment from builder that park funds go to the Crawford Park. Concerned park develop would not come to fruition.
- 3, Wanted to clarify that we are approving is that which has been submitted to us in this package etc.

Lance made motion to approve plans as contained in the April 3 document with the recommendation that the county:

1. Construct the storm drain in the County easement along the westerly property line
2. Build park

Michael seconded

Vote:

Motion carried 5:2. Gail, Pat, Lance, Sara and Michael in favor. Peter and Mike opposed because didn't want to set precedence of zoning change. Motion Approved

VI. ADJOURNMENT

Meeting adjourned at 10:00 pm.