



**County of Orange**

# MEMO

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PA04-0031

FILE:

**DATE:** May 9, 2005  
**TO:** RECORD/FILE/APPLICANT  
**FROM:** John B. Buzas, Manager, RDMD/PDS/LUP  
**SUBJECT:** Changed Plan CP05-0011 For Project No. PA04-0031  
**APPLICANT:** Isabel and Julia Hernandez

The subject Changed Plan has been reviewed by Bill Melton of Current and Advance Planning Services and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Zoning Administrator.

The proposed changes are as follows:

Addition of up to 6 feet high wood fencing on top of approved retaining wall on the north and south property lines. The retaining walls on the south property lines are up to 4 feet in height. With the addition of the proposed wood fencing, the total height will be up to 10 feet. The fence and wall combination will not exceed 6 feet when viewed from adjoining property. The retaining walls on the north property are up to 6 feet in height. With the addition of the proposed block wall and wood fencing, the total height will be up to 12 feet. The fence and wall combination will be 6 feet high on the subject property and up to 12 feet high as view on the adjacent property. The property owner to the north signed a letter stating there was no objection to this proposal.

Planning Application PA04-0031 was approved with over height walls in the front setback area. Findings were made addressing the over height walls. Additionally, Changed Plan CP05-0002 was approved in February of this year to permit retaining walls with safety handrails on top of the retaining walls that exceeded the standard height in the front setback area. Because the original Planning Application approval included findings for over height walls, a Changed Plan can be approved in lieu of a new Use Permit for over height walls.

John B. Buzas, Manager  
RDMD/PDS/LUP

(signed copy in file)

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By Charles M. Shoemaker, Chief

## NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.