



**County of Orange**

# MEMO

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PA02-0041

FILE:

CP05-0031

**DATE:** October 20, 2005  
**TO:** RECORD/FILE/APPLICANT  
**FROM:** Chuck Shoemaker, Chief, CPSD/Site Planning Section  
**SUBJECT:** Changed Plan CP05-0031 For Project No. PA 02-0041, Foothill Trabuco Specific Plan/TCR  
**APPLICANT:**

The subject Changed Plan has been reviewed by Al Gordon of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval and by Section 7-9-150.3(h) of the Orange County Zoning Code, that the proposed changes are in substantial compliance with the original approval action by the Planning Commission.

The proposed changes are as follows:

A shift to the location of the new garage structure in a north-easterly direction is required in order to correct for a design flaw in the step of a slope angle at the westerly side of the new structure as identified at the time of the pre-grade meeting and subsequent plan analysis. The original location of the new garage was very close to the boundary with the 66% open space dedication to the County as required by the F/TSP. This slight shift in location will have the effect of causing the garage to encroach into the dedicated open space area. The applicant has proposed a new configuration to meet the open space dedication which staff has determined is equal or better than the original dedication and better represents the existing use of the property. The applicant will need to process a new offer of dedication with the County ROWE to replace the offer that already exists to maintain compliance with his dedication requirements.

**CONDITION:**

Prior to the issuance of any revisions to the approved precise grading plan GB030141 applicant shall process a replacement dedication in a form acceptable to County ROWE that maintains the required 66% open space requirement and is consistent with the plans that are the subject of this Changed Plan.

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Charles M. Shoemaker

**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.