

PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT
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DATE: April 26, 2000

TO: Orange County Planning Commission

FROM: Planning & Development Services Department/Current Planning Services Division

SUBJECT: Public Hearing on Planning Application PA00-0002 for Site Development Permit

PROPOSAL: The applicant requests approval of a Site Development Permit, as required by the Foothill Trabuco Specific Plan, for a proposed 655 square feet addition to an existing one-story, 1,265 square feet single family residence on a 22,000 square feet lot. The proposal also includes removal and reconstruction of 356 square feet additions to the existing residence that was not constructed to County standards.

LOCATION: In the Trabuco Canyon area, north of Trabuco Canyon Road, east of Trabuco Oaks Drive at 20592 Sycamore Road. Third Supervisorial District.

APPLICANT: Gary and Trisha Lyons

STAFF CONTACT: William V. Melton, Project Manager
Phone: (714) 834-2541 FAX: (714) 834-4652

SYNOPSIS: Current Planning Services Division recommends Planning Commission approval of PA00-0002 subject to the attached Findings and Conditions of Approval.

BACKGROUND/DISCUSSION:

The subject site is level, contains 22,000 square feet and is developed with a single family dwelling with a two-car detached garage. The site is in the Foothill Trabuco Specific Plan and has a land use designation of "Trabuco Oaks Residential (TOR) District." The site fronts on a 20 feet wide accessway called Sycamore Road, which is designated as a public "alley" on the assessor's maps and a private right-of-way on the subdivision map (Tract No. 926, recorded in 1929). The applicant also owns additional property to the rear of this site, which is in the FP-2 (Flood Plain) District. The subject site is not in the flood plain. The homes and property in the vicinity are collectively referred to as Trabuco Oaks.

The existing home contains 1,265 square feet of living area. Of that total, according to the applicant, 365 square feet is an addition that was constructed on the side of the home (north side) without benefit of a County building permit and does not conform to building code standards. The applicant proposes to remove the illegal addition and erect, in the same footprint, a new 365 square foot addition that complies with the applicable codes. The applicant also proposes to construct a new 655 square feet addition at the rear (east side) of the home. After completion the home will contain 1,920 square feet of habitable living space. The proposed additions conform to all site development standards of the TOR District.

Generally, additions and remodeling to existing single family dwelling that conform to the applicable site development standards are not subject to a discretionary permit prior to the issuance of a building permit. However, in the Foothill Trabuco Specific Plan all new construction (including additions) is subject to review and approval of a site development permit by both the Foothill/Trabuco Specific Plan Review Board and the Planning Commission. The purpose of the site plan review is for determining compliance with the Specific Plan Components (Section II) and the Development and Design Guidelines (Section IV) of the Specific Plan.

The proposal has been reviewed by the Foothill/Trabuco Specific Plan Review Board and planning staff and was found to be in compliance with Sections II and IV. Staff supports the applicant's request for approval of a Site Development Permit.

SURROUNDING LAND USE:

The site and all surrounding properties are in the TOR District. The area is predominately single family residential in nature.

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A Notice of Hearing was mailed to all owners of record within 300 feet of the subject site. Additionally, a notice was posted at the site, at the 300 N. Flower Building and as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to five County divisions and the Foothill/Trabuco Specific Plan Review Board.

As of the writing of this staff report, no comments raising issues with the project have been received from other County divisions by staff. The proposal was reviewed by the Foothill/Trabuco Specific Plan Review Board at its January 14, 2000 meet was unanimously approved.

CEQA COMPLIANCE:

The proposed project is Categorical Exempt (Class 1, repair or minor alteration of existing structures or facilities) from the requirements of CEQA. Appendix A contains the required CEQA Finding.

RECOMMENDED ACTION:

Planning and Development Services Department/Current Planning Services Division recommends the Planning Commission:

- a. Receive staff presentation and public testimony as appropriate; and,
- b. Approve PA00-0002 for Site Development Permit subject to the attached findings and conditions of approval.

Respectfully submitted

John B. Buzas, Manager
Current Planning Services

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APPENDICES:

- A. Recommended Findings
- B. Recommended Conditions of Approval

EXHIBITS:

- 1. Applicant's Letter of Explanation
- 2. Site Plans

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Orange County Planning Commission on this permit to the Board of Supervisors within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$245.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.