

PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT

HEARING DATE: March 27, 2002

TO: Orange County Planning Commission

FROM: Current Planning Services Division

SUBJECT: Site Development Permit PA 02-0015

LOCATION: 20352 Live Oak Canyon Road, Trabuco Canyon (District 3)

APPLICANT: Robert de Luna, owner

STAFF CONTACT: James Thue
Phone (714) 834-2179 FAX(714) 834-4652

SYNOPSIS: The applicant is proposing the construction of a detached garage/workshop with a storage loft. Staff recommends conditional approval.

PROJECT ANALYSIS:

The project site is located in the Trabuco Canyon Residential (TCR) District of the Foothill/Trabuco Specific Plan. The residence was permitted under PA 95-0095, approved by the Planning Commission on 9/5/95. The existing residence is located on 4 acres and is situated on a large hill overlooking Live Oak Canyon Road. The 4,738 sq. ft. residence consists of three-bedrooms with an attached 4-car garage. Access to the residence is gained via an easement granted by the neighbor south of the property. O'Neill Regional Park is located to the west. The remaining areas to the north, east, and south are composed of low-density residential properties that are situated among the rolling hills.

The applicant wishes to construct an 864 square foot garage with a workshop and storage area. Because the proposed structure exceeds 640 square feet, Planning Commission approval is required. A graded pad and retaining wall already exist on the hill where the garage will be located. The structure will measure 36 feet wide, 24 feet long, and 23 feet high. A covered patio will be located behind the workshop. The project plans, including detailed building plans, are included in Attachment C. Aerial and site photos of the project site are included in Attachment B.

The garage will be located along the existing driveway north of the single-family dwelling. The proposed structure will not be visible from Live Oak Canyon Road. All setback requirements for the proposed structure will be met. The proposal will not exceed the building height maximum of 35 feet. The proposal will also satisfy the building site coverage standard of 35 percent maximum.

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CEQA COMPLIANCE:

Pursuant to the California Environmental Quality Act (CEQA), the proposed project is categorically exempt (Class 3).

PUBLIC NOTICE AND REVIEW:

A Notice of Hearing was mailed and posted as required by state law. On March 8, 2002, the Foothill/Trabuco Specific Plan Review Board reviewed and approved this project. As of the writing of this staff report, no objections to the project have been received.

RECOMMENDED ACTION:

1. Receive staff presentation and public testimony.
2. Approve PA02-0015 with the recommended findings and conditions (Attachment A).

Respectfully submitted

George Britton, Manager
Current Planning Services

ATTACHMENTS:

- A. Findings and Conditions
- B. Aerial and Site Photos
- C. Project Plans

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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.