



FILE: PA02-0019

DATE: April 15, 2002
TO: File/Record/Applicant
FROM: Thomas B. Mathews, Director, Planning and Development Services Department
SUBJECT: Planning Application PA02-0019 for Administrative Site Development Permit
APPLICANT: Dave and Tamie Radan, property owners
Tom Haigh, Haigh Builders, agent

I. NATURE OF PROJECT:

The applicant requests approval of a Site Development Permit, as required by Zoning Code Section 7-9-139, for grading in excess of 5,000 cubic yards of earth material. The proposed grading includes 7,000 cubic yards of fill of which 6,340 is imported from off-site. The grading proposed is in association with the construction of a new single-family dwelling. The grading on the subject site is also a component of the grading proposed on the adjacent lot to the west, which has a separate grading permit, number GB020027. In addition to the grading proposed, retaining walls up to six feet in height are required at the rear of the property. Separate building permits will be required for these walls. These proposed retaining walls are in conformance with the Zoning Code standards for fences and walls.

The project site is an existing lot of recorded located in the North Tustin area at 11262 Skyline Drive. The site is zoned 125 (minimum lot width in feet) E4 "Small Estates"/20000 (minimum lot area in feet). The site is approximately 37,000 square feet in area, averaging 165 feet in width and 226 feet in depth. Access to the site is From Skyline Drive (a public road). At the rear of the property is Darlene Drive (a private road), which the property does not have access rights. The site was previously developed with a single-family dwelling. This dwelling was destroyed by fire several years ago according to the applicant.

The proposed grading project was reviewed by the North Tustin Advisory Committee (NTAC) at its meeting held February 20, 2002. NTAC recommended project approval subject to conditions regarding landscaping and exterior facing material on the retaining walls adjacent to Darlene Drive; and, use of Darlene Drive during construction. In addition to the standard conditions of approval for grading and drainage, Conditions of Approval Nos. 15 and 16 have been incorporated in this project approval (Appendix B) addressing NTAC's concerns.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 7-9-139 "Grading and Excavation".

III. ENVIRONMENTAL DOCUMENTATION:

Negative Declaration No. PA020019 has been prepared for this proposal. It was posted for public review on March 22, 2002 and became final on April 12, 2002. Prior to project approval, this ND was found adequate to satisfy the requirements of CEQA by the Director. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____

Chad G. Brown, Chief
CPSD/Site Planning Section

WVM

FOLDER: C:\Documents and Settings\meltonw\My Documents\Site Plans\Site Plan 2002\PA02-0019 Staff Raden.doc

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission 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.