



FILE: PA03-0085

DATE: December 18, 2003
TO: File/Record/Applicant
FROM: Bryan Speegle, Director, Planning and Development Services Department
SUBJECT: Planning Application PA03-0085 for Site Development Permit
APPLICANT: Mark Wigh, applicant/property owner
ADDRESS: 20731 Mountain View Road, Trabuco Canyon, Foothill-Trabuco Specific Plan area

I. NATURE OF PROJECT:

Mr. Wigh requests approval of the addition of 560 square feet of livable area to an existing two-story home constructed in 1976 to end with 1500 square feet of living space. The Foothill-Trabuco Specific Plan Review Board on 9/12/03 recommended approval of the project provided that the septic system be proven adequate. A condition to this effect has been emplaced. On 10/01/03, the Chief of the Drainage Section in the Subdivision and Grading Division concluded that the property was not located in the Federal Flood Hazard Area (County FP-2 zoning overlay).

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

County Ordinance 01-10 amending the Foothill-Trabuco Specific Plan and Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures".

III. ENVIRONMENTAL DOCUMENTATION:

The project was found Categorical Exempt (Class 1), as a minor addition to an existing single family dwelling, from the documentation requirements of CEQA. Appendix A contains the required Finding.

IV. CERTIFICATION:

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

Bryan Speegle, Director
Planning and Development Services Department

By: _____
Chad Brown, Section Chief

CPSD/Site Planning Section

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

EXHIBITS:

1. Project Plans

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.