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DATE: April 7, 2005

TO: File/Record/Applicant

FROM: Tim Neely, Director, RDMD / Planning and Development Services

SUBJECT: Planning Application PA05-0003 – Administrative Site Development Permit for a swimming pool and detached gazebo at 30602 Hamilton Trail, Trabuco Canyon, which is within the Foothill / Trabuco Specific Plan.

Owner: Mr & Mrs Loskutoff, represented by David Armeson

I. NATURE OF PROJECT:

The project consists of a Site Development Permit to permit the construction and installation of a swimming pool and to bring permits current for a previously existing gazebo. The swimming pool is to be constructed within the existing graded pad in the vicinity of the residence, the existing gazebo is adjacent to the residence. Other than the removal of soil for the swimming pool, no additional grading will occur.

The project site, located at 30602 Hamilton Trails in Trabuco Canyon, is subject to the guidelines and requirements of the Foothill/Trabuco Specific Plan. The Specific Plan was adopted by the Orange County Board of Supervisors on December 9, 1991 as the planning and zoning document for the Foothill/Trabuco area and went into effect January 9, 1992 (County Ordinance No. 3851). A goal of the Plan is to preserve the rural character and unique natural resources of the area, while still allowing landowners a reasonable opportunity to develop their properties. The Specific Plan replaces conventional zoning districts with specific land use districts, which are supported by additional regulations and guidelines. The property lies within the Trabuco Canyon Residential (TCR) District and allows for Administrative approval of projects of this nature.

On March 11, 2005 the Foothill Trabuco Specific Plan Review Board (FTSPRB) reviewed and recommended approval of the proposed project. Members of the FTSP Review Board held discussions regarding the application. Following the discussions, the project was recommended for approval with a vote of three in favor, none opposed and one abstention. Action minutes from the March 11, 2005 meeting are included in the attachments to this report.

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 7-9-136.1 "Temporary Uses and Structures", together with the Foothill Trabuco Specific Plan Text.

III. ENVIRONMENTAL DOCUMENTATION:

The project is Categorically Exempt (Class 3) as defined by the California Environmental Quality Act.

IV. CERTIFICATION:

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

Tim Neely, Director, RDMD / Planning and
Development Services

By: signature on file
Charles M. Shoemaker, Chief

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 \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

FTSP Review Board Minutes, dated March 11, 2005