



DATE: May 22, 2006
TO: File/Record/Applicant
FROM: Timothy S. Neely, Director, RDMD/Planning and Development Services
SUBJECT: Planning Application PA06-0020 for Site Development Permit
APPLICANT: Jeff Frum, property owner

I. NATURE OF PROJECT:

Owner requests site development permit approval for construction of a swimming pool with spa and associated grading as a “minor homeowner improvement” under the Foothill-Trabuco Specific Plan, at 19292 Leal Trail, in the Foothill-Trabuco unincorporated area.

The property is zoned Foothill-Trabuco Specific Plan “Trabuco Canyon Residential”, and has a General Plan land use designation of “Suburban Residential”. Development of the existing home, detached garage, and grading for same on this 2 acre lot were performed by construction permits issued pursuant to Site Development Permit 84-146 and Changed Plan dated 04/14/87. The parcel was created by Parcel Map 82-129. All previous permitted development occurred prior to adoption of the current Specific Plan. As such, there was no dedication of open space as would now be required for major construction or grading. Such dedication is not required for minor homeowner improvements conducted per Specific Plan Section III.C.14.0.

The Foothill-Trabuco Specific Plan Board of Review examined and recommended approval of this project on May 16, 2006.

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 Section III.C.14.0 of the Foothill-Trabuco Specific Plan.

III. ENVIRONMENTAL DOCUMENTATION:

The project was found Categorical Exempt (Classes 3 and 4), as minor new construction and minor alteration to land, from 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.

Timothy S. Neely, Director
RDMD/Planning and Development Services

By: _____
Charles Shoemaker, Chief
Site Planning, Land Use Services

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