



DATE: February 27, 2007
TO: File/Record/Applicant

FROM: Tim S. Neely, Director, Planning and Development Services

SUBJECT: Planning Application PA06-0094 is a privately-initiated Site Development Permit request for minor home improvements - kitchen and dining area addition/relocation.

The site is located at 20591 Trabuco Oaks Drive in Trabuco Canyon (Third Supervisorial District).

APPLICANT: Larry Poe, property owner

I. PROJECT HISTORY/NATURE OF PROJECT

The proposed project will consist of a 280 square-foot (approximately) addition to the existing 988 square-foot residence. The addition will move the existing kitchen and dining area to a new location on the north side of the house which has served as a patio. A new approximately 160 square-foot patio area with a wooden (MFG) deck and wood/metal guard rail is also included.

This area has existing eight-foot high retaining walls constructed of concrete block with reinforced steel rebar and concrete filled cells. These retaining walls will remain as such and will not be used in conjunction with the new construction.

The new wood-stud walls will be installed on a new concrete foundation and floor. The exterior of the addition will be finished in the same materials and color as the existing residence.

II. REFERENCE: Authority for Administrative action is given by the County of Orange Zoning Code, Section 7-9-150.3 (d) for site development permits.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is Categorically Exempt (Class 3, Section 15303) from the provisions of CEQA. Class 3 provides for the exemption of projects involving construction or conversion of small structures from one use to another where only minor modifications are made to the exterior of the structure.

IV. CERTIFICATION:

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

Tim S. Neely, Director
Planning and Development Services Department

By: _____
Ron Tippets, Chief
Site Planning Section

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.

ATTACHMENTS:

Appendix A - Findings
Appendix B - Conditions of Approval



APPENDIX A
Larry Poe, PA 060094
20591 Trabuco Oaks Drive, Trabuco Canyon
Findings

1. [AA01] General Plan

That the use or project proposed is consistent with the objectives, policies, and general land uses and programs specified in the General Plan adopted pursuant to the State Planning and Zoning Law.

2. [AA02] Zoning

That the use, activity or improvement(s) proposed, subject to the specified conditions, is consistent with the provisions of the Zoning Code, or specific plan regulations applicable to the property.

3. [AA03] Compatibility

That the location, size, design and operating characteristics of the proposed use will not create unusual conditions or situations that may be incompatible with other permitted uses in the vicinity.

4. [AA04] General Welfare

That the application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

5. Categorical Exemption (Custom)

That the proposed project is Categorically Exempt (Class 3, Section 15303) from the provisions of CEQA. Class 3 provides for the exemption of projects involving construction or conversion of small structures from one use to another where only minor modifications are made to the exterior of the structure.



APPENDIX B
Larry Poe, PA 060094
20591 Trabuco Oaks Drive, Trabuco Canyon

Conditions of Approval

1. [Z01] BASIC/ZONING REG

Approval: CP CP NA

This approval constitutes approval of the proposed project only to the extent that the project complies with the Orange County Zoning Code and any other applicable zoning regulations. Approval does not include any action or finding as to compliance of approval of the project regarding any other applicable ordinance, regulation or requirement.

2. [Z02] BASIC/TIME LIMIT

Approval: CP CP NA

This approval is valid for a period of 36 months from the date of final determination. If the use approved by this action is not established within such period of time, this approval shall be terminated and shall thereafter be null and void.

3. [Z03] BASIC/PRECISE PLAN

Approval: CP CP NA

Except as otherwise provided herein, this permit is approved as a precise plan. If the applicant proposes changes regarding the location or alteration of any use or structure, the applicant shall submit a changed plan to the Director, PDS, for approval. If the Director, PDS, determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.

4. [Z04] BASIC/COMPLIANCE

Approval: CP CP NA

Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Orange County Zoning Administrator.

5. [Z05] BASIC/OBLIGATIONS

Approval: CP CP NA

Applicant shall defend at his/her sole expense any action brought against the County because of issuance of this permit. Applicant shall reimburse the County for any court costs and attorneys fees that the County may be required to pay as a result of such action. The County may, at its sole discretion,

participate in the defense of any action, but such participation shall not relieve applicant of his/her obligations under this condition.

6. [Z06] BASIC/APPEAL EXACTIONS

Approval: CP CP NA

Pursuant to Government Code Section 66020, the applicant is hereby informed that the 90-day approval period in which the applicant may protest the fees, dedications, reservations or other exactions imposed on this project through the conditions of approval has begun.

7. [N10] CONSTRUCTION NOISE

Approval: BP BP G

A. Prior to the issuance of any grading permits, the project proponent shall produce evidence acceptable to the Manager, Building Permit Services, that:

(1) All construction vehicles or equipment, fixed or mobile, operated within 1,000' of a dwelling shall be equipped with properly operating and maintained mufflers.

(2) All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).

(3) Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.

B. Notations in the above format appropriately numbered and included with other notations on the front sheet of the project's permitted grading plans, will be considered as adequate evidence of compliance with this condition.

8. [WQ05] EROSION AND SEDIMENT CONTROL PLAN

Approval: BI BI GB

Prior to the approval of any grading permit, the applicant shall submit an Erosion and Sediment Control Plan (ESCP) in a manner meeting approval of the Manager, Building Permit Services, to demonstrate compliance with local and state water quality regulations for grading and construction activities. The ESCP shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages or coastal waters by wind, rain, tracking, tidal erosion or dispersion. The ESCP shall also describe how the applicant will ensure that all BMP's will be maintained during construction of any future public right-of-ways. A copy of the current ESCP shall be kept at the project site and be available for County review on request.

Fire Access Roads (FP4)

Service Code: 2.8.1 (Emergency Access & Fire Hydrant Locations)

Prior to the issuance of any building permits, the applicant shall obtain approval of the Fire Chief for all fire protection access roads to within 150 feet of all portions of the exterior of every structure on site. Please contact the OCFA at (714) 573-6100 or visit the OCFA website to obtain a copy of the "Guidelines for Emergency Access."

Water Availability (FP2)

Service Code: 2.8.1 (Emergency Access & Fire Hydrant Location)

Prior to the issuance of any building permits, the applicant shall provide evidence of adequate fire flow. The "Orange County Fire Authority Water Availability for Fire Protection" form shall be signed by the applicable water district and submitted to the Fire Chief for approval. If sufficient water to meet fire flow

requirements is not available an automatic fire extinguishing system may be required in each structure affected. **If the square footage of the addition is in excess of 75% of the existing square footage, fire sprinklers would also be required.** The square footages are not provided on the plan.

Please note that our GUIDELINES and INFORMATIONAL BULLETINS can be found on the OCFA web site at www.ocfa.org/business/pandd/index.htm under Codes and Standards. If you need additional information regarding these conditions, please contact me by phone at (714) 573-6133, by fax at (714) 368-8843 or send an email to Lynnepivaroff@ocfa.org.