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| **DATE:** | May 19, 2021 |
| **TO:** | Foothill/Trabuco Specific Plan Review Board |
| **FROM:** | Ilene Lundfelt, Associate Planner |
| **SUBJECT:** | **PA20-0165-** A Site Development Permit for a Minor Homeowner improvement to establish a new 250 sq. ft. enclosed patio cover to an existing uncovered deck at 31116 Mountain View road located in the Trabuco Oaks Residential District. |

Members of the Foothill/Trabuco Specific Plan Review Board,

Staff looks forward to your review and comment of the subject application at your June 9, 2021 Foothill/Trabuco Specific Plan Review Board meeting.

Included are application materials submitted to the OC Development Services / Planning for PA20-0165 a Site Development Permit for a Minor Homeowner improvement to establish a new 250 sq. ft. enclosed patio cover to an existing uncovered deck at 31116 Mountain View Road located the Trabuco Oaks Residential District.

The current property has an existing 2,871 sq. ft. 3-story single family residence with an attached garage what was established in 1988. The original home was established prior to the adoption of the Foothill/Trabuco Specific Plan. The applicants are applying for minor homeowner improvement to enclose an existing deck on the third floor to they can enjoy a new shaded area on their property. All of the addition will be within the existing footprint of the building; there are no grading or tree removal that is expected with this proposal.

Staff has reviewed the project and has deemed the application complete and finds the project to be consistent with intent of the specific Plan. The single-family home is a permitted use under the Foothill/Trabuco Specific Plan (FTSP) with the approval of a Site Development Permit for a Minor Homeowner Improvement by the Director.

If you have any questions feel free to contact me at (714) 667-9697 or [Ilene.Lundfelt@ocpw.ocpw.ocgov.com](mailto:Ilene.Lundfelt@ocpw.ocpw.ocgov.com)

Attachments:

1. Site Plan
2. Site photos