
MEETING MINUTES

**North Tustin Advisory Committee (NTAC)
Wednesday, August 18, 2021 – 1:30pm PDT via virtual meeting**

1:33pm: Brian Kurnow, County of Orange, started the online meeting and explained the process to all attendees including public comment.

I. CALL TO ORDER / FLAG SALUTE

Mike Fioravanti called the virtual meeting to order at 1:34PM. No flag salute due to online forum.

- *NTAC members in attendance:* David Feldberg, Mike Fioravanti (Secretary), Dessa Schroeder, Pat Welch. Quorum was met with four (4) members.
- *County of Orange attendees:* Brian Kurnow, Bellinda Erikson

II. APPROVAL OF THE MINUTES FROM PREVIOUS MEETING

David Feldberg made a motion to approve the minutes from the July 2021 meeting. Pat Welch second the motion and the committee then voted (all in favor) to approve the minutes.

III. COMMITTEE BUSINESS - None

IV. OLD BUSINESS - None

V. NEW BUSINESS

Project: Planning Application - PA20-0175 (Wong Residence)

Owner: Mike and Evelyn Wong

Agent: Anders Lasater

Location: 1901 Park Skyline Road, North Tustin

Proposal: Request approval of a Use Permit for over height walls to a maximum height of 18 feet within the side setback.

Mike Fioravanti explained the purpose and agenda for the today's meeting so that meeting attendees know the process and the role of NTAC. Mike was leading the meeting due to the absence of Peter Schneider, NTAC Chair.

PRESENTATION FROM APPLICANT

Michael (Mike) and Evelyn Wong, property owners were present along with Anders Lasater, AIA President of Anders Lasater Architects, Inc.

Anders Lasater gave a high-level overview of the project:

- New single-family residence to be built on an undeveloped lot.
- The attached garage is cut into the hill and needs an 18' side wall, at it's peak, and then slopes down to the street with the height reduced to align with the slope (lower height as it's closer to the street).
- A planter is located on the outside wall of the garage and an attached retaining wall is 18' exposed at the back of a parking space (outside of the garage).
- It slopes quickly down to zero at the ground level (street) from the garage maximum height.

Architectural plans and photos were shared online during the presentation.

Mike Wong shared *"the wall follows the contour of the hill so from the neighbor's perspective it's a three- or four-foot wall"*.

NTAC COMMITTEE QUESTIONS:

A few questions were asked during the presentation (above) for clarification on the design plans shared online.

Pat Welch asked how many neighbors would have visibility to the wall. Evelyn Wong confirmed it's just the one neighbor next door.

Mike Fioravanti asked if the neighbor adjacent to this property has been contacted about the proposed project. Mike Wong confirmed that "Patricia" (last name not clear), who lives at 1911 Park Skyline, is aware of the wall and that it would not impact her view. He further stated she said *"...whatever you're building is better than what's been there for a number of years --- which is nothing"*. He added that she was *"very positive"* about having a home on the vacant lot.

Dessa Schroeder asked for clarification on how the slope will be handled. Evelyn Wong shared a tree line is between the property line with the other neighbor so the wall will have limited view. An online photo was shared to confirm.

Evelyn Wong shared that a concrete pad at the top of the property will remain. It was used as an RV lot by the previous owner.

Dessa Schroeder inquired about the neighbor conversations. Mike Wong confirmed the conversation (noted above) with Patricia S. and her view would not change. Mike Wong said multiple conversation have also taken place with *"John and Beth"* that live on the opposite side of the property. He said the couple shared it was *"very beautiful"* in regard to the design plans.

Pat Welch noted that the 18' wall height is 3x the normal wall height and asked if there were any other options considered. Mike Wong said the required setback of 35' on the front property line forced the house to be pushed into the grade of the hill which then created the need for the 18' wall off the garage. Anders Lasater said the house will sit in the middle of the pad along with a long driveway. The elevation rises from the street

to the grade in the back of the property which is why the garage is cut into the hill and the need for an 18' wall. There wasn't any other option due to the steep grade and this was the best solution for the garage.

No other questions from the committee.

PUBLIC COMMENT

No public comment.

COMMITTEE DISCUSSION

Mike Fioravanti clarified the NTAC process at this point in the meeting...

Pat Welch said all of his questions were answered including the 18' wall height. Mike Fioravanti agreed that the wall height issue was addressed.

David Feldberg was good with the explanation and the support of the neighbors.

David Feldberg made a motion to approve the Use Permit application as outlined in PA20-0175. Pat Welch second the motion.

Roll call vote was taken:

David Feldberg (yea), Mike Fioravanti (yea), Dessa Schroder (yea), Pat Welch (yea)

4 = yea

0 = nay

Motion approved.

VI. PUBLIC COMMENT (OTHER ITEMS) - NONE

VII. ADJOURNMENT

Pat Welch made a motion to adjourn the meeting, Dessa Schroder second. All agreed and meeting was closed at 2:12pm

*Meeting notes compiled by Mike Fioravanti (Secretary)
22 August 2021*