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OCPublicWorks.com



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ORANGE COUNTY  
**OC Public Works**  
MEMORANDUM

**To:** North Tustin Advisory Committee  
**From:** Cynthia Burgos, Contract Planner  
**Date:** October 20, 2021  
**Subject:** Planning Application PA19-0188 (Baja Panorama Residence)

OC Development Services/Planning requests the Committee's review and comment on the subject application.

PA19-0188 requests approval of Use Permit for over height walls located within the setback areas and a Site Development Permit for grading. The County of Orange Zoning Code requires approval of a Use Permit by the Zoning Administrator for approval of over height walls within the setback areas. The Zoning Code also requires a Site Development Permit for grading of more than five hundred (500) cubic yards on a slope greater than thirty percent (30%).

The proposed project includes the following improvements:

- Three-story single-family residence
- Retaining walls varying in height to a maximum of 18 feet.
- Grading of 995 cubic yards on a slope of greater than thirty percent (30%).

The project site, currently undeveloped, is located at 12561 Baja Panorama, Santa Ana. The applicant is proposing to build a new three-story single-family house on a sloped lot of approximately thirty percent (30%). The driveway will be cut into the middle of the property creating a level pad for the first floor, garage and the front yard area. The second and third floor will be stepped up the slope to minimize the cut and the retaining walls. The slope of the property requires retaining walls that exceed the maximum allowed heights of 3'6" within the front setback area and 6' within side and rear setback areas. Due to the steep slope of the property the applicant is proposing to add retaining walls that will vary in height to a maximum of 18' along the sides and rear of the property.

**Attachments:**

1. Plans
2. Letter of Justification
3. Site Photo

**Phillip Bennett, Architect**  
3360 Horizon Street  
Corona, Ca 92881  
Phone 714 997-4956 Cell 714 931-6720

June 14, 2019  
**Revised March 01, 2021**

**County of Orange, OC Public Works, OC Planning  
Land Use Planning  
601 N. Ross Street Santa Ana, Ca 92701  
Attn: Ms Cynthia Burgos Planning Dept.**

**RE: Letter of Project proposal and scope of work  
12561 Baja Panorama Santa Ana, Ca 92705**

Owner: Mr and Mrs Paul and Pat Phangsavanh  
3030 Mary Common Santa Ana, Ca 92703

The project consist of construction a new 3-story hillside residence on the address referenced above. The site is currently vacant, upslope of approx.. 30 degrees with access from the existing developed roadway. The driveway will be cut into the middle of the property, creating a level pad for the first floor, garage and the front yard area. The second and third floors will be stair stepped up the slope to minimize the cut and the retaining walls.

The finished residence will be a total of 3630 s.f. of living space with an attached 759 s.f. 3-car garage.

All utilities are accessible to the site. Sewer is in street, gas and water are in street with electrical on adjacent side of existing roadway. Existing fire hydrants are within 50' of the property.

### **Justification:**

There are no special zoning requirements, the property is zoned for residential use. (R1-10000 (SR). A discretionary permit is required for grading over 500 cubic yards and over height walls exceeding 3.5 feet in the front yard setback and 6'-0" in the side and rear yard setbacks.

The proposed development is consistent with adjacent surrounding properties.

The proposed development will have no adverse effect on the public health and safety or the general welfare of residents or general public.

There are no special circumstances associated with the proposed development.



The approval of this request does not provide any special privileges that are not provided to any other land owner who wish's to develop his or her property.

P. Paul P. Paul

Signed and notarized by Agent or Owner

Paul PHANGSAVANH

Concurrence by City Manager, OC Planning

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA COUNTY OF Orange  
Subscribed and sworn to (or affirmed) before me on this 11<sup>th</sup> day of March  
2021 by Paul P. Phangsavanh,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Trupti Trivedi  
(Signature of Notary)

