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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



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)

