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# MEETING MINUTES

North Tustin Advisory Committee (NTAC)  
Wednesday, October 20, 2021  
7pm @ Tustin Unified School District boardroom

## I. CALL TO ORDER / FLAG SALUTE

Peter Schneider called the in-person meeting to order at 7:01PM. Flag salute led by Mike Fioravanti.

- *NTAC members in attendance:* Mike Fioravanti (Secretary), Peter Schneider (Chair), Dessa Schroeder, Kirk Watilo, Pat Welch.
- *County of Orange attendees:* None

## II. APPROVAL OF THE MINUTES FROM PREVIOUS MEETING

Pat Welch made a motion to approve the minutes from the August 2021 meeting. Dessa Schroeder second the motion and the committee then voted to approve the minutes. All voted in favor while Peter Scheider and Kirk Watilo abstained since they were absent from the online meeting.

## III. COMMITTEE BUSINESS - None

## IV. OLD BUSINESS - None

## V. NEW BUSINESS

**Project:** Planning Application - PA19-0188 (Baja Panorama Residence)

**Owner:** Paul Phangsavanh

**Agent:** Phillip Bennett (Architect)

**Location:** 12561 Baja Panorama, Santa Ana

**Proposal:** The applicant is seeking a Use Permit for over height walls, to a maximum height of 18 feet, within the setback areas and a Site Development Permit for grading of 995 cubic yards on a slope of greater than thirty percent (30%).

### PRESENTATION FROM APPLICANT

Paul Phangsavanh, the property owner, provided a very brief, high-level overview of the project and reiterated the proposed changes.

### NTAC COMMITTEE QUESTIONS:

Dessa Schroeder asked for clarification on the status of the adjacent properties and if those owners have been contacted. Paul Phangsavanh stated there aren't any neighbors currently due to the vacant lots, including for this project.

Kirk Watilo noted the access is off Baja Panorama and inquired about the setback. Paul Phangsavanh gave estimated numbers only.

Pat Welch referenced the plans for the three-stories and asked about the specific height from grade to the top of the roof. Paul Phangsavanh stated the front is 34'. Mike Fioravanti noted the architectural drawing show 40'4". Paul Phangsavanh agreed the drawing shows that number but then still referenced the 34' height. Paul Phangsavanh also clarified the bottom floor was for the garage and bonus area.

Peter Schneider asked if the design of the property could be done without requiring the over height walls or cubic grading since it was a vacant lot. Paul Phangsavanh said he could not answer without the architect, Philip Bennett, as he was paid to handle these issues. Pat Welch inquired why the architect was not present at the meeting tonight and Paul Phangsavanh said he did not contact him or ask him to attend. Mike Fioravanti confirmed with Paul Phangsavanh that the architect was needed in order to answer the questions presented by the committee (including questions not asked yet).

Peter Schneider feels these basic questions will need to be answered in order for the committee to understand why this new design/building on a vacant lot will need to have the proposed modifications. He suggested to the applicant that the project be presented at the next NTAC meeting with the architect present, not just a letter from Philip Bennett. Paul Phangsavanh agreed that it makes sense to re-schedule.

Paul Phangsavanh said this has been a three-year process with the "city" (*County*) and he is trying to be accommodating to the rules and regulations. Paul Phangsavanh will ask Philip Bennett, the architect, to attend the next meeting.

Peter Schneider then provided a verbal summary on the role of NTAC and its purpose as it relates to planning matters within the County of Orange. He noted that NTAC wants to have all of the necessary information from applicants before any decisions are made by the committee before it is passed to the planning commission. Paul Phangsavanh felt this information made it clear on what needs to happen and he agreed to postpone the project.

No other questions from the committee.

### PUBLIC COMMENT

Joyce McBroom (12522 Vista Panorama) - Lives on the street above this project. She inquired about seeing a lot being graded along with the block wall and if this was that specific project site. Paul Phangsavanh confirmed that was the next door property. Joyce McBroom also noted that the road has a sharp turn close by that will impact the

truck activity during the proposed removal of the cubic dirt. Aside from these concerns she is supportive of the project.

Paul Phangsavanh responded he is highly concerned about the existing slopes and the need for the retaining walls to eliminate dirt/mud slides on the properties. He referenced a soil study that has been done (passed) and can be discussed with the architect.

#### COMMITTEE DISCUSSION

Kirk Watilo made a motion to **continue the project review at the next meeting when the architect is available to answer the committee questions** . Mike Fioravanti second the motion.

Peter clarified with the applicant that no decision is being made tonight and the committee would look to review this project at a later date when the architect is present. Paul Phangsavanh confirmed his understanding/agreement and would contact his architect accordingly.

Roll call vote was taken on the motion:

Mike Fioravanti (yea), Peter Schneider (yea), Dessa Schroder (yea), Kirk Watilo (yea), Pat Welch (yea)

5 = yea

0 = nay

Motion approved.

#### **VI. PUBLIC COMMENT (OTHER ITEMS) - NONE**

#### **VII. ADJOURNMENT**

Dessa Schroeder made a motion to adjourn the meeting, Peter Schneider second. All agreed and meeting was closed at 7:35pm

*Meeting notes compiled by Mike Fioravanti (Secretary)  
21 October 2021*