

FOOTHILL/TRABUCO SPECIFIC PLAN REVIEW BOARD Trabuco Canyon, California

Meeting minutes of the regular meeting of the Foothill/Trabuco Specific Plan Review Board held February 9th, 2022 at 7:00 P.M.

In attendance were Board Chairman Dale Weber, Vice-Chairman Jake Reed, Secretary Robert Borland, and members Richard Gomez and Mike McClanahan. Joining the meeting were members of the public and County representatives.

Item 1) Call to Order

The meeting was called to order at 7:05 PM by Dale Weber

Item 2) Approval of Minutes

Motion by McClanahan: Approve minutes as presented

Second by Gomez

No further discussion

Vote: 4-Ayes 1-Abstain

Item 3) Old Business

None

Item 4)

PA19-0228

A Site Development Permit and Use Permit at 19071 LiveOak Canyon Road. Site Development Permit is for a minor homeowner improvement to permit an unpermitted 587 square foot barn and to convert an existing 960 square foot storage building into an Accessory Dwelling Unit. The Use Permit is to allow for an over height accessory structure (barn) to be allowed in the setback area.

Applicant explained the history of the property and what changes he wanted to make.

Board Discussion:

McClanahan asked if there were any neighbors that had any concerns, or if the over height barn would be seen by anyone. Applicant explained that it was set back from the road and backed up to the Toll Road land. No neighbor concerns and it wouldn't block anyone's view. Borland asked for clarification on the setback.

Public Comments:

Susan Piazza has toured the property and explained that you cannot see the barn from the street.

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Believes we should approve the application.

Motion:

McClanahan made a motion to approve

Reed seconded

Vote: 5-Ayes, unanimous.

PA18-0015

Use Permit for the addition of dining area to an existing restaurant located at 20782 Trabuco Oaks, Trabuco Canyon and for approval of alternative parking to the required off-street parking.

Applicants representative gave a history of the property and presented the applicants request.

Board Discussion:

Gomez and Reed asked about alternative places to park in the area, and the only possible option is future use of some land behind the general store, but that is not available today. Gomez and McClanahan shared concerns about fire safety and evacuation if there was ever a fire in the canyon behind the restaurant.

Applicant confirmed that there are “No Parking” signs, and no one will be parking on the road in front of the property potentially blocking traffic if there was a need for evacuation.

Public Comments:

Susan Piazza shared her support for approval. Said 790 people live up the road and she and 10 other people walk to the restaurant every weekend to reduce the number of cars.

Michelle Johnson said the steakhouse is very important to the community and supported approval.

Ray Chandos asked about the presence of a site development plan. Brian from the county clarified that the use permit the applicant is applying for has a higher threshold of approval than a site development plan, so it was unnecessary.

Motion:

Borland made a motion to approve

McClanahan Seconds

Vote: 5-Ayes, unanimous.

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Item 6) Public Comments

None

Item 7) Administrative Matters

Annual officer elections. Weber to continue as Chair, Reed as Vice-Chair, and Borland as Secretary.

Reed made a motion to approve

Gomez seconds the motion

Vote: 5 Ayes, unanimous

Weber shared with the county representatives that the link for the FTSP documents doesn't seem to be working.

McClanahan made a motion to adjourn, Borland seconds. Meeting adjourned at 8:41 PM