



ORANGE COUNTY
OC Public Works
 MEMORANDUM

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DATE December 14, 2022
TO Foothill/Trabuco Specific Plan Review Board
FROM Ilene Lundfelt, Associate Planner (714) 667-9697 or
Ilene.Lundfelt@ocpw.ocgov.com
SUBJECT **PA22-0182-** A Site Development Permit for a minor home improvement for an additional of 181 sq. ft. for a new dining area to an existing home at 20672 Mountain View Rd. (APN: 842-091-44) located in the Trabuco Oaks Residential District.
APPLICANT Jon Shingledecker, JKS Construction



RECCOMENDATION

By motion find that:

1. The proposed project is Exempt from the California Environmental Quality Act; and,
2. The proposed project is Consistent with the Foothill/Trabuco Specific Plan (FTSP); and,
3. Recommend that the Director approve the proposed Site Development Permit.

SUMMARY

Planning Application (PA) 22-0182 for a Site Development Permit for a minor homeowner improvement. The proposed project is located at 20672 Mountain View Road. The applicant is requested to enclose an existing deck for a new dining area. Work has already started on the property without permit.

BACKGROUND

The property is Lot 240 of Tract No 926 recorded in 1928, is in the Trabuco Oaks Residential District. The project site currently has a 2,060 square foot single family residential home with a total of 1,339 square feet of deck with an attached two car garage approved under PA140084.

DISCUSSION

Per Section III.C.14.0 of the Foothill/Trabuco Specific Plan, approved as Ordinance 01-010, “minor improvements as described below shall be allowed for a lawfully established single-family residence subject to a site development permit reviewed by the F/TSP Review Board and approved by the Director.” Per Section a. “The existing residence and accessory structures may be expanded vertically up to the height limit per the applicable district regulations in this Specific Plan.” None of the improvements will exceed the established thresholds and thus qualifies as a Minor Homeowner Improvement.

The applicant is proposing to enclose 181 square feet within the footprint of an existing uncovered deck for a new dining area located on the second floor of the residence. The applicants are requesting this improvement to have a larger dining area. The addition will be within the existing footprint of the building and no grading or tree removal is expected with this proposal. As a result of staying within the existing footprint and only providing vertical improvements, the proposed project is consistent with the Minor Homeowner Improvement section of the F/TSP. Additionally, the overall height of the improvements will not exceed the maximum allowed building height, nor will it exceed the height of the existing residence.

The single-family home is a permitted use under the FTSP, subject to the approval of a Site Development Permit by the Planning Commission. The proposed project meets all development standards identified in the FTSP and the County Zoning Code. Staff from the Building, Planning and Traffic Divisions have reviewed the requested Site Development application and recommend approval of the proposed project.

ENVIRONMENTAL DETERMINATION

Staff has determined that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under the Class 3 exemption pursuant to Section 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures.

Attachments:

1. Site Plan
2. Site Photos