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ORANGE COUNTY Public Works MEMORANDUM

DATE May 31, 2023

TO Foothill/Trabuco Specific Plan Review Board

FROM Ilene Lundfelt, Associate Planner (714) 667-9697 or Ilene.Lundfelt@ocpw.ocgov.com

SUBJECT **PA23-0015-** A Site Development Permit for a minor home improvement for new 420 square feet attached carport with a deck to an existing home located at 31102 Mountain View Rd. (APN: 842-091-50) located in the Trabuco Oaks Residential District.

APPLICANT Enna Eskin, Horizon Construction & Remodeling Inc

PROPERTY OWNER Robert and Ali Spessard

RECOMMENDATION

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) 23-0015 is for a Site Development Permit for a minor homeowner improvement. The proposed project is located at 31102 Mountain View Road. The applicant is requesting to add a new 420 sq. ft. attached carport with a deck. There is currently an unpermitted deck and carport in the proposed location. The current owner is submitting this application to replace the unpermitted carport and deck with the new proposed structure that will meet all current zoning and building codes.

BACKGROUND

The property is Lot 269 of Tract No 926 recorded in 1928, is in the Trabuco Oaks Residential District. The project site currently has a 1,529 square feet single family residential home with, and 262 square feet deck and an attached two car garage built in 1985 prior to the adoption of the specific plan.

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 b. “the residence may be expanded horizontally up to 50 percent of the existing building footprint and accessory structures on the same building site may be established/expanded with a building footprint up to 640 square feet (total existing plus new).” None of the improvements will exceed the established thresholds and thus qualifies as a Minor Homeowner Improvement.

The current owners are proposing a replacement of the existing unpermitted deck and carport. The addition will not exceed 50% of the existing footprint and no new grading or tree removal is expected with this proposal. 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