



ORANGE COUNTY  
**OC Public Works**  
 MEMORANDUM

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**To:** North Tustin Advisory Committee  
**From:** Kevin Canning, Contract Planner  
**Date:** July 19, 2023 (Meeting Date)  
**Subject:** Tentative Parcel Map TPM 2021-131 – Bent Tree Parcel Map

OC Development Services/Planning requests the Committee’s review and comment on the subject application.

Project Description

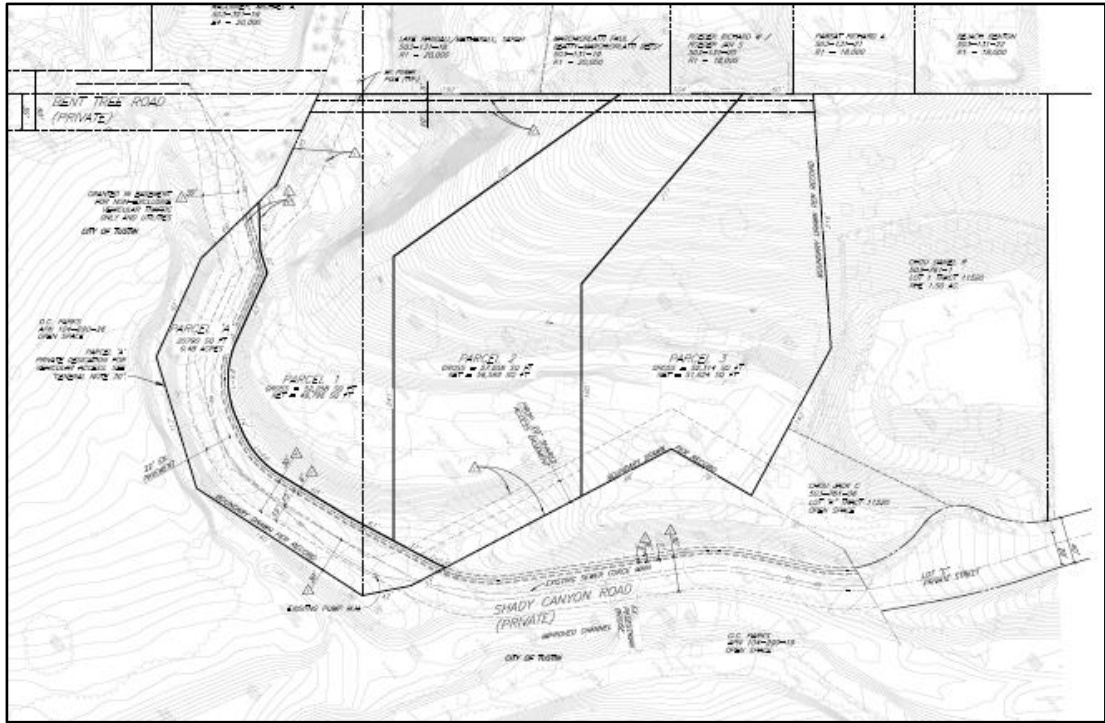
The applicant proposes to modify a previously approved, but now expired, parcel map. In 2016, the subject site was rezoned to require minimum 1-acre lots and subdivided to propose three residential lots. The 1-acre zoning remains in effect, but the map was allowed to expire.

Since that time, two adjacent areas of land have been purchased from County Parks and added to the mapped area. It only slightly changes the previous three-lot configuration. The addition of these two areas will facilitate the developer’s ability to install and maintain a fuel modification zone surrounding the proposed new development.

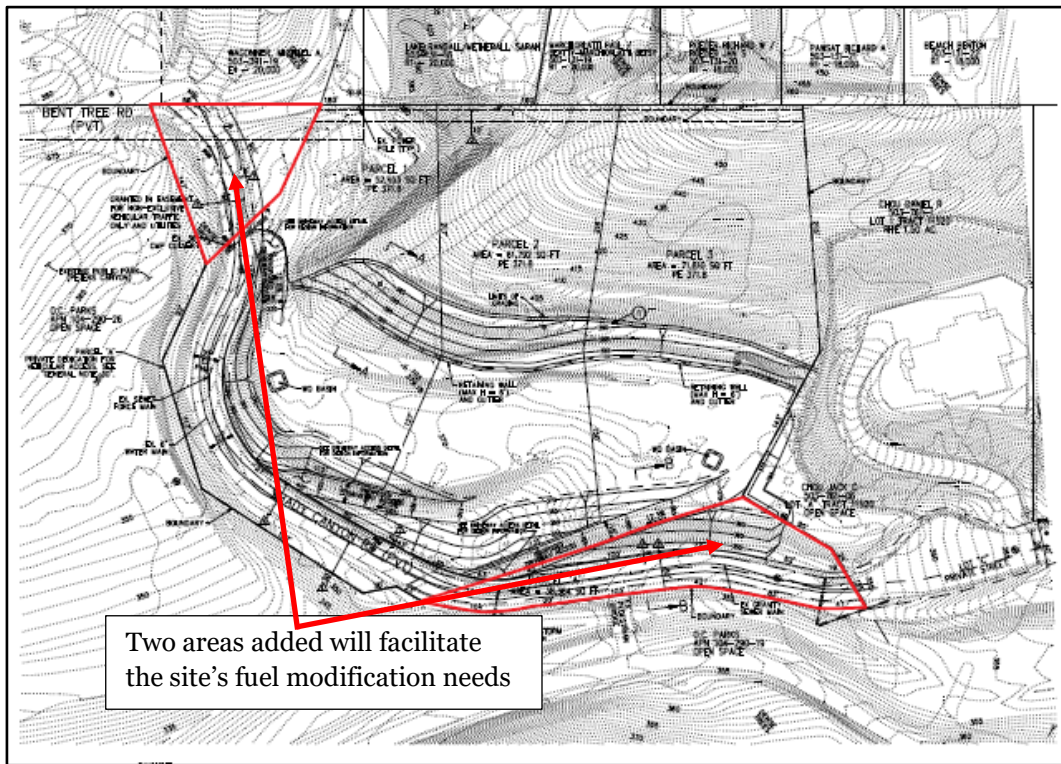
**Aerial of Existing Conditions**



### 2016 approved lot configuration



### Proposed 2023 Modification



Attached: NTAC March 2016 meeting minutes

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# MEETING MINUTES

## North Tustin Advisory Committee (NTAC) Wednesday, March 16, 2016

### I. CALL TO ORDER / FLAG SALUTE

Meeting called to order at 7:05 PM.

### II. ROLL CALL

Board members Pat Welch , Gail Michelsen, Sara Gerrick and Lance Jensen in attendance. Laree Alonso from County Planning was also in attendance.

### III. COMMITTEE BUSINESS

Lance Jensen addressed an email from the Regals requesting that the mention of the petition submitted by Norma Witt on behalf of The Colony residents be stricken from our October 2015 meeting minutes as the document seems to have been lost. However, Lance stated that the minutes were accurate as we did receive and view a copy of the petition and therefore they are not in error.

Sara motioned to approve February 2016 minutes. Lance seconded. Approved unanimously 4-0.

### V. NEW BUSINESS

#### 1. **Project:** PA150046 and TPM 2015-119

**Owner:** O'Rhyan Capital Management, LLC

**Location:** 10591 Bent Tree Rd., Santa Ana

**Proposal:** A proposal to rezone a 4.57 acre property from A1 to R1-1.0 and a Tentative Parcel Map to create three lots. This referral addresses two discretionary application requests. a) PA150046 proposes the rezoning of a 4.57 acre site from A1 Agricultural to R1- 1.0 (Residential Single Family with a 1.0 acre minimum lot area); and, b) TPM 2015-119 proposes the subdivision of the site into three residential parcels.

#### APPLICANT PRESENTATION:

Craig Potter and Victor Avilla presented. Project is trying to blend with area. About 1 acre per lot.

Gail asked who would develop lots if the subdivide is approved. Applicant currently plans on developing all parcels at least through grading and driveway construction because it would be difficult to sell it off individually without this. Applicant would like map recorded in 9-12

months. Gail asked about pad size. Currently there is a flat pad area. Retaining wall behind homes would shore up steep hillside.

Sara asked about "Lot A" and explanation of who owns roadway and easement situation. Applicant stated Lot A is private street. Currently provides access to other lots. Sara asked about maintenance of private road. Applicant thinks an agreement can be formalized with other roadway users.

Sara also wanted to ensure that front yard setbacks do not take credit for roadway ownership (setback starts at property line for parcel, not roadway). Applicant gave assurance that this is the case. Sara is also concerned that homeowners might try to maximize pad size by moving retaining wall back into hillside which would create more earthwork export. Applicant stated that current plans for an 8-foot wall is expected to be maintained.

Sara noted that Shady Canyon is accessed via Bent Tree which is also a private road. All construction and haul trucks associated with project grading would be traveling on Bent Tree and that is maintenance cost issue the Bent Tree residents would have to absorb. Applicant stated that they will try to balance on site because earth movement off site is very expensive. Applicant is not envisioning much import or export because of cost.

Sara stated that if proposed pad elevations on drawings are maintained, even with a 35 foot high residence, building would not impact view for homes behind as there is a large elevation differential. Parcel size is consistent with surrounding lots.

#### PUBLIC COMMENT

Sara Lake, behind the property. Only Lot 1 would impact them. Not opposed just interested in process.

Paul Marchiorlatti, also behind the project. Worried about slippage and drainage.

#### MOTION:

Lance would like NTAC to approve site development permit and grading plan. Private Street has issues applicant has to deal with but this is not something NTAC can condition.

**Sara motioned for approval of project with the following condition:**

- **Project return to NTAC prior to recordation and approval of site development permit and grading plan.**

**Motion passed unanimously, 4-0.**

#### ADJOURNMENT:

Meeting adjourned at 7:40