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ORANGE COUNTY  
**OC Public Works**  
MEMORANDUM

**To:** North Tustin Advisory Committee  
**From:** Arturo Cervantes, Senior Planner  
**Date:** July 19, 2023 (meeting date)  
**Subject:** Planning Application PA23-0042  
**Location:** 12341 Rebecca Lane, Santa Ana, CA 92705  
**Zoning:** E4 "Small Estates"

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OC Development Services/Planning Division requests the Committee's review and comments on a variance request.

Planning Application PA23-0042 requests approval of a Variance application to allow for a reduction in the rear yard setback requirement. The approval will allow the applicant to enclose an approximately 64 square foot existing breezeway that connects the garage and dwelling, resulting in the main structure having a setback of 15'-11" instead of the required 25 feet.

The applicant is also proposing a 300 Sq. Ft. expansion to the ground floor, an 85 Sq. Ft. addition to the 2nd story bonus room above the garage, as well as interior remodel work, all of which will be constructed within the allowable building site area.