



ORANGE COUNTY
OC Public Works
 MEMORANDUM

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DATE December 20, 2023
TO Foothill/Trabuco Specific Plan Review Board
FROM Ilene Lundfelt, Associate Planner (714) 667-9697 or
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SUBJECT **PA23-0121-** A Site Development Permit for a minor home improvement for new 212 square feet attached patio cover with solar panel to an existing home located at 20442 Pine Road. (APN: 842-111-35) located in the Trabuco Oaks Residential District.
APPLICANT Kevin Anderson
PROPERTY OWNER Jessica Dobson

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 (F/TSP); and,
3. Recommend that the Director approve the proposed Site Development Permit.

SUMMARY

Planning Application (PA) 23-0121 is for a Site Development Permit for a minor homeowner improvement. The proposed project is located at 20442 Pine Road. The applicant is requesting to add a new 212 square feet attached patio cover with solar panels. The current owner is submitting this application to construct the new proposed structure that will meet all current zoning and building codes.

BACKGROUND

The property is Lot 169 of Tract No 926 recorded in 1928, is in the Trabuco Oaks Residential District. The project site currently has a 724 square feet single family residential home with a detached garage.

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 applicant is proposing to add a new 212 square feet attached patio cover with solar panels. 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 at 11 feet 6.5 inches 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 provisions of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section Class 1 (Existing Facilities) pursuant to Section 15311 and Class 11 (Accessory Structures) pursuant to Section 15311 Guidelines and County of Orange procedures.

Attachments:

1. Site Plan
2. Site Photos