



ORANGE COUNTY
OC Public Works
 MEMORANDUM

County Administration South
 601 North Ross Street
 Santa Ana, CA 92701

P.O. Box 4048
 Santa Ana, CA 92702

(714) 667-8800

info@ocpw.ocgov.com

OCPublicWorks.com

 Administrative Services

 OC Development Services

 OC Facilities Design & Construction Management

 OC Facilities Maintenance & CUF

 OC Fleet Services

 OC Construction

 OC Environmental Resources

 OC Operations & Maintenance

 OC Infrastructure Programs

 OC Survey

DATE: September 18, 2024

TO: North Tustin Advisory Committee

FROM: Arturo Cervantes, Senior Planner
Arturo.Cervantes@ocpw.ocgov.com or (714) 667-8864

SUBJECT: PA24-0028 – Site Development Permit to allow over height walls, no taller than eight feet (8’-0”) in height, for property located at 12921 Villa Rose Drive, Santa Ana, California 92705 (APN: 393-061-45)

APPLICANT: Laura Grad and Robert Strege, Owners
 Janet Eldridge, Agent

RECOMMENDATION

By motion find that:

1. The Advisory Committee received the proposed project memorandum and finds that the proposed project is consistent with the North Tustin Specific Plan; and
2. The Advisory Committee recommends that the Director approve the proposed Site Development Permit.

SUMMARY

The applicant is seeking approval of a Site Development Permit for over height walls, no taller than eight feet in height, in the rear and side yards.

BACKGROUND

The subject property is zoned 100-E4 – “Small Estates” District and is located within the North Tustin Advisory Committee Jurisdiction/Area of Authority. The subject site is located near the end of a cul-de-sac and is a rectangular shaped parcel with a curved property line along the front that matches the cul-de-sac's shape. The property is situated on a sloping parcel with significant elevation changes towards the rear of the property. The lot is approximately 9,720 square feet in size and has an approximate width of 99 feet and depth of 91 feet. The property is adjacent to Villa Rose Drive, and has an existing 2,340 square-foot, two-story dwelling with an attached 2-car garage. The existing house was built in 1977.

DISCUSSION

Pursuant to Zoning Code Section Sec. 7-9-64. (f), modifications to fence and wall heights that are 8’-0” or less maybe permitted subject to the approval of a Site Development Permit by the Director, provided the following findings can be made:

1. The height and location of the fence or wall as proposed will not result in or create a traffic hazard; and
2. The location, size, design and other characteristics of the fence or wall will not create conditions or situations that may be objectionable, detrimental, or incompatible with other permitted uses in the vicinity.

The proposed walls are located toward the rear of the property, abutting the rear yards of adjacent neighboring properties. The proposed walls will not be near any road or driveways and will not create a hazard to traffic.

Additionally, the proposed walls will not create conditions or situations that are objectionable, detrimental, or incompatible with the surrounding residential uses. The proposed walls will match the style and height of walls in the surrounding properties, which also share a similar sloping topography. The applicant will obtain all required building permits prior to construction to ensure walls conform to current building codes.

CEQA COMPLIANCE

The proposed project is Categorically Exempt Class 3 (New Construction or Conversion of Small Structures) from the provisions of the California Environmental Quality Act, pursuant to Section 15303 because the exemption provides for the construction of new, small structures.

Attachments:

1. Plans
2. Letter of Justification
3. Site Photos