



ORANGE COUNTY
OC Public Works
 MEMORANDUM

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DATE: April 16, 2025

TO: North Tustin Advisory Committee

FROM: Arturo Cervantes, Senior Planner
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SUBJECT: PA24-0164 – Site Development Permit to allow over height walls, no taller than 8’-0” in height, and for grading operations involving more than 500 cubic yards on slopes greater than 30% for properties located at 12251 & 12612 Vista Panorama, Santa Ana, California 92705 (APNs 094-241-42 and 094-191-01)

APPLICANT: Jagadish Reddy, Agent
 Blake Street, Owner

RECOMMENDATION

By motion find that:

1. The Advisory Committee received the proposed project memorandum and finds that the proposed project is consistent with the applicable land use regulations; 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 by the Director for over height walls, no taller than 8’-0” in a required setback (where 6’-0” is the maximum height) and for on-site grading that exceeds 500 cubic yards on slopes greater than 30 percent.

BACKGROUND

The subject property is zoned R1-10000 – “Single-Family Residence” District. The lot is a 38,500 square-foot parcel with an average width of 215 feet and approximate depth of 175 feet. The site is developed with a 2,663 square foot, 1-story, single-family residence and attached garage. The existing house was built in 1960.

The parcel is a “through lot” that abuts two streets: Vista Panorama and Circula Panorama Place. The primary access to the site is from a driveway adjacent to Vista Panorama. The property has a steep natural slope, varying from 30% to 50%, that descends from the east property line (front yards) adjacent to Vista Panorama, down to west property line (rear yard) abutting Circula Panorama Place. The topography of the property has made it difficult for the homeowner to utilize the space in a safe and functional manner.

DISCUSSION

A Site Development Permit approved by the Director is required to allow for over-height fences and wall (above 6’-0” and up to 8’-0” high) in a required setback, or when a grading operation involves more than five hundred (500) cubic yards on a slope greater than thirty (30) percent, pursuant to the County’s Zoning Code Sections 7-9-64(f) and 7-9-66(b), respectively.

The project proposes to grade the existing sloped land behind the house to create leveled, terraced areas to accommodate site improvements including a pool and spa, barbecue and patio areas, a deck, and a courtyard. Additionally, the rear yard area adjacent to Circula Panorama Place will be leveled and utilized as a driveway with two new street entry points, and for a carport. The driveway will be surrounded by retaining walls and hardscape within a required setback, and will extend into the adjacent neighbor's property and the County's right-of-way.

The project will affect the applicant's property at 12251 Vista Panorama and extend onto the neighboring property at 12612 Vista Panorama. The applicant has obtained written consent from the adjacent property owner to submit and secure permits for work on both properties. The applicant will also be responsible for securing all necessary approvals and permits from relevant County divisions, including, but not limited to, Building & Safety and Encroachment

If approved, the applicant will be allowed to construct walls within the required setback, up to 8'-0" high, and to conduct on-site grading (cut and fill) of 4,393 cubic yards affecting areas with slopes that vary from thirty (30) to fifty (50) percent, as part of the proposed property improvements.

COMPLIANCE WITH CEQA

The proposed project is Categorically Exempt (Class 3) from the provisions of CEQA pursuant to Section 15303, because it consists of construction and location of limited numbers of new, small accessory structures including patio/deck, swimming pools/spa, and fences.

Attachments:

1. Plans
2. Scope of Work/Justification Letter
3. Site Photos