

# FOOTHILL/TRABUCO SPECIFIC PLAN REVIEW BOARD Trabuco Canyon, California

Meeting minutes of the regular meeting of the Foothill/Trabuco Specific Plan Review Board held August 8, 2017 in the Community room of O'Neill Regional Park, Trabuco Canyon, California.

In attendance were board Chairman Weber, Vice Chairman Reed, Secretary Anderson and board member Smith. Joining the meeting were members of the general public and one member of the County Planning Department.

The meeting was called to order at 7:02PM by Chairman Weber.

## Item 1) Approval of Minutes

Draft minutes from the 06/14/2017 meeting had previously been distributed to the Board members for their review. Motion by Member Smith to approve minutes without correction. Second by Member Reed. 4- Ayes 0- nays

## Item 2) Old Business

None

## Item 3) PA 170001 Site Development Permit

Member Anderson announced that he must recuse himself due to direct involvement in this project.

Applicants Mike and Norma Flood introduced themselves and asked that their consultant Dean Brown make a brief presentation about their project.

Questions from the Board:

Member Smith: Requested clarification why the project was entitled to 6,000 cy of earthwork.

*Response: Applicant and County staff pointed to Article 6.8.h.3 of the Specific Plan. How did the prior violation get resolved? Response: The prior unpermitted grading was restored to the natural grade. The grading scar was hydroseeded with a native seed mix (no irrigation). The remediation was approved by the County and the violation was removed/closed.*

Member Weber: Inquired if "alternate grading" scheme had been considered. *Response: During the design process alternative schemes were investigated. However, any such alternatives had to be abandoned when the County refused to accept any driveway grade in excess of 20%.*

Member Smith: Is there any guarantee that the proposed landscaping will be installed. *Response: The County can issue a condition of approval that requires landscaping to be complete prior to the issuance of permit for use and occupancy,*

Questions from public:

None

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Motion:

Motion by Reed (as amended): Recommend approval to the Planning Commission with the following clarification:

- Insure a resource or scenic preservation (or other restriction) is enforced as detail in Article 6.8.h.3 of the Specific Plan.

Second by Smith: (requested to amend motion reflected above)

Discussion: None.

Vote:

3 – ayes 0 – nay

## Item 4) PA 150032 Site Development Permit

Member Reed announced that he must recuse himself since he is the applicant.

Member Smith asked the Chairman to poll the remaining Board members if they felt they could be fair and impartial given the applicant is a Board member. Members Smith, Anderson and Weber confirmed they could be fair and impartial.

Applicant Reed provided a brief summary of his proposed project and the history attempting to process the application. The process started with a code violation for construction without a permit. This application is to resolve the violation and seek approval of new construction. Reed researched historical photos to determine that the existing pad and access were graded prior to adoption of the Specific Plan.

Questions from the Board:

Member Anderson: Noted that the existing slope has a ratio of 1.7:1 and was looking for confirmation from the project geologist that the slope was grossly stable. No report was provided as part of the Board package. *Response: Applicant states that a report was provided to the County.*

Noted that there was a Fuel Modification Plan but no Fire Master Plan. *Response: County advises that the project will be conditioned to obtain a Fire Master Plan approval prior to issuance of a building permit.* Member Anderson expressed concern that this may result in site plan revisions.

Noted that no PWQMP determination was included in the application. *Response: County advised that project would be conditioned to make such a determination.* Member Anderson expressed concern that this may result in site plan revisions.

Noted that the open space calculations include areas of graded slopes, sewer leech lines and drainage discharge lines. It has been the practice to exclude such items. The open space dedication is further complicated by combining the code violation with the proposed new construction. First resolving the

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code violation may have required open space dedications that would limit future development opportunities.

Noted that there is no designation of how the sewer leech field is to be expanded nor designation of the 100% reserve area.

Member Smith: Expressed concern and confusion that the code violation has been combined with an application for new construction. Member Smith shares concern for the items expressed by Member Anderson.

Member Weber: Noted that many of the concerns expressed by Member Anderson are not specifically discussed in the Specific Plan. *Response: County pointed out that many of these items are required technical studies that must be completed prior to issuing permits.*

General Discussion: The Board continued the discussion seeking to find an appropriate recommendation for the Planning Commission. Consensus was to share this discussion and findings without a specific recommendation.

## Item 5) Public Comments

A member of the audience Mr. Warren announced that his family had recently purchased property in the canyon. He wished to reject rumors that Saddleback Church (his family) had plans to pursue development of a religious facility on the property.

## Item 6) Administrative Matters

None

At 9:08 Member Reed made motion to adjourn; second by Smith, no discussion, vote unanimous.