



ORANGE COUNTY
OC Public Works
 MEMORANDUM

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DATE: June 17, 2026

TO: North Tustin Advisory Committee

FROM: Josias Gonzalez, Senior Planner
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SUBJECT: PA25-0165 – Use Permit to allow over height walls, taller than eight feet (8’-0”) in height, for a property located at 11651 Marble Arch Drive, Santa Ana, California, 92705 (APN: 502-231-07)

APPLICANT: Brian Dong, 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 Zoning Administrator approve the proposed Use Permit.

SUMMARY

The applicant is seeking approval of a Use Permit for over height walls, taller than eight feet in height, on the northeasterly side yard. The existing 6-foot concrete masonry unit (CMU) wall is currently experiencing structural failure and deflection due to a previous 30-inch slope removal conducted on the adjacent parcel (11641 Marble Arch Drive). The proposed scope of work involves the demolition and replacement of the compromised wall with a retaining wall (ranging from 2.33 feet to 2.94 feet in height) surmounted by a 6-foot fence, thereby stabilizing the grade while maintaining residential privacy.

BACKGROUND

The subject property is zoned 100-E4 – “Small Estates” District and is approximately 10,906 square feet in size and has an approximate width of 100 feet and depth of 107 feet. The subject site is a square shaped corner lot with a curved property line along the front and southwest side yard. The property is situated on a sloping parcel with elevation changes towards the northeast of the property. The property is adjacent to Flaminian Way, and has an existing 2,732 square-foot, two-story single-family dwelling with an attached 2-car garage. The existing house was built in 1960.

DISCUSSION

Pursuant to Zoning Code Section Sec. 7-9-64. (f), modifications to fence and wall heights that are greater than 8’-0” may be permitted subject to the approval of a Use Permit by the Zoning Administrator, 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 wall is located on the northeast side of the property, abutting the side yard of adjacent neighboring property. The applicant shall obtain written consent from the adjacent property owner to submit and secure permits for work on both properties. The proposed wall will not be near any road or driveways and will not create a hazard to traffic.

Additionally, the proposed wall will not create conditions or situations that are objectionable, detrimental, or incompatible with the surrounding residential uses. The proposed wall 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.

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 of limited numbers of new, small accessory structures including fences.

Attachments:

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