
**FINAL
SUBDIVISION COMMITTEE REPORT**

HEARING DATE: March 1, 2017

SUBDIVISION MAP: Tentative Parcel Map No. 2016-133

LANDOWNER/SUBDIVIDER: Michael Ring

LOCATION: In the North Tustin unincorporated community at 18642 Vanderlip Avenue, Santa Ana, California within the Third Supervisorial District. (APN 401-181-05)

STAFF CONTACT: Jim Swanek **PHONE:** (714) 667-8846

PROPOSAL:

The applicant requests the approval of TPM 2016-133, which would subdivide 18642 Vanderlip Avenue into two parcels, on a corner lot configuration. Parcel 1 (labeled 1-A) is 10,080 square feet net, and accommodates an existing detached garage for a single family residence that straddles the line between the two proposed parcels. Parcel 2 (labeled 1-B) is 11,989 square feet net. Both parcels are intended to accommodate new residential development.

ZONING APPROVAL:

The proposed project is consistent with zoning standards.

GENERAL PLAN CONSISTENCY / ZONING COMPLIANCE:

Land Use Element: 1B – “Suburban Residential”

Zoning: North Tustin Specific Plan Single Family Residential (NTSP-SFR)

The minimum net building site area in the NTSP-SFR is 10,000 square feet. Alleman Place is a private road to which the “rear” Parcel 2 (“1-B”) has legal access by means of easements recorded in 1963 and 2016. No portion of these easements has been included in the net square footage lot size calculations. Rear Parcel 2 (“1-B”) will take access off Alleman, such that Alleman becomes its front yard for the purpose of measuring setbacks for future structures. The map is thus consistent and in conformance with the General Plan and applicable zoning district standards.

CEQA COMPLIANCE:

CEQA allows categorical exemptions for projects that have been determined not to have a significant effect on the environment. The proposed project is consistent with a Class 15 Categorical Exemption, Minor Land Divisions (Section 15315). Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The subject property meets all those qualifications. An appropriate finding for the Subdivision Committee to make has been included in Attachment 1 to satisfy the requirements of CEQA.

EXISTING AND PROPOSED CONDITIONS

18642 Vanderlip Avenue (APN 401-181-05) is a corner lot that presently accommodates an existing detached garage and single family residence that straddles the line between the two proposed parcels. The proposed new parcels are intended to accommodate new residential development. North Tustin Specific Plan and OC Zoning Code, where cross-referenced, provide that Parcel 1 (labeled 1-A) would have the front setback of 25 feet off Vanderlip Avenue, while Parcel 2 (labeled 1-B) would have a required 16 foot front setback off private Alleman (to which the applicant has access rights), as 20% of the shallow 80 foot lot depth, and a similar required 16 foot rear setback opposite Alleman. Porches may encroach 5 feet into required front setbacks.

Applicant proposes to connect the two parcels to an existing sewer line. No grading is proposed at this time other than that needed for driveway cuts. No recommendations are being made for improvements on either public Vanderlip or private Alleman.

RSF-zoned lot sizes in the area range from much larger to a legal non-conforming 7,275 sq. ft. (less than 300 feet away).

Abutting this site to the east is 18662 Vanderlip, a 1948 one-story single family residence with attached garage. To the south is 14262 Alleman, a 1968 one-story single family residence with attached garage. To the west are two homes on a similar parcel to the subject itself split in 1987 and now accommodating 18626 Vanderlip, a 1948 one-story single family residence with attached garage, and 14231 Alleman, a 1999 two-story single family residence with detached three-car garage and a 20 foot setback off Alleman, representing 20% of the shallow 100 foot lot depth.

DRAINAGE:

No Master Plan of Drainage (MPD) facilities are involved in the map area and no MPD fees are required. The new development on site based on current topography would drain to the rear down private Alleman via private storm drains ultimately to existing Warren Avenue Storm Drain Orange County Flood Control District Facility F07SIP12, in the San Diego Creek watershed. A recommended condition of approval will require studies demonstrating that the capacity of that public facility and those private facilities leading thereto will not be impaired in function.

RECREATION AND OPEN SPACE:

Master Plan of Regional Recreation Facilities

There are no Master Plan regional park dedication requirements for the map.

Master Plan of Regional Riding and Hiking Trails and Bikeways

There are no Master Plan of regional Riding and Hiking Trail or Bikeway requirements for the map.

Master Plan of Local Parks (Local Park Code)

There is no Local Park Code requirement for the project until such time as building permits are requested. Compliance will be met with the payment of in-lieu fees at the time of issuance of the building permit.

Resources Element- Open Space Component

The Resources Element Open Space/Conservation Program Map depicts no major open space / conservation areas on or near this map.

OCTA Strategic Plan for Bikeways

There are no bikeway requirements for this map shown on the Plan map of Existing and Proposed Bikeways.

PUBLIC SERVICES AND UTILITIES:

School

This map is within the boundaries of the Tustin Unified School District. Prior to the issuance of any building permit for a dwelling unit, the developer is subject to the payment of school impact fees or other mitigating measures.

Water

The City of Tustin Department of Public Works has provided a “will-serve” letter for the project stating that they can provide an adequate supply of domestic water.

Sewer

The Orange County Sanitation District has stated in a “will-serve” letter that the property can be serviced by means of a public sanitary sewage system.

Fire Protection and Safety

The Orange County Fire Authority will provide fire protection services to this site.

CIRCULATION

Master Plan of Scenic Highways

There are no Master Plan of Scenic Highways requirements applicable to this map.

Access/Highways/Streets/Roads

Access to the site is from public Vanderlip Avenue to the north. Vanderlip Avenue is a collector street, not delineated on the County's Master Plan of Arterial Highways. Alleman is a private drive providing access to 16 lots. No improvements to either public Vanderlip or private Alleman are recommended to be required.

Major Thoroughfare and Bridge Fee Programs

This project is within the area of benefit of the Foothill/Eastern Transportation Corridor.

Off-Site Fee Program

This project is not responsible for participation in fee programs off-site which would involve expenditures in excess of \$236,790. Accordingly, the provisions of Section 66452.6(a) of the Subdivision Map Act do not apply to this project.

COMMENTS FROM PUBLIC AND OTHERS NOTIFIED

A copy of the tentative parcel map and supportive exhibits were distributed for review and comment to County Divisions (the Building Official, Building/Grading Plan Check, OC Community Resources, and Traffic Engineering), the City of Tustin, the Foothill Communities Association (FCA), and the North Tustin Specific Plan Advisory Committee. OCFA did not receive a distribution, although an e-mail received from OCFA staff indicated that no conditions needed to be emplaced on the map. FCA posed questions with regard to linework in the map exhibits.

An e-mail was received from Martin Boost, owner of 18665 Vanderlip, across Vanderlip to the north in opposition to the project included as Attachment 2.

On November 16, 2016, the North Tustin Advisory Committee unanimously recommended approval of the proposed division of land (meeting minutes attached).

Staff has reviewed all comments received, and where appropriate, has addressed the comments through recommended Conditions of Approval, which are provided as Attachment 2.

Public notices were mailed to all owners of record within 300 feet of the subject property and the City of Westminster, and posted in front of the project site, the Orange County Hall of Administration at 333 W. Santa Ana Boulevard, and in the lobby at the HGO building located at 300 N. Flower Street, at least ten days prior to this public hearing, as required by established public hearing posting procedures. As of the writing of this staff report, no further comments raising issues with the project have been received from members of the public.

DEVIATIONS FROM STANDARDS OF DESIGN

The developer may request deviations from County approved standard design criteria in accordance with Subdivision Code section 7-9-291. In the absence of any specifically approved deviation request, the County approved standard design criteria will prevail.

Deviations Requested

None have been requested.

SUBDIVISION COMMITTEE ACTION

The attached findings and conditions (Attachment 1) are offered for the Subdivision Committee's consideration.

NOTE: Per State law, for any improvements required prior to the recordation of a final map, the developer may instead enter into an agreement with the County of Orange guaranteeing the improvements. Said agreement shall be accompanied by financial security.

ATTACHMENTS:

1. Findings & Conditions
2. Public Comments

CERTIFICATION:

I hereby certify that Tentative Parcel Map 2016-133 was approved by the Orange County Subdivision Committee on March 1, 2017 per the findings and conditions in Attachment 1, and will expire on March 1, 2020, unless otherwise extended.

Colby Cataldi
Chairman, Orange County Subdivision Committee



Appendix A Findings TPM 2016-133

1 CATEGORICALLY EXEMPT TPM 2016-133

Find that CEQA allows categorical exemptions for projects that have been determined not to have a significant effect on the environment. The proposed project is consistent with a Class 15 Categorical Exemption, Minor Land Divisions (Section 15315). Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The subject property meets all those qualifications.

2 GENERAL WELFARE TPM 2016-133

That the design of the subdivision and the type of improvements proposed to be required will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

3 GENERAL PLAN CONSISTENCY TPM 2016-133

That the proposed map is consistent with the Orange County General Plan.

4 DESIGN & IMPROVEMENT TPM 2016-133

That the design and improvement of the proposed subdivision are consistent with the Orange County General Plan.

5 DEVELOPMENT TYPE TPM 2016-133

That the proposed site is physically suitable for the proposed type of development.

6 DEVELOPMENT DENSITY TPM 2016-133

That the proposed site is physically suitable for the proposed density of development.

7 ENVIRONMENTAL DAMAGE TPM 2016-133

That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.

8 PUBLIC HEALTH TPM 2016-133

That the design of the subdivision and the type of improvements proposed are not likely to cause serious public health problems.

9 PUBLIC EASEMENTS TPM 2016-133

That the design of the subdivision and the type of improvements proposed will not conflict with easements of record or established by court judgment acquired by the public-at-large for access

through or use of property within the proposed subdivision.

10	SUBDIVISION / ZONING CODE CONSISTENCY	TPM 2016-133
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That the proposed subdivision complies with requirements set forth in the Orange County Subdivision Code and the Orange County Zoning Code.

11	ZONING CONSISTENCY	TPM 2016-133
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That the design and improvement of the proposed subdivision are suitable for the uses proposed, and the subdivision can be developed in compliance with applicable zoning regulations pursuant to Section 7-9-254 of the Subdivision Code.

12	SEWER SYSTEM	TPM 2016-133
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That the discharge of waste from the proposed subdivision into the existing sewer system of the waste water management service provider will not result in violations of existing requirements prescribed by the California Regional Water Quality Control Board, Santa Ana Region.

13	NATURAL HEATING AND COOLING	TPM 2016-133
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That the design of the subdivision and improvements (proposed to be required) provide, to the extent feasible, future passive or natural heating or cooling opportunities as specified in Section 66473.1 of the Government Code (Subdivision Map Act).

14	EXPIRATION OF MAPS	TPM 2016-133
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That because of non-participation in fee programs for off-site improvements, excepting improvements of public rights-of-way which abut the boundary of the property to be subdivided and which are reasonably related to the development of that property, this project does not qualify for consideration under Section 66452.6 of the Subdivision Map Act.

15	LOCAL PARK CODE	TPM 2016-133
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That the Local Park Code requirement will be met with the payment of in-lieu fees at the time of issuance of future building permits.

16	APPEAL OF EXACTIONS	TPM 2016-133
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That the applicant is hereby provided notice that the fees, dedications, reservations or other exactions imposed on this project are as described in this approval as well as the reports and actions accompanying this approval and that the 90-day approval period in which the applicant may protest pursuant to Government Code Section 66020 has begun.



Appendix B Conditions of Approval TPM 2016-133

1 PERIOD OF VALIDITY TPM 2016-133

Tentative Parcel Map 2016-133 is valid for a period of thirty-six (36) months from the date of the Subdivision Committee’s approval. An extension of time for the map to be recorded may be requested pursuant to the Orange County Subdivision Code Section 7-9-258.

2 DRAINAGE STUDY TPM 2016-133

A. Prior to the recordation of a subdivision map (except maps for financing and conveyance purposes only) or prior to the issuance of any grading permits, whichever comes first, the following drainage studies shall be submitted to and approved by the Manager, Permit Services A. A drainage study of the project including diversions, off-site areas that drain onto and/or through the project, and justification of any diversions; and

B. When applicable, a drainage study evidencing that proposed drainage patterns will not overload existing storm drains; and

C. Detailed drainage studies indicating how the project grading, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including the theoretical 100-year flood.

3 DRAINAGE FACILITIES TPM 2016-133

Prior to issuance of grading or building permits, drainage studies that demonstrate the following shall be submitted to and approved by Manager, Permit Services:

All surface runoff and subsurface drainage directed to the nearest acceptable drainage facility, as determined by the Manager, Permit Services.

Drainage facilities discharging onto adjacent property shall be designed to imitate the manner in which runoff is currently produced from the site and in a manner meeting the satisfaction of the Manager, Permit Services. Alternatively, the project applicant may obtain a drainage acceptance and maintenance agreement, suitable for recordation, from the owner of said adjacent property. All drainage facilities must be consistent with the County of Orange Grading Ordinance and Local Drainage Manual.

4 OTHER PROPERTY IMPROVEMENTS TPM 2016-133

Subdivider is notified that prior to the issuance of any permits for property improvement, building or grading permits, additional review and approval of plans and / or specifications for landscaping, perimeter fencing / walls, etc., may be required.

5 FIRE MASTER PLAN TPM 2016-133

Prior to the recordation of a subdivision map, if determined necessary by the Fire Code Official in consultation with the Manager, Permit Services, the applicant shall provide the Manager, Permit Services with a clearance from OCFA, or other Local Fire Agency (if applicable), indicating that a Fire Master Plan has been prepared that complies with applicable Fire Code and Guidelines.

6 EASEMENT SUBORDINATION TPM 2016-133

Prior to recordation of a subdivision map, the subdivider shall not grant any easements over any property subject to a requirement of dedication or irrevocable offer to the County of Orange, unless such easements are expressly made subordinate to the easements to be offered for dedication to the County. Prior to granting any of said easements, the subdivider shall furnish a copy of the proposed easement to the Manager, Permit Services, for review and approval.

7 INDEMNIFICATION TPM 2016-133

Applicant shall defend with counsel approved by the County of Orange in writing, indemnify and hold harmless the County of Orange, its officers, agents and employees from any claim, action or proceeding against the County, its officers, agents or employees to attack, set aside, void, or annul any approval of the application or related decision, or the adoption of any environmental documents, findings or other environmental determination, by the County of Orange, its Board of Supervisors, Planning Commission, Zoning Administrator, Director of OC Public Works, or Director of Planning concerning this application. The County may, at its sole discretion, participate in the defense of any action, but such participation shall not relieve applicant of his/her obligations under this condition. Applicant shall reimburse the County for any court costs and attorneys' fees that the County may be required to pay as a result of such action. The County shall promptly notify the applicant of any such claim, action or proceeding.

LEGAL DESCRIPTION:
 REAL PROPERTY IN THE UNINCORPORATED AREA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF LOT 16 OF THE VANDERLIP AND ROWEN TRACT, AS PER SUPPLEMENTARY MAP RECORDED IN BOOK 17, PAGE 73 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA AND IN BOOK 1, PAGE 27 OF MISCELLANEOUS MAPS, IN THIS OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, DESCRIBED AS FOLLOWS:

PARCEL 1: (To be subdivided into Parcels 1-A & 1-B)

THE WEST 80 FEET OF THE EAST 313 FEET, MEASURED ALONG THE SOUTH LINE OF VANDERLIP AVENUE OF THE NORTH 275 FEET OF SAID LOT 16. THE NORTH LINE OF SAID LOT BEING CONSIDERED AS THE SOUTH LINE OF VANDERLIP AVENUE, 66 FEET IN WIDTH, AS SHOWN ON SAID MAP.

Parcel 2

A RIGHT OF WAY FOR INGRESS AND EGRESS OVER THE WEST 17 FEET OF THE EAST 330 FEET, MEASURED ALONG SOUTH LINE OF VANDERLIP AVENUE, OF THE NORTH 275 FEET OF SAID LOT .16.

Recording Number: 20160004600664 of Official Records

LEGAL DESCRIPTION (CONTINUED)
 Parcel 3

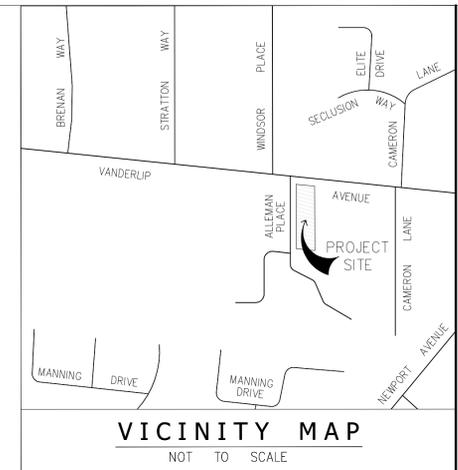
An easement for ingress and egress over the East 15 feet of the west 330 feet (measured along the North line) of the north 275 feet of Lot 19 of the Vanderlip and Rowan Tract, in the County of Orange, State of California, As shown on a Supplementary Map recorded in Book 17, Page 27 of Miscellaneous Maps, in the Office of the County Recorder of said Orange County.

Recording Number: 20160004600660 of Official Records

ASSESSOR'S PARCEL NUMBER: 401-181-05

All parties having a beneficiary interest in the property being subdivided are aware and consent to the filing of the tentative parcel map

Property owners:
 Michael Ring, Gianina Ring & Brian Barragan
 18642 Vanderlip Ave., Santa Ana, CA 92705
 (714) 920-1558



Proposed Site Plan

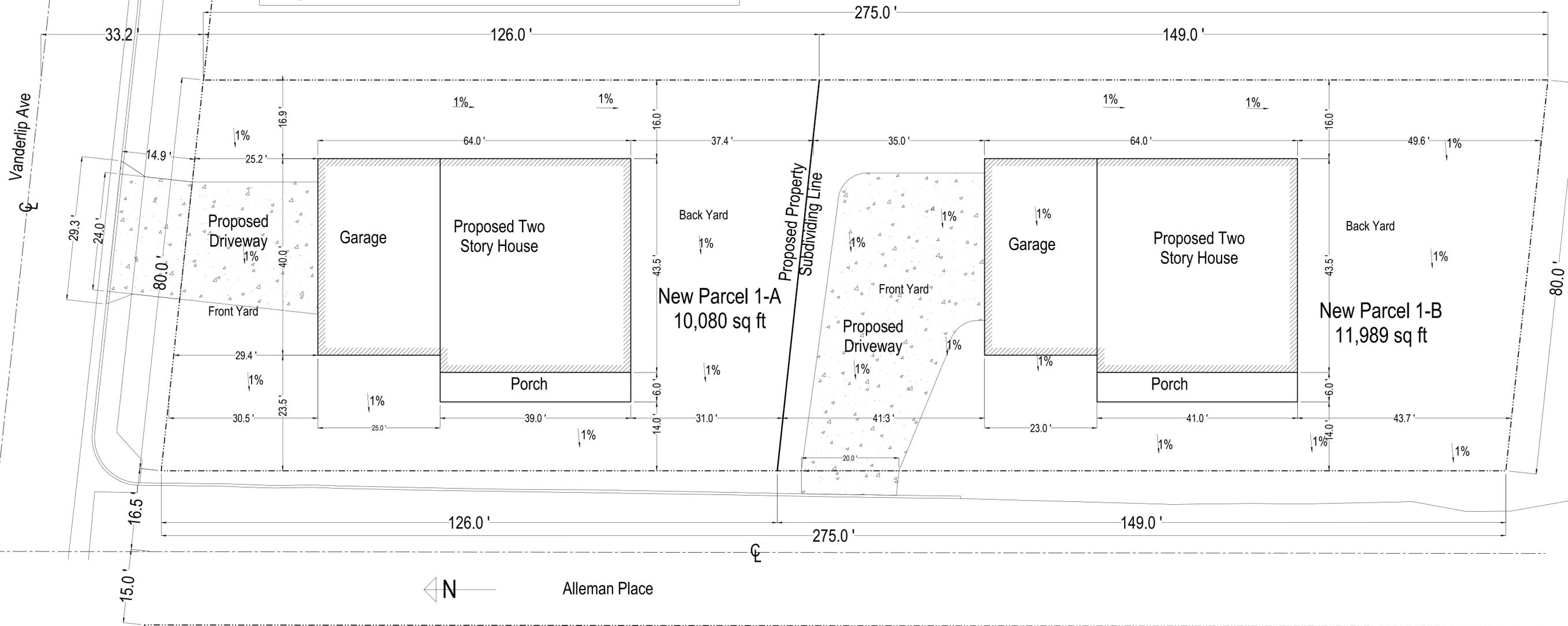
Parcel Subdivision

Owner:
 Michael Ring
 18642 Vanderlip Ave
 North Tustin, CA 92730



Haitham A. Hafeez

www.Hafeez Consulting.com
 1451 S. Hacienda St
 Anaheim, CA 92804
 Project Engineer:
 Haitham A. Hafeez, P.E.
 Tel (714) 225 - 4565
 Fax (714) 917 - 2977
 engineer@hafeezconsulting.com



1% Storm Drain Surface Flow Pattern

Revisions	
1	10/26/16 Per County Staff Review
2	10/28/16 Per County Staff Review
3	
4	
5	

Scale: 1"=10'
 Original Date: 04/05/2016
 Sheet No.

MEETING MINUTES

North Tustin Advisory Committee (NTAC) Wednesday, November 16, 2016

I. CALL TO ORDER / FLAG SALUTE

Meeting called to order at 7:00 PM. Peter Schneider led flag salute.

II. ROLL CALL

Board members in attendance: Lance Jensen, Peter Schneider, Pat Welch, Mike Fioravanti, Michael Holmes and Sara Gerrick. Excused absence: Gail Michelsen.

III. COMMITTEE BUSINESS-

Laree Alonso Brommer, Manager Orange County Public Works, introduced the board to Brian Kurnow, Land Use Manager, who will act as the interface between NTAC and planning. Laree and Brian answered questions regarding how projects are processed.

IV. OLD BUSINESS None

V. NEW BUSINESS

1. **Project:** Tentative Parcel Map: TPM 2016-170

Owner: Rangeview Partners LLC (Frank Eder)

Location: 10072 Rangeview Drive, Santa Ana

Proposal: A proposal to subdivide a single 1.2 acre parcel to create two lots each with a minimum 20,000sf lot area (net):

- Parcel 1 – Existing single family home to remain on 21,844 sf lot (gross and net)
- Parcel 2 – Undeveloped lot for future single family residence 30,485 sf gross and 20,001 sf net

APPLICANT PRESENTATION:

Frank Elder, applicant, and Bart Stryker, Civil Engineer, presented. Frank is manager of the Rangeview LLC. He provided committee members with a handout listing other lots that have lot splits in the immediate area and of similar size. He has owned the project property for 3 months. Structure on Parcel 1 is older and was built around 1950.

Sara asked if the existing house uses the panhandle driveway. Applicant stated that its only used to access the second garage on Lot 2 and this second garage will be torn down if the subdivide is approved. Parcel 1 takes access via Cowan Heights Drive. Sara noted that Parcel 2 could likewise take access from Cowan Heights Drive which would eliminate the need for the Lot to be a panhandle/flag lot.

Applicant was asked if he spoke with neighbors as Sara had explicitly asked on two separate occasions. Applicant indicated he had not. Bart said he thought it would be better to talk to the neighbors once a site plan is developed. Lance stressed the importance of communicating with neighbors and was disappointed applicant had not done so.

Pat said that he got a phone call from a neighbor that didn't know what was going on and was very concerned. Applicant said they have not yet knocked on doors.

While visiting the site, Mike F spoke with a neighbor, Barbara ODonnel who was also very much in the dark and was very concerned and project. Worried that any home will be high above hers as her home is at a much lower elevation.

Applicant was asked about what other split options were investigated. Consensus on board was that applicant carved existing plan around structures on Lot 2 with a lot of zig-zagging. Although the least expensive way to do a split is without the need to remove any structure or pool on Parcel 1, the board felt the applicant could be more creative and divide the properties more equitably and cleanly. Sara felt applicant was not thinking outside the box, letting existing home and driveway drive the boundaries.

There was a discussion regarding getting rid of the flag portion and have both parcels take access via Cowan Heights Drive. Applicant feels that a) Driveway is a nice design feature, and b) The steep slope between Parcel 2 and Cowan Heights Rd would make constructing a driveway difficult and access and egress via Rangeview would be safer.

PUBLIC COMMENT

None

COMMITTEE DISCUSSION

Peter began to make motion to deny as presented. Michael H suggested applicant explore alternative design options. Lance offered the applicant a choice; take an up/down vote at the meeting or applicant could come back at the next meeting with an alternative plan which would consider NTAC input. Applicant chose to come back in December with new plan. No vote was taken

2. Project: PA160001

Owner: Pavan Maddi

Location: 11422 La Vereda Drive, Santa Ana

Proposal: A Site Development Permit for grading over 500 cubic yards on a slope greater than 30%)

APPLICANT PRESENTATION:

Pavan Maddi, applicant, and Andrew Jeruchja, Civil Engineer, presented.

With current grading volumes approximately 347 round trips required to excavate and haul earthworks. Lance asked if there was a different design would the grading not be so extensive. Applicant indicated they did evaluate alternative plans but that even a smaller home necessitated extensive grading.

Lance asked if La Vereda was a private road. Applicant stated yes and that homeowners split maintenance expenses. Lance asked about dust abatement and asked where trucks can be staged. Applicant estimates 90 days for the grading needed to build the retaining wall which would be 5 truckloads day. Use of proposed soil nails limit construction speed.

Pat asked how long applicant owned property. Applicant: 1 year. Applicant stated that he has a great relationship to neighbors.

Michael Holmes noted that grading quantities in the planning application and on the grading plan are different. Applicant said that the drawings have the correct figure.

PUBLIC COMMENT

William Haugh. Adjacent to property. Wants to see a house built there but has some concerns. There are no CCRs for private road but everyone kicks in. Current road was repaved about a year ago. Worried about water flow. Has a buildable empty parcel which buffers impact of proposed home but concerned current egress to his empty parcel could be impacted.

Pat asked Mr Haugh about the impact from number of truck trips. Mr Haugh felt if there was only five a day would be ok.

Applicant said he would take care of any damages to the road. Michael H suggested an escrow amount of \$50,000 for roadway damages.

COMMITTEE DISCUSSION AND VOTE

Lance made motion to approve with the following conditions:

1. File 50k bond for any driveway damage especially since there aren't any CCRs.
2. File a dust abatement program.
3. File erosion control plan
4. Strict adherence to work hours
5. Trucks are not to be stacked up within 200 yards

Michael H seconded. Approved unanimously.

3. Project: Tentative Parcel Map: TPM 2016-133

Owner: Michael Ring

Location: 18642 Vanderlip Avenue, Santa Ana

Proposal: A proposal to subdivide a single .5 acre parcel to create two lots each with a minimum 10,000sf area (net):

APPLICANT PRESENTATION:

Michael Ring owner presented. Bought house and lives on the property now. Plans on building himself. Applicant stated that he had talked with neighbors. Had some easement access issues but they have been resolved. Now has a 32 foot easement.

PUBLIC COMMENT

Public Comment

1. James McCombs. Shares a fenceline with applicant. Did not know about the project despite applicants claim of communicating. Electric power comes through his lot and power to proposed new home would create more lines coming off his power pole. Had a previous project that was very disruptive. Worried about construction traffic. Probably will have to remove at least part of shared fenceline for access. Worried about disruption with sewer line construction.
2. Robert Moser on left side of cul-de-sac. Property doesn't touch project site but can view it. Never heard about the project before this meeting. Has lived there for 27 years. Concerned with square footage of proposed homes because access from their private road is very narrow. Wondering if second home will be rented.

Mike asked about road used to access his home. Main roadway and private drive have two names. If construction traffic is limited to Almond would minimize impact.

COMMITTEE DISCUSSION AND VOTE

Sara made motion to approve seconded by Lance
Approved unanimously.6-0

VI. ADJOURNMENT

Meeting adjourned at 9:15pm.

Swanek, Jim

From: Martin Boost <martingboost@gmail.com>
Sent: Monday, November 28, 2016 8:05 AM
To: Swanek, Jim
Subject: Fwd: 18642 Vanderlip Ave, Santa Ana 92705

Dear Mr Swanek, Ms Carlos gave me your name and number. I am hoping you can help me? My new neighbor (I live across the street and own the home that was part of a sub division that was mentioned in the sales material for the property in question) wants to sub divide the property at 18642 Vanderlip Ave, and build two two story 3600 sq foot homes on the properties. There was a public hearing about this on 11/16/16.

This proposal simply does not fit into the single story ranch style neighborhood that the residents of Vanderlip Ave enjoy. What is the next step regarding this sub division and plans being approved or disapproved by your planning commission. May I respectfully ask for your assistance here? Thank you Martin Boost 714-269-5211 18665 Vanderlip Ave, Santa Ana 92705.

Sent from my iPhone

Begin forwarded message:

From: Martin Boost <martingboost@gmail.com>
Date: November 28, 2016 at 7:45:10 AM PST
To: Erica Carlos <erica.carlos@ocpw.ocgov.com>
Subject: Fwd: 18642 Vanderlip Ave, Santa Ana 92705

Dear Ms Carlos, may I ask for your assistance here? Can you take a look at the email I sent to Ms Juarez below? I also sent it to John Barbour but it got bounced back. Perhaps I may ask for your assistance? Thank you very much. Martin Boost 714-269-5211

Sent from my iPhone

Begin forwarded message:

From: Martin Boost <martingboost@gmail.com>
Date: November 28, 2016 at 7:36:43 AM PST
To: shirley.juarez@ocpw.ocgov.com
Subject: 18642 Vanderlip Ave, Santa Ana 92705

Dear Ms Juarez, you may remember me? I am concerned about the tentative plans that my new neighbor, who recently bought the property referenced above, wants to build. There was a public hearing about the matter on 11/16/16 - the tentative parcel map is TMP-133.

Apparently the new owner wants to subdivide the property in two 10,000 sq foot lots, and build two two story 3600 sq foot residences. This just does not fit into the single story ranch style neighborhood.

What is the next step in the process for us, the neighbors, to stop this? By the way, I live across the street where two single story home were built in 2002 on a sub

divided piece of property. There is plenty of space to build one story homes - he does not need to go two story. Thank you, Martin Boost 714-269-5211

Sent from my iPhone