

# **NORTH TUSTIN ADVISORY COMMITTEE (NTAC) MEETING MINUTES FOR July 21st, 2004 DRAFT**

## **I. CALL TO ORDER/FLAG SALUTE**

Meeting called to order by J. Secor at 7:05 p.m. and the flag salute was led by Sara Gerrick.

## **II. ROLL CALL**

In attendance were B. Henry, J. Secor, M. Padilla, L. Jensen, S Gerrick, and G. Michelsen (delayed due to traffic/parking affiliated with festivities in the park). R. Wagner was excused for family reasons

## **III. APPROVAL OF THE MINUTES for Meeting-June 16, 2004**

There was review and discussion of the comments that R. Wagner made regarding the June Minutes (Draft). After discussion, the committee adopted the adjustments suggested by R. Wagner. Dr. David Jackson (Fairmont Schools) was invited to express his concerns for the content of the minutes. He requested the opportunity to interject his notes and recollections of the meeting's proceedings. His concerns included a similar comment to that made by R. Wagner and opinions expressed by M. Padilla and G. Michelsen. M. Padilla was present and verified the accuracy of the referenced adjustment/correction. In the absence of G. Michelsen, it was decided to "attach" Dr. Jackson's comments to the previously amended minutes and forward to the County for their records.

M. Padilla made a motion to approve the meeting minutes as amended and with the aforementioned "attachment". B. Henry seconded the motion and the July Minutes were approved unanimously.

## **IV. NEW BUSINESS**

### **1. Planning Application No: PA040074 Use Permit/Site Plan for the Homaie Residence**

**Owner:** Mehraben Homaie

**Location:** 12286 Baja Panorama, North Tustin, CA

**Proposal:** Use Permit/Site Plan for walls in front setback to a height of 11.5 feet with handrail (walls to a height of 3 feet tall in private road ROW and to a maximum height of six feet on left side rear P.L.); less than 500 cubic yards of grading.

Mr. Bennett presented the project and is the design architect for the project. Mr. Bennett described the general requirements for the project and indicated some of the unique characteristics of the site. Committee members asked questions about the project that included; setback requirements, street ownership and maintenance requirements, neighboring properties contacted for review and comment, and grading quantities required for the project. Mr. Bennett responded that the project was designed to conform to the site and street as best as could be arranged given the unique characteristics of the site. He indicated that the question of street ownership was not readily determinable and that the County was reluctant to indicate its ownership or requirements for the street. He also indicated that neighbors had been contacted, however he was not certain how many of the neighboring properties had seen the plan (he was unaware of the committee's standard request for this activity). Mr. Bennett said that he had contacted civil engineer and had been told specifically that the grading quantities would not exceed 500 cubic yards. Mr. Bennett was asked to be seated and the public was invited to express their thoughts or concerns relative to the project.

Eric Sorensen, who resides at a neighboring property expressed his concern about the building Elevations and County's planning codes for enforcing maximum height. He indicated that previous neighboring projects have not been carefully developed and some had occurred without County Approved Build/Grading Permits. Mr. Sorensen indicated that he had concerns for the subject property's development methods. Committee members responded to Mr. Sorensen's increase relative to the planning codes and indicated the areas of our review relative to the applicant project. There were no other members of the public interested in speaking on this project and the public comment portion of the review was closed. Mr. Bennett was invited back to the podium to respond to questions about the projects development and design criteria. With no more questions arising from the committee, J. Secor motioned that the project me approved estimated with the following conditions of approval

1. That the grading shall be verified by County has not exceeding 500 cubic yards.
2. That the applicant repaired the street (the full width of the property's frontage).
3. That the County require the project to provide substantial grading safeguards be provided protect all adjacent neighboring properties.

The motion was seconded by B. Henry and the vote carried unanimously.

## **2. Planning Application No:PA040061 Use Permit/Site Plan to ZA for TNT RESOURCES INC**

**Owner: TNT Resources, Inc. c/o Dennis Siggins**

**Location: 12320 Circula Panorama**

**Proposal:** Use Permit/Site Plan for grading in excess of 500 C.Y. on 30% slopes and retaining walls to allow construction of a custom sfd.

There was not an applicant or representative of this project available to make a presentation or respond to inquiries about the project. It was suggested that the project review be postponed until the August meeting and the applicant to given an opportunity to respond to project related inquiries. M. Padilla motioned postponement of this item until the August meeting. The motion was seconded by B. Henry and the vote carried unanimously.

## **V. PUBLIC COMMENT**

1. Mr. Bruce Junor, of the Foothill Communities Association, requested time to read a prepared statement. Copies of the statement along with other documentation were provided to committee members. Mr. Junor expressed his concerns for the Fairmont Schools project. He provided a copy of the original Use Permit and indicated that he would like the letter to be included in meeting minutes/proceedings. The committee accepted Mr. Junor's request at the close his comments.

## **VI. ADJOURNMENT**

Adjournment approximately 7:30 p.m.