



County of Orange

MEMO

MS Word Export To Multiple PDF Files Software - Please purchase license.

FILE: CP 99-0057

For PA99-0034

DATE: May 17, 2000

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services

SUBJECT: PROJECT NUMBER Changed Plan CP 00-0057 for PA 99-0060 for a model sales complex & associated signed for 157 unit condominium project.

LOCATION: 26392 Wood Canyon Drive, Aliso Viejo

APPLICANT: Ryland Homes

The subject Changed Plan has been reviewed by Matthew Blinstrub, Planner IV, of the Planning & Development Services Department and the determination has been made, as authorized by the Conditions of Approval of the original Planning Application PA 99-0034, that the proposed model sales complex and associated marketing banners/flags and signage are in substantial compliance with the original approval action on PA 99-0034 by the Orange County Planning Commission on July 13, 1999, and that the design of the proposed model sales complex meets the findings and requirements of Section 7-9-136.1 and other applicable sections of the Orange County Zoning Code and complies with the Aliso Viejo Planned Community Development Plan and Supplemental Text.

I. NATURE OF PROJECT:

A Changed Plan for the establishment of a model home sales complex for the sale of 157 condominium units on a 9.03 acre site located north of Grand Avenue, between Laguna Hills Drive and Wood Canyon Drive, in Planning Area 21 (designated High Density Residential) of the Aliso Viejo Planned Community. The project is known as Camden Park, and was approved by the Orange County Planning Commission, under Planning Application PA 99-0034, on July 13, 1999. The project consists of 157 attached condominium units, laid out in a mix of 6, 7, & 8-unit buildings, and one 4-unit building. The project, as approved by the Planning Commission, includes 4 different floor plan types (two 2-bedroom floor plans, and two 3-bedroom floor plans, all of which have attached 2-car garages with direct access), with the 2-bedroom plans incorporating tandem parking in the attached garages. Because the second garage parking space in the two 2-bedroom floor plan types is in a tandem configuration that does not provide independent/direct access to both spaces at all times, it does not constitute a bonafide parking space pursuant to the County Zoning Code. This generated the need for a parking modification, which was approved by PA 99-0034, which included a Condition of Approval requiring that buyers be notified of this fact.

Sales Complex

The model complex will include 4 models, 10 parking spaces (including one temporary handicapped parking stall), a sales office located in the garage of the one of the models, trap fencing, a temporary sales trailer, a temporary sales trailer parking area, and a maximum of 8 marketing banners and associated signage. The proposed model sales complex is to be located in the 6-unit building (Building 'P' on the Plot Plan approved under PA 99-0034) located on the southeast corner of Cupertino Circle and Daylight Drive, along the rear (east) property line, on the north side of the pool/recreation area. The model sales complex will utilize the 4 western most condominium units in this 6-unit building (i.e., the 4 units closest to Daylight Drive). These 4 western most units consist of, from west to east, floor plan types 4, 1, 2R, and 3R ('R' indicates floor plan is reversed). During the life of the model sales complex, one of the 4 model unit's garages will be used for the model complex sales office. The temporary sales trailer will be located on the south side of Brisbane Lane ('A' Dr.), westerly of Daylight Drive, where Building 'K' is to be constructed. As stated in the applicant's April 21, 2000, letter of explanation submitted with this Model Sales Complex Changed Plan Application, temporary screen fencing will be installed to separate this temporary sales trailer/office from construction activities, and this trailer will be removed once the construction of the model complex is completed. Temporary parking (including one handicapped space) for 12 vehicles will be provided in Parking Spaces # 49-61 (identified on the Plot Plan approved under PA 99-0034). A Condition of Approval has been included requiring that the temporary sales trailer be removed from the project site at such time as the construction of the model complex is completed, or, in any event, within 30 days from the time the sales office in the model complex is installed.

The proposed model complex will utilize the 11 on-street parking spaces closest to Building 'P' (Parking Spaces # 62-66 & 89-94 as shown on the Plot Plan approved under PA 99-0034) to create the minimum 10 parking spaces required for a model home sales complex. Since the project approved under PA 99-0034 is a condominium complex (units for sale/individual ownership), rather than an apartment complex (for rent), no handicapped parking spaces are required for the condominium project. However, the minimum one handicapped parking space required for a model sales complex will be provided during the life of the model sales complex use using Parking Spaces # 93 & 94 as shown on the Plot Plan approved under PA 99-0034 [one space (Space # 93) will be used for the handicapped space, and another space (Space #94) will be used for the unloading area]. As noted on the applicant's April 21, 2000, letter of explanation submitted with this Model Sales Complex Changed Plan Application, this handicapped space and associated unloading area will be converted into two "conventional" parking spaces after the model sales complex use ceases and the units in the model sales complex are ready to be sold [Note: the handicapped parking space (on Space # 49) and unloading area (on Space # 50) for the temporary sales trailer will also be converted into two "conventional" parking spaces after the model sales complex itself and associated sales office is constructed and the temporary sales trailer use ceases].

A temporary hardscape/sidewalk (see Plot Plan approved by this Changed Plan) will be installed along the west side of the sales complex (in front of the 5 parking spaces accessed off of Daylight Dr.) within the area enclosed by the trap fencing for access to the models during the operation of the model sales complex. A condition is included requiring removal of the trap fencing, temporary hardscape/sidewalk, handicapped parking, sales office, temporary screen fencing, sales trailer, and associated signage to bring the property into compliance with the residential

zoning requirements of the site prior to sales and occupancy of the model units.

Signage

The subject Changed Plan also requests approval for temporary signage associated with the model sales complex. Signage details for one temporary double-faced 6' X 6' Project Identification "Hangman" sign were submitted. The sign will advertise the sale of the 157 condominium units, and will be located on the southeast corner of Wood Canyon Dr. and the entrance/Brisbane Lane ('A' Dr.). This sign will be a maximum height of 13 feet above ground. Signage details for 8 marketing banners are also provided. Though the banner details submitted by Outdoor Dimensions (the Company hired by the applicant to prepare and submit the signage details for this Changed Plan Application) state that the actual dimensions of the marketing banners will be based on the banner size obtained from the banner vendor, the Aliso Viejo Planning Advisory Committee (AVAPC) approved the signage for the model sales complex on August 25, 1999 with a requirement that the banners not exceed 4' X 6', and that they be a maximum of 21 feet high (See attached 9/1/99 AVAPC Comment Letter). These requirements have been included in the Conditions of Approval for this Changed Plan Application. The applicant also proposes typical model identification and directional signage and signs identifying the sales office, office hours, and model type, as part of this Changed Plan. Though details for these signs were not included in the submittal package for this Changed Plan, these signs must comply with applicable County Zoning Code requirements and Section XXI of the Aliso Viejo Planned Community Development Plan and Supplemental Text. In addition, these signs are temporary in nature and will be located within the interior of the project site and will therefore not impact any surrounding property.

A permanent Project Identification Sign will be constructed in compliance with the Aliso Viejo Sign Guidelines included in the Planned Community Development Plan and Supplemental Text (i.e., no alternative development standards are requested for the permanent Project ID Sign). Permanent Project ID sign details are therefore not included with this Changed Plan Application.

II. COMMENTS RECEIVED:

The proposed model complex application and plans were routed to PFRD Construction, Special Projects; to the Traffic Review Section; and to the Aliso Viejo Advisory Planning Committee (AVAPC) for review and comment.

AVAPC recommended approval of the model sales complex subject to 2 conditions. One condition would require additional landscaping in the area behind the sales trailer. The other would limit the number of marketing banners to eight (rather than the 10 originally proposed), and would limit them to a maximum of 4' X 6' in size and 21 feet in height (See attached 9/1/99 AVAPC Comment Letter). A Condition of Approval to this effect has been included.

Planning staff notes that, at the time the AVAPC reviewed the subject Model Sales Complex in August, 1999, the Model Sales Complex was to be located in Building 'A' on the southeast corner of Wood Canyon Drive and the entrance/Brisbane Lane ('A' Drive), and the temporary sales trailer was to be placed in the location of Building 'B', between Warmspring Lane ('G' Court) and Wood Canyon Drive (See copy of original Model Complex location/configuration

attached to Wayne Peterson's May 17, 2000, supplemental letter of explanation). At this former location, fronting Wood Canyon Drive, the temporary sales trailer would have had high visibility, and the high visibility generated the AVAPC's requirement to add additional landscaping in the area behind the sales trailer. However, as noted in the attached May 17, 2000, letter from Wayne Peterson & Associates, both the model sales complex and temporary sales trailer are now proposed to be located at the rear of the project site, where it will not be very visible. Thus, the AVAPC's recommended Condition of Approval requiring additional landscaping behind the temporary sales trailer no longer applies. This condition was therefore not included.

The Traffic Review Section requested conditions be applied requiring that the applicant pay the standard corridor fees and that the model complex and associated signage comply with the standard Sight Distance requirements. The PFRD Special Projects Section commented that the Temporary Screen Fence along Parking Spaces #1-5 needs to be extended to adequately separate construction and model sales activities on the site, that an emergency access gate is required in this fence where it crosses Cupertino Circle near Kenil Worth Lane, and that this fence shall be set back a minimum of 1 foot from the face of curb. Conditions of Approval to this effect have been included.

III. REFERENCES

Aliso Viejo Planned Community Development Plan and Supplemental Text

Orange County Zoning Code (ex., Section 7-9-136.1).

IV. CERTIFICATION

I hereby certify that the subject proposal has been Conditionally approved as noted below.

Thomas B. Mathews

Charles M. Shoemaker, Chief
CPSD/Site Planning Section

ATTACHMENTS

Appendix A - Findings

Appendix B - Conditions of Approval

NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.