



**County of Orange**

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**FILE:** PA00-0039

**DATE:** May 4, 2000

**TO:** File/Record/Applicant

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

**SUBJECT:** Planning Application PA00-0039 – An administrative Site Development Permit for a community wide temporary sales and information center (Community Gallery) for Ladera Planned Community. The facility is located within Planning Area 2-F (Neighborhood Center) of the Ladera Planned Community.

**APPLICANT:** Rancho Mission Viejo, DMB Ladera

Authorized Agent: Jay Bullock, Planning Solutions

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## **I. NATURE OF PROJECT:**

This is an administrative site plan for the development of a community information and sales center within Lot 2 of Tract 15884. The project site is approximately 1.1 acres of the 8.8 acre Lot 2 of Tract 15884. This proposed facility would serve as an interim Ladera Ranch community-wide sales and information center, in coordination with each of the existing and future merchant builder model complexes. The project consists of a Community Gallery building that is 5,865 square feet with exterior public restroom facilities. The site will ultimately be a part of the proposed 13 acre Retail Center planned for the corner of Antonio Parkway and Crown Valley Parkway within Planning Area 2, Sub-area F, a Neighborhood Center planning area. The project site is located within Planning Area 2-F of the Ladera Planned Community and is currently vacant. Development of Planning Area 2 was approved under Area Plan AP97-12 and Planning Application PA97-0174 on April 7, 1998.

The Community Gallery building is a permanent building that will temporarily house the community sales and information center. The building will eventually be converted to commercial use(s) as a part of the future commercial center planned for this location. The Community Gallery use is expected to be in use for approximately 5 years from the date of occupancy. However, the building is permanent and will be converted to a commercial use and become a part of the larger retail center after termination as the Community Gallery sales and information center. The building is setback approximately 40 feet from the right-of-way of Mercantile Way and 33 feet from Sienna Parkway.

As noted above, the proposed building is 5,865 square feet, including restrooms and electrical room. The bathrooms, with exterior building access, are permanent and will serve the gallery use and will also be available for users of the adjacent “Town Green”, a future Neighborhood Park and community

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gathering area. The site plan provides 42 off-street parking spaces, including 3 standard handicapped spaces and 1 van accessible handicapped space. Off-street parking is provided at a rate of greater than 7 spaces per 1000 square feet, which is excess of the 5 per 1000 square feet required for retail uses or the 4 per 1000 square feet required for office uses. Thus, an appropriate amount of off-street parking is provided for the proposed temporary use. However, the full field of parking that will be associated with the future neighborhood center retail uses is not determined at this time and will have to be a consideration at the time of development review for the entire center, including the ultimate use of the Community Gallery building. A 28-foot drive-aisle provides access to the parking lot from Sienna Parkway. A secondary temporary accessway is provided from Mercantile Way to the parking lot area. The secondary driveway is 25 feet wide. If in the future design of the 15-acre retail center the driveway is proposed to become permanent, the driveway will be widened to 28 feet minimum. Traffic Review Section staff has reviewed the site plan and does not express any concerns for the proposed site plan design.

The Site Development Permit includes a preliminary landscaped plan that is in compliance with the development standards of the Neighborhood Center District. The boundary landscaping is in excess of the minimum 10 feet required when a project is abutting a public street. The preliminary plan provides a mix of trees, shrubs and turf areas around the perimeter of the building and throughout the parking lot area. Since the area is a part of the larger neighborhood center that will be proposed in the future, the site may be fenced with temporary fencing to secure the adjacent construction areas. This permit includes a condition of approval that requires a final landscape plan to be submitted for final review and approval.

The proposal was distributed for review and comment to 7 County divisions for review and comment. Those comments have been addressed or the recommended conditions of approval are included within Appendix B.

**II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures" and Section VII.C.1.h - "Community Facility Regulations" of the Ladera Planned Community Program Text.

**III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is covered by Final EIR No. 555, previously certified on October 17, 1995. Prior to project approval, the decision-maker must assert that this EIR is adequate to satisfy the requirements of CEQA for the proposed project.

**IV. CERTIFICATION:**

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

PA00-0039

Thomas B. Mathews, Director  
Planning and Development Services Department

By:

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C. M. Shoemaker, Chief  
CPSD/Site Planning Section

CB FOLDER: pa00-0039.adm

### **APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

### **ATTACHMENTS:**

Appendix A - Findings

Appendix B - Conditions of Approval