



**FILE:** PA00-0044

**DATE:** July 6, 2000  
**TO:** File/Record/Applicant  
**FROM:** Thomas B. Mathews, Director, Planning and Development Services Department  
**SUBJECT:** Planning Application PA00-0044 for Site Development Permit  
Multi-family development in Planning Sub-Area 2-9, Ladera PC  
**APPLICANT:** DMB Ladera, LCC, property owner  
Western National Properties, developer  
Planning Solutions, agent

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**I. NATURE OF PROJECT:**

Construction of 201 apartment units on a 10.9 acre site in Planning Area 2, Sub-area 2-D, of the Ladera Planned Community. The apartment complex has 16 two-story residential buildings and a leasing/recreation facility. Each residential building has between 8 to 21 units in each building. There are 5 different unit types. There are 70 one-bedroom units, 100 two-bedroom units and 31 three bedrooms units. The project has a density of 18.5 dwelling units per acre.

The proposed apartment complex requires a total of 430 on-site parking spaces. The proposal provides a total of 480 on-site parking spaces consisting of 201 garage spaces and 279 open spaces. The open spaces include 236 spaces in parking bays and 43 spaces on the complex's driveway circulation system. The majority of garages are designed for one vehicle.

The proposal meets the development standards required for the site. Two previously approved alternate development standards (tapered street design and multi-family building separation approved under Changed Plan CP99-0046 to Area Plan PA99-0174) have been incorporated into the project design. Useable open space requirements have been met with the use of 24,000 square feet of recreation area and courtyard areas.

Planning Sub-Area 2-D of the Ladera Planned Community has a "Residential" land use designation and an overall net density of 16.9 dwelling units per acre. Up to 555 dwelling units are permitted in this sub-area. Including this proposal, residential development of 491 dwelling units has been approved to date. Though the proposed project is 18.5 dwelling units per acre, the overall density of this planning sub-area remains within the 16.9 dwelling units per acre.

The project site is located west of Antonio Parkway, north of Windmill Avenue, east of Mercantile Way and south of a future commercial site. To the west of the site is a proposed shared recreation area. Access to the site is from two ingress/egress driveways on Mercantile Way. An emergency fire access is also provided from Mercantile Way.

**II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code sections and 7-9-150 "Discretionary Permits and Procedures" and development text of the Ladera Planned Community.

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**III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is covered by Final EIR No. 555 previously certified on Oct. 17, 1995, and Addendum PA970174. Prior to project approval, this EIR and Addendum were found adequate to satisfy the requirements of CEQA by the Director. Appendix A contains the required CEQA Finding.

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**IV. CERTIFICATION:**

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

Thomas B. Mathews, Director  
Planning and Development Services Department

By: \_\_\_\_\_

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

WVM

FOLDER: D/Ladera/PA00-0044

**ATTACHMENTS:**

Appendix A - Findings

Appendix B - Conditions of Approval

**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.