

**PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT**

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**DATE:** April 5, 2001

**TO:** Orange County Zoning Administrator

**FROM:** Planning and Development Services Department/Current Planning Services Division

**SUBJECT:** Public Hearing on Planning Application PA00-0152 for Site Development Permit

**PROPOSAL:** Construction of a 72-unit condominium complex, on a 5.6-acre parcel in Planning Area 3 (subarea 3B) of the Ladera Planned Community. A public hearing is required for this proposal because the applicant is requesting use of adjacent street parking as provided for in the development regulations of the Ladera Planned Community. This proposal has a model sales complex and is associated with Planning Application PA00-0153.

**LOCATION:** The Ladera Planned Community is located in southeastern Orange County. The project is located south of Crown Valley Parkway, west of Antonio Parkway. The site is bordered by Avendale Blvd. to the north, Sellas Road to the west and Sklar Street to the east. Fifth Supervisorial District

**APPLICANT:** D. R. Horton, Inc., project developer  
DMB Ladera, LLC, property owner  
Planning Solutions, agent

**STAFF** William V. Melton, Project Manager

**CONTACT:** Phone: (714) 834-2541 FAX: (714) 834-4652

**SYNOPSIS:** Current Planning Services Division recommends Zoning Administrator approval of PA00-0152 subject to the attached Findings and Conditions of Approval.

**BACKGROUND:**

The project site is vacant and graded. The applicant proposes the construction of 72 condominium units in 26 buildings. There are 20 buildings with three condominium units each and 6 buildings with two condominium units each. The condominiums units range in size from 1,423 to 1,720 square feet of living area. Each condominium unit has 3 bedrooms and 2 ½ bathrooms. Each condominium unit is provided a two-car garage. The condominium units and buildings are identical to those units proposed under PA00-0153 by the same project developer. The model complex included this proposal is also used for the condominiums under PA00-0153.

The proposal conforms to all site development standards and would normally be approved through an administrative site development permit. However the applicant is requests to use on-street parking. The

parking regulations of the Ladera PC permit limited on-street parking (as amended by PA99-0200 for Area Plan AP99-09) provided the proposal is approved by the Zoning Administrator at a public hearing. The required parking for this proposal, including guest parking, is 195 spaces. Total parking provided for this proposal is 198 spaces. Included in that total are 144 garage spaces, 38 on-site open spaces and 16 street parking spaces on Sellas Road and Sklar Street. Limited street parking in portions of this planning area is permitted through Area Plan AP99-09. This area plan's amended the parking regulation permit the use of street parking for overall parking requirement fulfillment provided approval of a Site Development Permit was through the public hearing process by the Zoning Administrator. Additional discussion of the on-street parking is presented further in this report.

**SURROUNDING LAND USE:**

<b>Direction</b>	<b>Planning Area</b>	<b>Land Use Designation</b>	<b>Existing Land Use</b>
Project Site	3, Sub Area B	Residential	Vacant, graded
North	3, Sub Area B	Residential	Vacant, graded, future residential
South	3, Sub Area B	Residential	Vacant, graded, future residential
East	3, Sub Area B	Residential	Vacant, graded, future residential
West	3, Sub Area B	Residential	Vacant, graded, future residential

**REFERRAL FOR COMMENT AND PUBLIC NOTICE:**

A Notice of Hearing was mailed to all owners of record within 300 feet of the subject site. Additionally, a notice was posted at the site, at the 300 N. Flower Building and as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to County Divisions and

As of the writing of this staff report, no comments raising issues with the project have been received from other County divisions by staff.

**CEQA COMPLIANCE:**

The proposed project is covered by Final EIR 555, previously certified on October 17, 1995, and Addendum PA990062 previously certified on June 29, 1999 (Exhibit 2). Prior to project approval, this EIR and Addendum must be found adequate to satisfy the requirements of CEQA by the Zoning Administrator. Appendix A contains the required CEQA Finding.

**DISCUSSION/ANALYSIS:**

The purpose of a Site Development Permit for this proposal is to verify that the proposal conforms to the site development standards of the applicable Ladera Planned Community regulations and associated Zoning Code regulations. Architectural design was also reviewed and found to conform to the design guidelines of this planning area. The project design is towards the traditional concept where the garages are entered from an alley or interior street and the exterior streets provide for the entrance to the residence. Staff review of this proposal determined that the proposal does conform to the overall theme of the traditional home concept and to certain standards as shown in the chart below.

Standard	Required	Proposed
Building site area	5,000 sq. ft. min. +	243,877 sq. ft.
Area per unit	1,000 sq. ft.	3,387 sq. ft.
Building height	35 feet	35 feet
Building site coverage	60%	36%
Setback from street	10 feet	10 feet
Setback from other residential property	20 feet	20 feet
Usable open space	10 %	39%
Total parking	195 spaces	198 spaces
On-site spaces	--	182
On-street spaces	--	16

A model homes sales complex is proposed for this project. The complex is located near the intersection of Avendale Blvd. and Sellas Road. Access to the complex is from Sellas Road. A two-unit building (shown as Building 4 on the site plan) and a tree-unit building (Building 5) will be used as the models. A sales office will be established in Building 5). A total of 14 parking spaces are available for use of the model sales complex. Of that total, 7 spaces will remain and be used in conjunction with the total on-site parking when the model homes sales complex is completed. The applicant proposes to use this model complex for the sales of homes at a proposed second site being processed under Planning Applicant PA00-0153. The second development is located just west of the model site also on Avendale Blvd. at Zinnia Street. One other residential development site is located between the applicant’s two proposals.

On-street Parking Credit (AP99-09)

The purpose of the public hearing requirement for this Site Development Permit is based on the amendment to the off-street parking regulations for Planning Sub-Area 3B. Planning Application PA99-0200, which was an area plan amendment (AP99-09), approved by the Planning Commission January 11, 2000. The amendment, among other things, permitted limited street parking on certain adjacent public streets to satisfy the project’s parking requirements. Additionally, certain design guidelines must be evidenced through project design. This project demonstrates compliance with the Area Plan required design requirements.

For this proposal, two streets may be utilized for on-street parking; Sellas Road and Sklar Street. Avendale Blvd. also boards the site, but this street cannot be used for parking credit. The chart below shows the parking available on the two streets and the number of parking spaces that can be used in the parking calculations for this proposal.

Street	Parking spaces	Allowed credit	Allowed parking spaces
Sellas Road	17	40%	6
Sklar Street	18	60%	10
Total	35	--	16

Street parking is also controlled by the amount of traffic on a given street (expressed as ADT or Average Daily Traffic). The area plan contains a condition that a that a site specific traffic study for on-street be submitted prior to the approval of any Site Development Permit which proposes to utilize on-street parking. In conformance with that condition, the applicant maintains a traffic study that is reviewed by the County on a regular basis. The traffic study for this proposal indicates that Sklar Street has between 1,000 and 3,000 ADT and Sellas Road has up to 1,000 ADT. The parking regulations as amended by Area Plan AP99-09 allows up to 40% of the street parking on Sellas Road and 60% of the street parking on Sklar Street to be credited to the sites required parking requirement. The chart above demonstrates the allocated allowable credit provided on each street in accordance with the Area Plan approval.

Based on the review of the proposal, staff finds that the proposed 72-unit condominium proposal with associated on-street parking credit conforms to all applicable regulations. Staff supports the proposal and make a recommendation as follows.

**RECOMMENDED ACTION:**

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff report and public testimony as appropriate; and,
- b. Approve Planning Application PA00-0152 for Site Development Permit subject to the attached Findings and Conditions of Approval.

Respectfully submitted

Chad G. Brown, Chief  
CPSD/Site Planning Section

WVM

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**APPENDICES:**

- A. Recommended Findings
- B. Recommended Conditions of Approval

**EXHIBITS:**

1. Applicant's Letter of Explanation
2. Environmental Documentation
3. Site Plans

**APPEAL PROCEDURE:**

Any interested person may appeal the decision of the Zoning Administrator 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.