



County of Orange

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FILE: PA00-0160

DATE: March 19, 2001

TO: File/Record/Applicant

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

SUBJECT: Planning Application PA00-0160 – An administrative Site Development Permit for 45 single family detached dwelling units utilizing the Planned Concept Detached development standards within Planning Area 3 of the Ladera Planned Community, and the filing of TT 16127. The site plan includes a temporary model home sales complex for the first sale of homes within Tract 16127.

APPLICANT: Warmington Homes, Bob McClaire

Authorized Agent: Jay Bullock, Planning Solutions

I. NATURE OF PROJECT:

This is an administrative site plan for the development of 45 single family detached dwelling units within Tentative Tract 16127. The project site is 4.8 gross acres in area and proposed to be subdivided by TT16127 into 45 building sites and lots A through K for; a 0.1 acre pocket park open space, private drives, and private street purposes. The project proposes a density of 9.4 du/acre and requires a Site Development Permit per the Ladera Planned Community Program Text. The project site is located within Planning Area 3 of the Ladera Planned Community, which is currently mass graded and vacant.

The project proposes 45 single family detached dwelling units, each consisting of 3 or 4 bedrooms, and each having a two-car attached garage. The project complies with the building separation requirements by providing the required 10 feet aggregate sideyard setback for each building site, and providing the minimum 8 feet of building separation from adjacent building sites. Front setbacks are required from the back of street curbs, however each unit either fronts an open space lot or a curb separated parkway. Each building's garage abuts an interior alley at the rear and provides a minimum of 30 feet separation from garage door to garage door, the second floor over the garage will be separated by the minimum distance of 27 feet, greater than the normal 10 feet separation if the alley were not present. The maximum building height is 35 feet and each unit is proposed less than the 35 feet maximum height.

The project site is surrounded on four sides by public streets within Planning Area 3. One two-way access point is provided to the interior of the project site from the surrounding public streets and interior private drives provide full access to each dwelling unit from the interior streets. Access to each garage is provided via interior alleys, which are 24 and 25 feet wide, property line to property line. The garages are setback a minimum of 3 feet from the curb/property line to provide the required 30 feet minimum maneuvering area out of each garage space. The garage maneuvering areas for these

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units is required to be 28 feet of unobstructed area behind each garage. The current site plan illustrates more than 28 feet of paved maneuvering area for these lots.

Off-street parking is provided in compliance with the Orange County Zoning Code Section 7-9-145 for single family detached residential units. Each unit provides an attached two-car garage. An additional number of required parking spaces are provided on adjacent private streets within the project and on the surrounding exterior perimeter streets. These streets provide direct access to the entry of the perimeter units. The project is required to provide a minimum of 144 off-street parking spaces; 167 stalls are provided for the project site as proposed. The proposed off-street parking is comprised of 90 garage spaces, two for each unit, and 19 parallel stalls on the interior streets, and 58 on the surrounding exterior streets. The zoning code allows on-street parking, where available, to be counted toward required parking for single family residential projects. The 167 parking spaces that will be provided for the project is in compliance with the off-street parking requirements.

The project provides a minimum of 10% open space that is comprised of the open space lot A and some surrounding parkways. In addition, care must be taken in the development of the landscape plan to ensure that the vehicle maneuvering areas remain unobstructed with the implementation of street trees and mailbox placements. The final landscape plans shall ensure that private fencing locations and tree placements do not obstruct the maneuvering areas out of adjacent garages. A final landscape plan is required as a condition of approval to ensure maneuvering clearances are maintained.

A model home sales complex is included within this project to serve as the sales office for the first sale of homes within this project. Lots 3-5 will serve as the model home locations and lots 1 and 2 will serve as temporary parking lot facilities to accommodate the sale facility. Ten off-street temporary parking spaces are proposed to serve the sales complex. The standard condition of approval for model home sales complex applies to this project and has been included within Appendix B.

The proposal was distributed for review and comment to 9 County division for review and comment. Those comments have been addressed or the recommended conditions of approval are included within Appendix B.

The project is consistent with the Ladera Planned Community Development Standards and off-street parking is provided in compliance with the requirements of the zoning code. Therefore, the Site Development Permit is approved subject to the findings and conditions of approval attached to this report.

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 III.3 "Residential Planning Areas - Planned Concept Detached Dwellings" of the Ladera Planned Community Program Text.

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III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR No. 555, previously certified on October 17, 1995, and Addendum PA990062, previously approved on June 29, 1999. Prior to project approval, the decision-maker must assert that together, they are 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.

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____
Chad Brown, Chief
CPSD/Site Planning Section

CB FOLDER: pa00-0160.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