

PLANNING & DEVELOPMENT SERVICES DEPARTMENT



PLANNING COMMISSION - AGENDA ITEM No. 4

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

DATE: May 8, 2002

TO: Orange County Planning Commission

FROM: Current Planning Services Division

SUBJECT: Public Hearing on Planning Application PA 01-0070 Master Area Plan / Site Plan for development within the Coastal Development District; Planning Applications PA 01-0082 through PA 01-0087 for Project Site Plans for development within the Coastal Development District. The project also includes an Amendment to the Bolsa Chica Planned Community Development Map and Statistical Table. Vesting TTM 15460 is being processed concurrently, consistent with these applications proposed.

PROPOSAL: The overall project consists of 105.3 acres within Planning Areas 3A-1, 3B, 4B, 7 and 8 of the Bolsa Chica Planned Community. Development is proposed to consist of 379 single family detached residential units and a Private Recreation Center within Planning Areas 7 and 8; A Pump Station and Underground Reservoir is proposed within Planning Area 4B, Open Space, Constructed Wetlands, and a Class I bikeway are proposed within Planning Area 3A; and Open Space and Eucalyptus ESHA Protection area are proposed within Planning Area 3B.

LOCATION: 17201 Bolsa Chica Street, generally southwesterly of the intersection of Los Patos Avenue and Bolsa Chica Street - Second Supervisorial District

STAFF CONTACT: Chad Brown, Senior Planner, Project Manager
Phone: (714) 834-5159 FAX: (714) 834-4652

SYNOPSIS: Current Planning Services Division recommends Planning Commission approval of PA01-0070 (Master Area / Site Plan); PA 01-0082 (Planning Areas 3A-1 and 3B-1); PA 01-0083 (Planning Areas 7-1 and 4B); PA 01-0084 (Planning Area 7-2); PA 01-0085 (Planning Area 7-3); PA 01-0086 (Planning Area 7-4); and PA 01-0087 (Planning Area 8); subject to the attached Draft Resolution with Findings and Conditions of Approval.

PROJECT PROPONENTS:

Property Owner:
Signal Landmark
6 Executive Circle, Suite 250
Irvine, CA 92614

Applicant/Agent:
Hearthside Homes - Mr. Ed Mountford, Sr. VP
6 Executive Circle, Suite 250
Irvine, CA 92614

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A Notice of Public Hearing was mailed to all owners of record within 300 feet of the subject site, as well as a notice of public hearing publication in the Orange County Register on April 27, 2002. The notice

included a description of the proposed project and was mailed on April 25, 2002. 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 copies of the proposed project submittal document were distributed for review and comment to eleven (11) County Divisions, Orange County Fire Authority, Airport Land Use Commission, City of Huntington Beach, Bolsa Chica Land Trust, and Amigos de Bolsa Chica.

The comments received have either been addressed through project revisions, recommended conditions of approval, or are addressed in the relevant sections of the CEQA document that accompany these planning applications.

CEQA COMPLIANCE:

The proposed project is covered by Subsequent Environmental Impact Report (SEIR) 551 and is the subject of a separate staff report package dated May 8, 2002. Prior to project approval, the decision-maker must assert that SEIR 551 is adequate to satisfy the requirements of CEQA for the proposed project. A finding to this effect is included within Appendix 1A for your consideration.

GENERAL PLAN CONSISTENCY:

The project is located within the “Suburban Residential” land use designation of the Orange County General Plan. The proposed development is consistent with “Suburban Residential” designation and density ranges. Therefore, the proposal is consistent with the Orange County General Plan, Land Use Element. The proposed development is also consistent with other element programs and policies of the Orange County General Plan, as further described within Subsequent Environmental Impact Report (SEIR) 551.

BACKGROUND:

Consistent with the Orange County General Plan and Zoning Ordinance, the Bolsa Chica Planned Community (PC) Program was approved and adopted by the Orange County Board of Supervisors on June 18, 1996 by Resolution No. 96-464 and Ordinance No. 3964, and subsequently amended on February 3, 1998 by Resolution No. 98-43 and Ordinance No. 98-2. The PC program comprises the zoning ordinance text, statistical summaries, and zoning/development maps. The PC Program also provides regulations and site development standards for all public and private areas within the community, and establishes both specific regulations applicable to each land use Planning Area, and general regulations for public facilities, off-street parking and signage. The PC Program Text and the PC Zoning Map and Statistical Summary constitute the zoning for the Brightwater project area.

The development plan for the Brightwater project contains eight Development Areas, including five residential Development Areas (7-1 through 7-4, and 8), and comprises the Landowner’s project for the unincorporated portion of the Upper Bench of the Mesa. Brightwater includes 105.3 acres and is composed of residential development areas, as well as areas devoted to habitat conservation, wetlands creation, passive open space, active recreation, and a variety of supporting community facilities.

The County approved Bolsa Chica Planned Community Program contains the zoning regulations for the site and designates most of the site for Medium-Low Density Residential Development (6.5-12.5

DU/Ac.). As shown in Exhibit I.1-3 of the submittal document, the Brightwater project area is comprised of Residential Planning Areas 7 and 8, Public Facility Planning Area 4B (Water Reservoir Site), and the majority of Recreation Planning Areas 3A and 3B, which the project proposes for passive recreational uses and conservation of the existing eucalyptus grove Environmentally Sensitive Habitat Area (ESHA).

The project documentation provides the history and background of the Bolsa Chica Planned Community Program and Local Coastal Program. In summary, the planning applications requesting approval of the Brightwater project are being sought by the Landowner apart from the previously proposed LCP, and instead are sought in compliance with the current County General Plan and Zoning Ordinance, including the adopted Planned Community Program. Hence, the planning applications under consideration represent local jurisdiction review for consistency with applicable local Zoning and General Plan land use and development regulations.

Since there is not a current certified Local Coastal Program for the property, the Landowner recognizes, as noted in the Introduction Section 4.4, that if they obtain County approval of the Brightwater project, they will still need to obtain approval of one or more Coastal Development Permits from the California Coastal Commission to satisfy requirements under the California Coastal Act.

The Landowner has filed seven (7) Planning Applications with County of Orange, Planning and Development Services Department that request development consistent with the permitted uses and development standards of the Planned Community Program. Detail summaries of each of the planning application descriptions are included within the Discussion/Analysis section of this report. The attached Master Site Plan/Area Plan and Project Site Plans submittal document includes complete details and analysis for each segment of the proposal.

SURROUNDING LAND USE:

The area surrounding the Brightwater project is illustrated on Exhibit I.1-2 and Exhibit I.1-3 of the submittal document. Starting at the northwest corner and moving clockwise around the project site, surrounding uses include a short length of Warner Avenue and a large, mixed density residential neighborhood north of Los Patos; the 16 single family dwelling unit Sandover project recently developed by the applicant at the southwest corner of Los Patos and Bolsa Chica Street; land comprising Residential Planning Area 9 (outside the project area) composed essentially of undeveloped land owned by D. Goodell and Shea Homes; the regional-serving East Garden Grove-Wintersburg Flood Control Channel; State-owned lowlands containing eucalyptus trees and an isolated lowland pocket area (between the Mesa and the flood control channel); and finally the Lower Bench of the Bolsa Mesa, which is generally defined by the Planned Community program as Residential Planning Areas 5 and 6, as well as Conservation Planning Area 3D and (a small portion of Planning Area 3A, which contains Warner Avenue Pond and a surrounding open space buffer).

DISCUSSION/ANALYSIS:

A summary is provided below for the Master Site Plan / Area Plan and for each of the Planning Area/Development Area planning application proposals. Complete details for each of the applications is contained within the Brightwater submittal document, included with this report as Exhibit 1.

MASTER SITE PLAN

PA01-0070 -A Master Site Plan/Area Plan for the Brightwater project area.

The Master Development Plan for the Brightwater project is illustrated on Exhibit II.1.1 of the submittal document. It contains eight development areas, including five residential Development Areas (7-1 through 7-4 and 8), and comprises the project for the unincorporated portion of the Upper Bench of the Mesa. The five Development Areas that comprise Residential Planning Areas 7 and 8 of the Planned Community are designed for a variety of single-family detached homes. Planning Area 7 is also proposed to include a private recreation facility to serve the Brightwater residents. A total of 379 single-family homes will comprise the residential portion of the project. Planning Area 3A is a passive park/open space area, with public parking and interpretive trails located adjacent to a linear series of “constructed wetlands” that will provide on-site storm water retention and water quality management. Planning Area 3B, adjacent to the State-owned lowland pocket area, is an existing Eucalyptus tree ESHA within the project. Planning Area 3B will be treated as a conservation area and will remain undisturbed by the project. Planning Area 4B is the site of an underground domestic water reservoir and an aboveground pumping facility. The reservoir will be covered with earth and landscaped as a part of a passive open space area that is part of a larger Homeowner Association (HOA) recreation area.

The proposed development includes 379 single-family homes within 76.6 gross acres, establishing a gross density of 4.9 dwelling units per acre. The Brightwater plan also includes 28 acres of Open Space (3A-1 and 3B), including 5.0 acres of Planning Area 3B for that portion of the Eucalyptus ESHA within the Brightwater project area. Public Facility Planning Area 4B is also included within the project as 0.7 acres.

Master improvements, including mass grading and construction of the backbone infrastructure will be accomplished in essentially one continuous phase. Streets and building pads will be rough graded during the initial mass grading operation. The collector roadway (A-Street) connecting Warner Avenue to Bolsa Chica Street will be constructed in one phase to facilitate convenient access to the site for construction operation and emergency access. Improvements to Bolsa Chica Street, Warner Avenue and Los Patos Avenue will occur as part of these master improvements.

It must be noted that implementation of the proposed project requires the applicant to execute an off-site dedication of 49 acres of land within the Bolsa Chica Planned Community for the completion of the 106 acre Harriett Wieder Regional Park. This requirement originates from the Board of Supervisors 1996 approval of the Bolsa Chica Planned Community Program. An appropriate condition of approval is included within Appendix 1B to insure this action by the applicant/landowner.

The primary components of the Master Site / Area Plan consist of the following sections: Master Grading Plan; Master Drainage Plan; Master Utilities; Master Roadway Improvements; Coastal Access and Public Trails; Community Transition/Urban Edge Treatment Plan; and Community Design. Each of these sections within the submittal document provides detail exhibits and explanations for the various components. These areas are then further refined by the Project Site Plans.

Grading

The Master Grading Plan is illustrated on Exhibit II.2-1, with areas of cut and fill illustrated on Exhibit II.2-2. Existing and proposed grades and contours are also reflected on Vesting Tentative Tract Map 15460 (Appendix B of submittal document).

The grading design retains the integrity of the topographical grade differential between the upper and lower benches of the Mesa, and restores this transitional slope to a natural appearance along the entire length of the open space area. While retaining the elevation difference between the two benches, the grading design will replace, fill, and re-contour several borrow sites that were excavated during the 1900's for the construction of military bunkers and off-site developments, as well as on-site agriculture and oil field development. Most significantly, a large site re-graded in the 1990's in conjunction with the demolition and stockpiling of a large World War II concrete gun bunker will be restored to a natural appearance.

Existing asphalt roads within Planning Area 3A-1 will be removed to allow for re-vegetation and installation of trails. This will require only nominal changes, if any, in elevation. The small existing "pocket" wetland within area 3A-1 will be protected as a part of the much larger constructed wetlands and open space area at the foot of the upper bench. No grading is proposed within Planning Area 3B which contains a portion of the Eucalyptus ESHA. A small (approx. 4,800 sf.) wetland south of Los Patos Avenue will also remain undisturbed by the proposed grading activities for later incorporation into the proposed HOA opens space/recreation area.

Grading will involve approximately 460,000 cubic yards of cut and 240,000 cubic yards of fill, including grading required to create the constructed wetlands, public parking area, and trail system. The difference of 220,000 cubic yards of fill will be transported to an adjacent residential parcel within the City of Huntington Beach that is owned by Shea Homes. Since this site is immediately adjacent to the proposed project, this approach will facilitate a balance of earthwork in the immediate vicinity and avoid truck traffic on adjacent public streets. In the event that Shea Homes elects not to accept any fill at the time of grading, the 220,000 cubic yards will be retained on the project site and incorporated into the project. This will result in a small elevation difference of approximately six feet in the southern edge of the project.

Infrastructure

Southern California Water Company (SCWC), an investor owned public utility, will supply domestic water to the Brightwater project from its current pumping and storage facilities in the City of Cypress, via a 12-inch diameter transmission pipeline. SCWC will own, operate, and maintain the entire domestic water distribution system for the Brightwater project. Domestic water for the project will be stored in an approximately 2-million gallon water storage reservoir/pump station in Planning Area 4B. The underground reservoir and pump station will be constructed and operational prior to occupancy of the first residential unit within the project.

Wastewater from the project will be accepted and processed by the Orange County Sanitation District. The applicant will construct all of the on-site wastewater facilities. Once constructed, Southern California Water Company (SCWC) will own, operate, and maintain these on-site facilities. Other utility services for the project are anticipated to be provided by Southern California Edison, Southern California Gas Co., Verizon, and Times-Warner Cable.

Drainage

The Master Drainage Plan is illustrated in Exhibit II.3-1. The drainage plan delineates six drainage areas within the project, identified as Areas A, B1, B2, B3, C and D. Area A flows in a northerly direction to Warner Avenue, which is the same as the existing condition. All other areas flow to the south into the

designed storm drain system. The entire project site is located within the East Garden Grove / Wintersburg watershed area.

The Master Drainage Plan is based upon a sustainable and state of the practice design prepared by water quality engineers and biologists. This plan contains comprehensive measures to mitigate on-site runoff and flood hazards without adversely affecting either urban or undeveloped areas outside of the project.

Runoff from development areas that occurs during the dry weather season will be captured first in local roads and streets, then be intercepted at catch basins that flow into the underground storm drain system, and will be discharged into a constructed wetland where it will be retained until it evaporates and/or infiltrates into the ground. The constructed wetlands are within the project site (PA 3A-1). The constructed wetland is a series of shallow basins or depressions that will be created and planted with native wetland vegetation in Planning Area 3A.

The storm drain system is designed to capture and convey the flow generated on-site by a 100-year storm event to ensure the protection of all habitable structures. In addition to handling the volume of runoff generated by storm events, the development will incorporate structural and non-structural Best Management Practices (BMP's) designed to remove pollutants from runoff before it leaves the site. Additionally, a "Water Quality Management Plan" will be prepared that provides details of structural and non-structural Best Management Practices (BMP's) that will be implemented to control pollutant runoff.

The constructed wetland is sized (i.e., graded in terms of area and depth) so it accepts and retains the storm water runoff generated by 85 percent of all storms (i.e., storms generating less than eight tenths of one inch of rainfall in a 24-hour period) as well as all of the "first flush" runoff from larger storms, which contains the highest concentration of pollutants.

Runoff from storms greater than the 85th percentile will not pass through the constructed wetland but instead will be diverted as follows. During heavy storms, when the constructed wetland reaches capacity, it is designed to overflow, via an underground pipe, into an existing pocket wetland that is located nearby and downstream within the open space area. When this existing pocket wetland, in turn, reaches its capacity, it will overflow into an adjacent detention basin. The newly constructed wetlands and its overflow system are designed so that the amount of water flowing into the existing pocket wetland is the same with the Brightwater project as it was prior to development, thus sustaining the viability of the existing wetland. As the intensity of rainfall increases, a "smart box" will divert the larger volume of storm runoff directly into a much larger detention basin that has been created downstream of the constructed wetland.

The highest concentration of pollutants is in the lower flows (i.e., less than eight tenths of an inch). Therefore, treatment of these flows is essential to improving the quality of storm water runoff. Pollutants are removed from low flows by settling of solids, or adherence of pollutants to vegetation or synthetic absorbents. Directing higher volume storm flows through a structural BMP such as a constructed wetland would re-suspend these pollutants and convey them through to the receiving water. This would reduce the effectiveness of the created wetland to "polish" incoming storm flows to meet water quality objectives.

Hearthside Homes, the developer of Brightwater, will be responsible for the maintenance and operation of the constructed wetland and implementing the non-structural BMPs while the project is under construction. Hearthside Homes has proposed that the Brightwater Homeowners Association (HOA)

should ultimately be responsible for the ongoing maintenance of the structural BMPs within the project area and continual implementation of the non-structural BMPs (notifications to new homeowners, etc.) once the project is completed. Given the importance attached to more stringent water quality objectives recently enacted by the State and Regional Water Quality Control Boards however, this proposed approach is continuing to be reviewed by the County's water quality experts and the CEO office. As a result, to insure the viability of long term BMP maintenance procedures, a special condition of approval has been included to the Conditions of Approval which retains the applicant's financial responsibility in the matter until an agreed upon entity satisfactory to the County CEO is permanently established.

Details of the constructed wetlands operation and the infrastructure system design to accommodate the various storm events and nuisance runoff is described in further detail within the Master Drainage Plan section and illustrated on Exhibit II.3-2 of the submittal document. Information is also contained within the project environmental document.

Master Roadway Improvements

Exhibit II.5-1 provides the Master Roadway and circulation system for the project. The project is proposed to be gated with entries located at Warner Avenue and Bolsa Chica Street to serve as two access points. It should be noted that the applicant, Hearthside Homes, consulted with staff for the City of Huntington Beach Public Works and Fire Department in designing the street improvements within the City right-of-way. The intersection at Warner Avenue is proposed to be a "right-turn in; right-turn out only" and includes a new right-turn (deceleration) lane from the west leading to the intersection and entry gate beyond. The Bolsa Chica Street entry will also include an entry gate. Both entries connect directly to the internal main collector Road (A-street), a 40-foot wide paved road with standard curbs and gutters, and will provide an approximate 20-foot landscape setback on each side, including an 8-foot wide, curb adjacent landscape parkway and 5-foot wide sidewalk.

The Brightwater project proposes to eliminate the current access from Los Patos Avenue to Warner Avenue by constructing a cul de sac at the west end of Los Patos. Currently, access to Warner Avenue via Los Patos is restricted to right turn out only. Access from eastbound Warner onto Los Patos was prohibited by the City of Huntington Beach several years ago in response to concerns from residents on Los Patos related to cut - through traffic from Warner. Traffic counts collected in April 2001 indicate that very few vehicles turn right from Los Patos onto Warner (six vehicles in the AM peak hour and five vehicles in the PM peak hour). The low utilization is related to the "backtracking" that would be required to make this movement for all but a few homes in the neighborhood (i.e. the most direct route to eastbound Warner for nearly all of the homes in the area is via Sandra Lee Street, Sims Street, Lynn Street or Green Street).

The current Los Patos intersection with Warner would become the intersection of "A" street and Warner Avenue based on the design of the Brightwater project. This design offers several advantages to current residents in the neighborhood north of Los Patos and to future residents of Brightwater. First, connecting the main circulation road through the Brightwater community to two arterial highways - Warner Avenue and Bolsa Chica Street - minimizes the potential for future Brightwater residents to use Los Patos and any of the neighborhood streets perpendicular to Los Patos (e.g. Lynn Street, Green Street etc.) to access Warner. Second, from a public safety standpoint, access to Brightwater from both Warner and Bolsa Chica Street offers emergency vehicles two points of entry from arterial highways thereby reducing response times in emergency situations. Third, constructing a cul de sac at the west end of Los Patos

eliminates the potential for any cut-through traffic on Los Patos from the project or from eastbound Warner thus preserving the integrity of the existing neighborhood.

Coastal Access and Public Trails

Exhibit II.6-1 illustrates the coastal access, public trails, and open space concepts for the Brightwater project. The plan is to provide public trails that allow people to walk or bicycle completely around the perimeter of the Brightwater site and enjoy views over the State Wetlands Restoration Area and Pacific Ocean. A Regional Class I (paved off-road) Bikeway that will link the Brightwater project to the County's Regional Bikeway system and Bolsa Chica State Beach, consistent with the County's Bikeway Plan, is provided as a portion of this project. The system will include access signage, public parking, interpretive trailhead, and the Class I Bikeway with connections to off-site trails.

Community Landscape Concepts

The project landscape will have two distinct areas and qualities. On the outside and lower edges and slopes, visible from State-owned Wetlands Restoration Area, the project area will be softened and extensively enhanced in native landscape incorporating protection of the five acres of Eucalyptus ESHA (Area 3B) and the creation of freshwater ponds, a gentle Coastal Prairie hillside, and planting of Coastal Bluff Scrub on the approximately 23 acres Area 3A-1 that defines the slope of the Upper Bench. A mix of native California Coastal plant communities will encompass all project edges visible from public locations.

Additionally, a continuation of the landscape parkway and community wall is proposed along the entire edge of Los Patos Avenue to match the landscape corridor and pedestrian walkway that was required by the City of Huntington Beach for the adjacent Sandover project. The landscape corridor formed by this landscape lot and the standard city parkway for Los Patos will be planted with trees, shrubs, and groundcover, and improved with a public meandering sidewalk to serve as a visually softening buffer for existing residences on the opposite side of Los Patos Avenue.

From the community entries and inside the community, a tropical Pacific Ocean landscape palette will be utilized. The interior plant palette will emphasize evergreen palms, tropical foliage and conifer tree species. Specimen accent trees are proposed to define community spaces, activity nodes and elements such as village greens, entries, recreation center, paseos, and primary streetscapes.

The submittal document includes a proposed Community Landscape Plan depicted in Exhibit II.8-2. Further details of the landscape plan, plant palettes, and proposed detailed landscape zones are included for your review within the submittal document.

Summary of Residential Architecture

A wide array of single-family housing sizes and types will be built to meet the needs of a variety of lifestyles. Homes will range in size from about 1,500 to over 4,200 square feet. The two smaller products within the Brightwater project will be residential planned unit developments that utilize reciprocal easements and other integrated site planning techniques. The remaining four product types will be traditional single-family homes on conventional lots ranging from 4,000 to 7,000 square feet.

The project site plans in the submittal document provide the detailed mix and plotting of Brightwater homes, including architectural footprints, minimum setbacks, maximum heights, floor plans, architectural elevations, and other design information. In general, the master architectural design concept is proposed

to implement an American Seaside Village theme that includes multiple coastal architectural vernaculars. These styles will provide for alternating roof forms and pitches, variations in the design and scale of exterior elements, porches, arbors, and articulated and detailed elevations on all four sides of each home.

PROJECT SITE PLANS

The following provides a summary of the individual Project Site Plans proposed within the Brightwater project area. Full details for each project area are provided within the submittal document attached to this report (Exhibit 1).

PA 01-0083: Project Site Plan for Areas 3A-1 and 3B-1 (Open Space, Passive Recreation, and Conservation Area)

Planning Area 3B is proposed to be treated as a habitat conservation area. No development is proposed within this five-acre area. It is included as a part of the Brightwater project in order to allow Vesting Tentative Tract Map 15460 to legally describe its boundaries, so that it can ultimately be conveyed to the County of Orange as a conservation area.

Planning Area 3A-1 is comprised of approximately 23 acres of constructed wetlands, open space, public parking, coastal access and Class I bikeways and interpretive trails. This area will be improved and landscaped by the development proponent during the construction of the master drainage improvements. Details and exhibits of each component within the project area are provided within Section III.1 of the submittal document.

PA 01-0083: Project Site Plan for Development Area 7-1 (HOA Recreation Center) and Development Area 4B (Underground Reservoir and Pump Facilities)

Development Area 7-1 proposes the HOA Recreation Center on approximately 2.5 acres, and will be developed by the Landowner and conveyed to the Brightwater Homeowners Association. The center is proposed to contain approximately 1,350 square foot building to house a community room, kitchen, and storage, with separate areas for restrooms and pool equipment. The facility includes three (3) pools of various sizes, two family/small group picnic areas, one tot lot, and an elevated boardwalk walkway.

Development Area 4B contains an approximately 2-million-gallon domestic water storage reservoir and pump station on approximately 0.7 acres. The reservoir and pump station are proposed to be constructed and conveyed to Southern California Water Company.

The two adjacent facilities are combined as one site plan because the underground water storage reservoir will be covered with earth, planted, and used for passive recreation and open space as a seamless extension of the passive recreation areas in Development Area 7-1. Details and exhibits of each component within the project area are provided within Section III.2 of the submittal document.

PA 01-0084: Project Site Plan for Development Area 7-2 (78 Detached Single-Family Homes)

Development Area 7-2 is proposed to contain 78 single family detached residential units on approximately 11.8 acres, for an overall gross density of 6.6 units per acre through the use of planned unit development regulations of the County Zoning Code. The site development plan is illustrated on Exhibit III.3-2. Residential lots within DA 7-2 have an interlocking pattern that is sometimes referred to in residential planned developments as a “Z” lot. They range in size and shape with a minimum depth of 74

feet and widths of 31-36 feet, producing lots with a nominal size of approximately 2,294 to 2,664 square feet.

The site plan design for the residential units within DA 7-2 is consistent with the site development standards set forth for single family detached developments in Section 5.3.1 of the Planned Community Program and with site development standards for residential planned developments set forth in subsection 7-9-110.6 of the County Zoning Code, which are in addition to the site development standards of the base district unless otherwise stated.

There are three architectural plans for this development area. Floor plans and elevations are provided on Exhibits III.3-5 and III.3-6 the submittal document. All the homes are two-story, and range from approximately 1,880 to 2,362 square feet. The heights of home range generally from approximately 25 to 29 feet, under the 35 feet district maximum. The planned development concept is utilized to develop efficient use of exterior spaces through reciprocal use easements among the owners. The plans each have two-car garages with two plans possessing forward-facing garages, and one plan with a side-entry garage.

For planned developments, building locations need not adhere to the base district standard setback regulations but shall be determined by an approved site plan. The building locations shall be dimensioned on the site plan, including distances between buildings and distances from streets and common driveways. The building locations and dimensions are shown and called out on the Development Area 7-2 Site Plan (Exhibit III.3-2). These exhibits show that building setbacks and yard areas vary considerably with the different floor plans and that front yard setbacks are 10 feet minimum. The individual side yards are not less than 4 feet for any one side, and not less than 8 feet for both side yards. Virtually all side yards use a reciprocal use easement to effectively increase the useable area of the side yard setback. Rear yards vary from 6 feet to 15 feet. Within residential planned developments, there shall be no maximum building coverage for any individual site. However, overall building coverage of Development Area 7-2 may not exceed 40% of the “project net area”. As shown on Exhibit III.3-2, building site coverage for this area is proposed as 32.4%, consistent with the planned development regulations of the Zoning Code.

This site plan includes plans for a temporary model home sales complex for the first sale of homes within the development area. The complex will include a temporary sales office in one of the units, model homes, a temporary parking lot, temporary signs and pennants and ornamental landscaping.

Further details and exhibits of each component within the project area are provided within Section III.3 of the submittal document.

PA 01-0085: Project Site Plan for Development Area 7-3 (64 Detached Single-Family Homes)

Development Area 7-3 is proposed to contain 64 single family detached residential units on approximately 7.5 acres, for an overall gross density of 8.5 units per acre through the use of planned unit development regulations of the County Zoning Code. The site development plan is illustrated on Exhibit III.4-2. Residential lots within DA 7-3 have nominal dimensions of approximately 37 feet in width and 65 feet in depth, producing lots with a nominal size of approximately 2,405 square feet.

The site plan design for the residential units within DA 7-3 is consistent with the site development standards set forth for single family detached developments in Section 5.3.1 of the Planned Community Program and with site development standards for residential planned developments set forth in subsection

7-9-110.6 of the County Zoning Code, which are in addition to the site development standards of the base district unless otherwise stated.

There are three architectural plans for this development area. Floor plans and elevations are provided on Exhibits III.4-5 and III.4-6 the submittal document. All the homes are two-story, and range from approximately 1,559 to 1,877 square feet. Plan 3 provides for a third story “loft” both as an architectural feature that adds variety and as a small room that could be used as a den, study, or children’s play room. The heights of home range generally from approximately 25 to 35 feet. The third story loft for Plan 3 is a maximum of 35 feet. The maximum district building height is 35 feet. The planned development concept is utilized to develop efficient use of exterior spaces through reciprocal use easements among the owners. The plans each have two-car forward-facing garages with a minimum driveway length of 18 feet.

For planned developments, building locations need not adhere to the base district standard setback regulations but shall be determined by an approved site plan. The building locations shall be dimensioned on the site plan, including distances between buildings and distances from streets and common driveways. The building locations and dimensions are shown and called out on the Development Area 7-3 Site Plan (Exhibit III.4-2). These exhibits show that building setbacks and yard areas vary considerably with the different floor plans and that front yard setbacks vary from a minimum dimension of 8 feet to 11 feet, depending on the floor plan. The individual side yards are not less than 4 feet for any one side, and not less than 8 feet for both side yards. Virtually all side yards use a reciprocal use easement to effectively increase the useable area of the side yard setback. Rear yards vary from 12 feet to 13 feet. Within residential planned developments, there is no maximum building coverage for any individual site. However, overall building coverage of Development Area 7-3 may not exceed 40% of the “project net area”. As shown on Exhibit III.4-2, building site coverage for this area is proposed as 36.9%, consistent with the planned development regulations of the Zoning Code.

This site plan includes plans for a temporary model home sales complex for the first sale of homes within the development area. The complex will include a temporary sales office in one of the units, model homes, a temporary parking lot, temporary signs and pennants and ornamental landscaping.

Further details and exhibits of each component within the project area are provided within Section III.4 of the submittal document.

PA 01-0086: Project Site Plan for Development Area 7-4 (19 Detached Single-Family Homes)

Development Area 7-4 will contain 19 single-family detached residential units on approximately 6.1 acres, for an overall gross density of 3.1 units per acre. Development Area 7-4 northern boundary is the boundary between the City of Huntington Beach and unincorporated Orange County. The boundary runs diagonally across nine (9) future lots that are triangular parcels of land resulting from the boundary lines and that independently are currently impractical for residential development. The lots that are wholly within the unincorporated area are the subject of this site plan and development area. The nine future lots will be processed separately through the City of Huntington Beach.

The lot sizes and proposed residential development that comprise Development Area 7-4 are consistent with and a continuation of the existing Sandover project within the City of Huntington Beach, corner of Bolsa Chica Street and Los Patos Avenue. The residential lot sizes are approximately 6,000 square feet (60 feet wide by 100 feet deep). There are four architectural plans proposed for Development Area 7-4. All of the homes are two-story, and range from approximately 3,080 to approximately 3,583 square feet

with 3 to 5 bedrooms. The homes will be setback a minimum of 10 feet from the front property line with all garages setback a minimum of 18 feet. A 15 feet minimum setback from the rear property line will be maintained and an aggregate total of 10 feet for the side yard setbacks is consistent with Planned Community Program regulations. Each building site will maintain building site coverage less than the maximum 60%. The homes are approximately 27 to 32 feet in height, under the 35 foot maximum.

A model home complex will be provided within Planning Area 8 to facilitate the sale of homes within Development Area 7-4.

Further details and exhibits of each component within the project area are provided within Section III.5 of the submittal document.

PA 01-0087: Project Site Plan for Development Area 8 (218 Detached Single-Family Homes)

Development Area 8, aka Planning Area 8, will contain 218 detached single-family homes on approximately 48.7 acres, for an overall gross density of 4.5 units per acre. The site plans are illustrated on Exhibit III.6-2 and III.6-3. There are four distinct residential lot sizes within Development Area 8:

- Forty-four (44) 4,000 square foot lots (50' wide x 80' deep)
- Fifty-seven (57) 5,000 square foot lots (50' wide x 100' deep)
- Sixty-four (64) 6,000 square foot lots (60' wide x 100' deep)
- Fifty-three (53) 7,000 square foot lots (70' wide x 100' deep)

There are various architectural plans and elevations proposed for each of the lot sizes noted above within Development Area 8. Details of the floor plans, elevations and typical lot plotting are provided in detail within Section III.6 of the submittal document. All homes will be setback a minimum of 10 feet from the front property line with all garages setback a minimum of 18 feet. A 15 feet minimum setback from the rear property line will be maintained and an aggregate total of 10 feet for the side yard setbacks is consistent with Planned Community Program regulations. Each building site will maintain building site coverage less than the maximum 60%. All building elevations illustrate homes below the 35-foot maximum building height limit.

This site plan includes plans for temporary model home sales complexes for the first sale of homes within each category of the development area. The complexes will include a temporary sales office in one of the units, model homes, a temporary parking lot, temporary signs and pennants and ornamental landscaping. The locations of each of the model home complexes are illustrated on Exhibit III.6-2 and III.6-3.

Further details and exhibits of each component within the project area are provided within Section III.6 of the submittal document.

Planned Community Development Map and Statistical Table - First Revision

When the Bolsa Chica Planned Community Program was adopted it was anticipated that the PC Development Map and Statistical Table would be progressively revised as the community was designed and engineered in greater detail. The First Revision to the Planned Community Development Map and Statistical Table is proposed in conjunction with the current Master Site / Area Plan as provided for in the PC Program text. The Planning Commission is required to be the decision making body for revisions to the Planned Community Development Map and Statistical Table and it may be in conjunction with the review of the Master Site / Area Plan. The revisions to the Planned Community Development Map and Statistical Table are shown on the “2002 Planned Community Development Map – First Revision” and

“2002 PC Statistical Table – First Revision,” (Appendix A of Brightwater Submittal Document). The revisions are summarized as follows:

- Planning Area 3B is reconfigured and redesignated as a Conservation Planning Area so that it is coterminous with the Eucalyptus ESHA adjacent to the Brightwater project. This will allow for the treatment of this area as a special conservation zone, consistent with court directives, state / federal resource agency priorities.
- Recreation Planning Area 3A is enlarged and redefined to fully accommodate the proposed wetland creation areas, to allow for the creation of onsite runoff water quality management areas, and to provide for parking and trails to serve as coastal access facilities within the Brightwater project.
- Residential Planning Area 9 is revised so that it is coterminous with lands owned by others and is not a part of the Brightwater project.
- Residential Planning Area 7 and 8 are revised to reflect the specific residential development concept proposed by the Brightwater project for the Upper Bench, and to show that the realignment of the Mesa Connector so that it does not bisect the open space/wetlands area and does not serve Residential Planning Area 5 and 6 on the Lower Bench, which are outside of the Brightwater project.

The revised boundaries, acreages, and estimated dwelling units shown on the “2002 Planned Community Development Map – First Revision” and “2002 PC Statistical Table – First Revision,” (Appendix A of Brightwater Submittal Document) are consistent with the adopted PC Zoning Map and Statistical Summary.

Summary

The project Master Site / Area Plan and Project Site Plans have been reviewed for consistency with the Planned Community Program zoning applicable to the project area. As proposed, and with the recommended conditions of approval, project design features, and mitigation measures provided within the CEQA document, the proposed Brightwater project is consistent with the Bolsa Chica Planned Community Program. The California Coastal Commission, due to the absence of a certified Local Coastal Program, will complete evaluation for consistency with the California Coastal Act. Prior to any development by the applicant through the County, the applicant shall submit for and obtain one or more Coastal Development Permit(s) from the California Coastal Commission.

RECOMMENDED ACTION:

Planning and Development Services Department/Current Planning Services Division recommends the Planning Commission:

- a. Receive staff presentation and public testimony as appropriate; and,
- b. Approve the following seven (7) Planning Applications, subject to the attached findings and conditions of approval.
 - PA01-0070 for Planning Commission approval of a combined Master Site Plan/Area Plan for the Brightwater project area.

- PA 01-0082 for Planning Commission approval of a Project Site Plan for Areas 3A-1 and 3B-1 (Open Space, Passive Recreation, and Conservation Area)
- PA 01-0083 for Planning Commission approval of a Project Site Plan for Development Area 7-1 (HOA Recreation Center) and Development Area 4B (Underground Reservoir and Pump Facilities)
- PA 01-0084 for Planning Commission approval of a Project Site Plan for Development Area 7-2 (78 Detached Single-Family Homes)
- PA 01-0085 for Planning Commission approval of a Project Site Plan for Development Area 7-3 (64 Detached Single-Family Homes)
- PA 01-0086 for Planning Commission approval of a Project Site Plan for Development Area 7-4 (19 Detached Single-Family Homes)
- PA 01-0087 for Planning Commission approval of a Project Site Plan for Development Area 8 (218 Detached Single-Family Homes)

Respectfully submitted

George Britton, Manager
Current Planning Services

ATTACHMENTS:

1. DRAFT Planning Commission Resolution
 - A. Recommended Findings
 - B. Recommended Conditions of Approval
 - C. Findings and Facts in Support of Findings and Statement of Overriding Considerations for the Final Subsequent Environmental Impact Report No. 551
 - D. Mitigation Monitoring and Reporting Program – SEIR No. 551
2. Brightwater Development Area Map

EXHIBITS:

1. Brightwater Submittal Document

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Orange County Planning Commission on this permit to the Board of Supervisors 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.