

**PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT**  
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**DATE:** October 24, 2001

**TO:** Orange County Planning Commission

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

**SUBJECT:** Public Hearing on Planning Application PA01-0075 for Site Development Permit

**PROPOSAL:** The applicant requests approval of a Site Development Permit for development of forty-seven two and three-story detached condominium units on an approximately 4.2 acre parcel. A common recreational area with a spa and cabana building is also included. A model homes sales complex with three model homes and a parking area is proposed. Vesting Tentative Tract Map No. 16266 is associated with this proposal.

**LOCATION:** The site is the southwesterly portion of Planning Area 12 of the Newport Ridge Planned Community, which is the southeasterly intersection of San Joaquin Hills Road and Ridge Park Road. Fifth Supervisorial District.

**APPLICANT:** Greystone Homes

**STAFF CONTACT:** William V. Melton, Project Manager  
Phone: (714) 834-2541 FAX: (714) 834-6132 or -4652

**SYNOPSIS:** Current Planning Services Division recommends Planning Commission approval of PA01-0075 subject to the attached Findings and Conditions of Approval.

**BACKGROUND:**

The site is part of Planning Area (PA) 12 of the Newport Ridge Planned Community. PA 12 has a land use designation of "Commercial Village", permitting both a variety of commercial uses and multi-family residential uses. Up to 200 multi-family residential units are permitted in PA 12. These residential units can be on the same site as commercial development or on a separate site. The project site is currently described as Parcel 3 of Parcel Map 2000-160, an approximate 4.18-acre (gross) lot. The site has been previously graded and is level. The balance of Planning Area 12 is currently under development as a local commercial shopping center, approved under Planning Application PA00-0071 in December 2000.

The applicant proposes the construction of 47 multi-family residential units in the form of detached condominiums on four residential lots (Vesting Tentative Tract Map No. 16266) and other lots that will be owned by a homeowner's association. There will be three basic floor plans in two and three-story structures. The units range in size from 1,773 to 2,071 square feet of living area with a maximum of three-bedrooms in each home. All dwelling units are provided an attached two-car garage, with an additional 42 on-site open parking spaces provided for guests and residents. A single private entry street off of Ridge Park Road will access the proposed project. There will be nine driveways from the main interior backbone

street providing access to clusters of five or six dwelling units. A common recreational area includes a spa and cabana building. A model homes sales complex is also proposed. The project will marketed under the name of “Verona”. See the applicant’s Letter of Explanation (Exhibit 2) for additional project information.

**SURROUNDING LAND USE:** (assumes San Joaquin Hills Road is the north property line)

<b>Direction</b>	<b>Planning Area</b>	<b>Land Use Designation</b>	<b>Existing Land Use</b>
Project Site	12	Commercial Village	Vacant, graded
North	10	Recreation	Developed community park
South	11	High Density Residential	Developed single-family homes OCFA Fire Station
East	12	Commercial Village	Retail center under development
West	11	High Density Residential	Developed single-family homes

**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 nine County Divisions and the City of Newport Beach.

As of the writing of this staff report, no comments raising issues with the project that cannot be addressed using standard conditions of approval have been received from other County divisions. No comments were received from the City of Newport Beach. Staff notes that both Newport Ridge PC area and the developed area of the Newport Coast PC are scheduled to be annexed into the City of Newport Beach at the end of this year or early next year.

**CEQA COMPLIANCE:**

The proposed project is covered by Final EIR 517, previously certified on February 26, 1991 and Addendum PA010075 (submitted as Exhibit 2). Prior to project approval, this EIR and Addendum must be found adequate to satisfy the requirements of CEQA by the Planning Commission. Appendix A contains the required CEQA Finding.

**DISCUSSION/ANALYSIS:**

The purpose of the requirement for a Site Development Permit for this proposal is two fold. First is to review the proposal for compliance with the site development standards applicable to the project site. The

second reason that the PC is reviewing this application is consistency with a previously applied condition of approval by the Board of Supervisors, which is discussed in a later section of the Analysis section of this report. The following Charts shows that the proposal does conform to the applicable site development standards for Planning Area 12. The Director of Planning would normally address this Site Development Permit process through the Administrative process with approval.

<b>CHART 1 – PLANNING AREA 12 SITE DEVELOPMENT STANDARD COMPLIANCE</b>		
<b>STANDARD</b>	<b>REQUIRED</b>	<b>PROPOSED</b>
Building Site Area	No minimum required	4.18 ac (gross) / 3.78 ac (net)
Building Height Limit	50 feet maximum	33 feet maximum
Building Setbacks		
Front	15 feet minimum	17.9 feet minimum
Side	5 feet minimum	23.7 feet minimum
Rear	No minimum required	18 feet minimum
Building Site Width and Depth	No minimum required	NA
Landscaping (Note: landscaping is provided around the entire site)	15 feet average depth– arterials  10 feet average depth – other streets  5% of the site net area	26 feet – San Joaquin Hills Road  23 feet – Ridge Park Road  44% of site net area
Off-street parking	See Chart 2	See Chart 2
Building site coverage (for informational purposes only)	No standard or requirement	29.4%

<b>CHART 2 -- OFF-STREET PARKING SUMMARY</b>							
Description	No. of Units	Covered parking requirement	Uncovered parking requirement	Parking required		Parking provided	
				Covered	Uncovered	Covered	Uncovered
3-bedroom unit	47	2 per unit	0.5 per unit	94	24	94	24
Guest			0.2 per unit		9		18
<b>Totals</b>				<b>127</b>		<b>136</b>	

The 42 uncovered parking listed in Chart 2 above are divided in three different categories:

- 22 spaces parked parallel on the interior the street of which 18 (9 minimum required) may be used for guest parking
- 8 spaces in single-car parking bays adjacent to the residential units
- 12 spaces in driveways having a minimum depth of 18 feet used for the occupant and/or private guest.

Regarding the 12 spaces in the driveway, driveway parking is normally not permitted to be used in off-street parking calculation for multi-family dwelling proposals. However, driveway parking is used in the calculations for single-family dwelling parking. Since the dwellings in this proposal appear to be single-family dwelling and have adequate driveway space, parking modifications have been previously approved for similar detached condominiums to permit one driveway parking space per unit to be used in the required off-street parking calculations.

The second purpose for the requirement of a Site Development Permit and the reason why the Planning Commission is the approving authority, is to satisfy a Condition of Approval applicable to the entire Newport Ridge Planned Community applied to the original approvals and subsequent amendments. When the second amendment to the Newport Coast PC (originally named San Joaquin Hills PC) was approved by the Board of Supervisors in March 1998, Condition of Approval No. 46 was included and reads as follows:

*Prior to the issuance of any grading or building permit associated with any “B” tract map, whichever occurs first, the developer shall submit a site development permit which will be required for each Planning Area within the San Joaquin Hills Planned Community for approval by the Planning Commission, to include, but not be limited to:*

- a. Urban edge treatment program to include development setbacks and a fuel modification program;*
- b. Refined landscape plan;*
- c. Interface of development and/or open space between the Irvine Coast PC and San Joaquin Hills PC for Planning Areas 7, 11, 12, 13, 15, 17, 18, 19 and 20;*
- d. Landfill gas mitigation and public safety setback issues for Planning Areas 3, 8, 9, 10, 13 and 21, portions of Planning Areas 2, 4 and 16 as noted in EIR 517 Figure 4.12.6, and a portion of Planning Area 22;*
- e. Special requirements for Planning Area 12 gas station; and*
- f. As required by the San Joaquin Hills PC Program.*

The project falls under the category of a “B” tract map and is subject to the applicable points listed above. The project as currently submitted addresses points “a” through “f” listed above as follows (not all points listed above apply to all planning areas or specifically to this proposal):

- a. *Urban edge treatment* – this point does not apply because the site is not adjacent to an open space area and is surrounded by roads or commercial development. However, a landscape buffer and a 16 foot wide Scenic Preservation Easement on San Joaquin Hills Road surround the site. The proposal is not subject to a fuel modification program.

- b. *Refined landscape plan* – a site-specific preliminary landscape plan is included with this proposal. A condition of approval requires a final landscaping plan to conform to specific plant materials required in the Newport Ridge PC.
- c. *Interface of development and/or open space* – this portion of Planning Area 12 does not directly interface with the Newport Coast (Irvine Coast) open space. Residential development and a fire station are located between the project site and the Newport Coast PC.
- d. *Landfill gas mitigation* – while Planning Area 12 was not listed, it was determined during planning review of PA00-0071 (the retail shopping center) that portions of PA 12 were within 1,000 feet of the edge of the now closed Coyote Canyon Landfill and mitigations/conditions were required. Conditions of Approval of this proposal also address the gas migration mitigation issue.
- e. *Planning Area 12 gas station* – a gas station was not proposed in Planning Area 12.
- f. *San Joaquin Hills PC Program* – (now Newport Ridge PC). As shown in Charts 1 and 2 the proposal does conform to the applicable site development standards.

In addition to site development standards and zoning conditions listed above, the Newport Ridge PC Commercial Village designation contains the following statements under the *Purpose and Intent* section:

*The purpose of these provisions is to regulate the design and development of the Commercial Village Planning Area within the Newport Ridge Planned Community. A variety of local commercial uses, facilities supporting the surrounding community, and the opportunity for multifamily residential uses combine to make this a unique mixed-use development area. Local commercial uses within the Commercial Village may include retail sales, local services, and limited professional and administrative office uses.*

*The development of this centrally located Planning Area may combine multifamily residential and commercial uses in either of two ways: 1) vertically -- where the ground level is reserved for commercial uses and the upper floor (or floors) contains multifamily dwellings; and/or 2) horizontally -- where multifamily residential uses are developed in conjunction with commercial uses on one site, either in attached or in separate building complexes.*

The applicant has chosen to develop permitted multi-family residential uses in the Commercial Village under option number 2 as underlined above. To provide for a unifying development theme, three gated pedestrian access points link the residential development to the commercial development previously approved. Additionally, the multi-family residential units have been designed as low rise, detached condominiums that are more compatible with the single-family residential development on the other side of Ridge Park Road. The proposed development will also provide a buffer between the existing residential development and the commercial development.

Regarding the adjacent residential development, the applicant submitted a letter dated September 26, 2001 (included with Exhibit 1 – Applicant’s letter of explanation) and indicated they met twice with the adjacent homeowners association (St. Laurent) and had not received any significant negative feedback. As of the writing of this report, staff has not received any comments regarding the proposal from residents of St. Laurent. As the Planning Commission may remember, a resident of St. Laurent appealed the Planning Commission’s approval of the commercial development in PA 12. The Board of Supervisors denied the appeal and upheld the Planning Commission’s approval.

**CONCLUSION:**

The 47 unit detached condominium proposal conforms to all applicable site development and parking standards for Planning Area 12 as previously reported. The proposal is consistent with the Purpose of Intent of the Newport Ridge PC Commercial Village designation. The proposal satisfies the condition of approval placed on the Newport Ridge PC Second Amendment by the Board of Supervisors in March 1998 requiring Planning Commission approval of a Site Development Permit. The proposal will have far less traffic and associated air pollution than was projected with the maximum of 200 dwelling units analyzed in the project EIR. The design of the proposal is compatible with the adjacent St. Laurent residential development and will act as a buffer to the commercial development under construction. Staff supports the proposal and makes a recommendation for approval as follow.

**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 PA01-0075 for Site Development Permit subject to the attached findings and conditions of approval.

Respectfully submitted

George Britton, Manager  
Current Planning Services Division

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**APPENDICES:**

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

**EXHIBITS:**

- 1. Applicant's Letter of Explanation dated July 25, 2001 and supplemental letter dated September 25, 2001.
- 2. Environmental Documentation
- 3. Site Photos
- 4. Site Plans

**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. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to the Planning and Development Services Dept.