



PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT
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DATE: December 13, 2001

TO: Orange County Zoning Administrator

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

SUBJECT: Public Hearing on Planning Application PA 01-0103 for a Use Permit.

PROPOSAL: Site Development Permit for grading in excess of 500 cubic yards in a building site with slopes over 15% and a Use permit to allow a second unit over the garage.

LOCATION: 12767 Panorama Place, Santa Ana, within the Third Supervisorial District.

APPLICANT: Jay Crawford, AIA, Agent for William and Eliana Schultz, Owners

STAFF CONTACT: Marta B. Crane, AIA, AICP, Project Manager
Phone: (714) 834-5144 FAX: (714) 834-4652

SYNOPSIS: The Current Planning Services Division recommends Zoning Administrator approval of the development permit for grading and use permit for subject to the attached Findings and Conditions of Approval.

BACKGROUND:

The subject site is zoned Small Estates, with a minimum lot frontage of 100 feet (E4-100, Small Estates). It was originally developed as a single family home in 1951. The configuration of this site is defined as, and therefore subject to, flag lot regulations due to its narrow access via a long driveway off Panorama Place. The site's is roughly a triangle with sloped terrain made up of steep downward inclines with the exception of the original building pad where the existing house is currently located. The project will require approval of a site development permit for grading in excess of 500 cubic yards in a site with slopes exceeding 15% (Exhibits 1 and 2). Approval of a use permit will also be required to build a second residential unit over the 4-car garage.

SURROUNDING LAND USE:

The subject property is bounded by Fairhaven Avenue to the north and single family residential properties to the east, south and west, also zoned E4-100 (Small Estates).

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 300 N. Flower, at the subject site, 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 various reviewing Orange County Divisions and to the North Tustin Advisory Committee (NTAC). The Committee reviewed the project and did not express any objections and unanimously approved the project. Their comments are reflected in the copy of the November 21 2001 meeting minutes (Exhibit 3). As of the writing of this staff report, there are no issues raised by any Orange County Divisions.

CEQA COMPLIANCE:

Pursuant to the California Environmental Quality Act (CEQA), the proposed project is Categorically Exempt from the requirements (Class 3,m Section 15303). Appendix A contains the required CEQA finding.

DISCUSSION/ANALYSIS:

Mr. and Mrs. Schultz are seeking approval of a site development permit to grade their property to create a building pad for a new single family home. The proposed project includes the demolition of the existing single family home that will be replaced with a 7,488 square feet new house. The project also includes a detached, 4-car garage that will have a second residential unit above. The second unit area limitation established by Section 7-9-146.5 of the zoning code is met by the project as it does not exceed 1,200 square feet maximum, including an open guestroom with kitchenette and a bathroom. In addition, there will be one additional parking space provided for this unit as prescribed by the code (Exhibits 4 and 5).

The site is subject to development standards applicable to flag lots due to its configuration. As proposed, the project meets or exceeds all applicable standards of the zoning code. The existing vegetation on the site consists of groundcover, shrubs and trees with moderate growth of native grasses, weeds and brush along the sloped areas. Some existing vegetation will remain however, all weeds will be cleared and some trees and shrubs will be removed due to poor condition or to allow for new construction.

The building setbacks from all property lines, which range from 49 feet at the front, to 125 feet at the rear, are greater than the minimum 10 feet requirement for flag lots. The building is 35 feet tall at its highest point where the focal point of the elevation is proposed. The design features of the project site and the architecture of the proposed new home are consistent with that of surrounding properties where large homes and hillside development is common. Therefore, the project is not anticipated to create any impact and it is expected to blend well into the Panorama Heights neighborhood.

CONCLUSION OR SUMMARY:

Should the site development and use permits be approved, the proposed project will comply with all required development standards in the E4-100, Small Estates zoning district. Therefore, staff supports approval of the application, provided the applicant agrees to the conditions of approval recommended for this project as stated in Appendix B of this report.

RECOMMENDED ACTION:

The Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff report and public testimony as appropriate; and,
- b. Approve Planning Application PA01-0103 for a site development and use permit for a new single family home subject to the attached Findings and Conditions of Approval.

Respectfully submitted,

Chad G. Brown, Chief
CPSD/Site Planning Section

MBC
/staff reports/PA 010103

APPENDICES:

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

EXHIBITS:

- 1. Aerial photo of the site
- 2. Aerial photo of the site
- 3. North Tustin Advisory Committee (NTAC) meeting minutes.
- 4. Applicant letter of justification.
- 5. Set of Full Scale Plans (Site Plan, Floor Plans and Elevations).

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 \$ 245.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.