



County of Orange

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FILE: PA01-0116

DATE: January 10, 2002

TO: File/Record/Applicant

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

SUBJECT: Planning Application PA 01-0116; Site Development Permit for a proposed shared recreation facility in Planning Area 3-B in the Ladera Planned Community. Proposal consists of a swimming pool, maintenance/office/restroom building, a tot lot, and other park amenities.

LOCATION: 131 Sellas Road South, Ladera.

APPLICANT: Hogle-Ireland, Inc., Douglas Stowell

I. NATURE OF PROJECT:

This Site Development Permit is for a proposed private/shared community recreation facility, which will be located in South Avendale in Ladera Ranch. The subject site, Village Square South Avendale Recreation Facility, is contained within Planning Area 3 of the Ladera Planned Community, which was approved by the Planning Commission on June 29, 1999. Planning Area 3 proposes the development of a maximum of 3,168 dwelling units. Other proposed uses within Planning Area 3 include a public school site, several neighborhood parks, two village clubs, and two community facilities. The project site is located in Planning Sub-area 3B.

The subject site is approximately 1 acre in size and will include one 46' X 40' swimming pool, a 649 square foot building, and a 1,089 square foot tot-lot. The building will include showers, bathrooms, small office area, and a storage area for pool equipment. The pool must be fenced per California State Ordinance 2246. The pool and building will be enclosed with a six-foot high fence. The fence will be constructed with CMU columns with steel tubular fencing. An open trellis shade structure supported by brick columns will be located within the fenced pool area. All facilities will be handicap accessible. Other amenities will include an open turf area, six park benches, two picnic benches, drinking fountains, and a bicycle rack. The total area of the enclosed portion of the recreation facility will be approximately 12,914 square feet

The building will be setback approximately 36'3" from the west property line, 106'7" from the north property line, roughly 78' from the east property line, and 115' from the southern property line. The dimensions of the structure will measure roughly 55'L x 30'W x 13'H.

The applicant believes the proposed parking will be sufficient for the pool, tot lot, and open turf area. County of Orange Traffic Section reviewed the plans and requested the removal of the proposed handicap slot and instead install a standard parallel parking stall in a manner meeting the approval of the Orange County Traffic Section. A minimum of 25 parking spaces will be provided around the perimeter of the

facility. The Orange County Zoning Code, Section 7-9-145, does not establish parking requirements for private recreation facilities. The recreation facility is a shared facility for the residents of Ladera Planned Community. The site is located within a higher density residential area of Planning Area 3. It is anticipated that a high number of recreation facility users will gain access to the site by way of pedestrian or bikeway access. Therefore, Planning and Development Services Department believes that the number of parking spaces allocated for the recreation facility will be adequate to serve the site. It should be noted that only the parking spaces immediately adjacent to the recreation site are included within the parking provided and that there is additional on-street parking provided in the immediate vicinity on opposite sides of the street that could be utilized during peak periods.

The project includes a preliminary landscape plan that is in compliance with the landscape screening requirements of the development regulations. A variety of tree species of various sizes are illustrated to be placed around the park site. The project provides roughly 32 trees around the perimeter of the park, 28 trees around the pool site, and 19 trees in the open turf area/tot lot. The tree pallet is consistent with the landscape tree pallet approved for Planning Area 3 streetscapes. A final landscape plan is required as a condition of approval to ensure consistency with the preliminary plan for implementation with project construction.

The Local Parks and Planning Section concludes that this proposed shared recreation facility shall be irrevocably offered to the County of Orange per PM 98-01. This deed was processed through the PFRD Right of Way Department. The sub-divider shall grade the public park site, to provide creditable local parkland and shall secure the park site against erosion and shall stub out sewer, water, gas, electricity, telephone, and storm drains. The developer or his assigns and successors in interest shall maintain offered park site(s) until such time as the County or its designee accepts the offer of dedication. The local park plan allows the developer to receive park credit for those areas outside the fenced pool areas, which is typically about 50% of the site.

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

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

County of Orange Zoning Code Section 7-9-150 "Discretionary Permits and Procedures", Section 7-9-103 PC "Planned Community" District Regulations, Ladera Planned Community Text Section VII "Community Facility Regulations".

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, Section Chief
CPSD/Site Planning Section

ATTACHMENTS:

- Appendix A - Findings
- Appendix B - Conditions of Approval

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.