



County of Orange

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FILE: PA01-0117

DATE: February 1, 2002
TO: File/Record/Applicant
FROM: Thomas B. Mathews, Director, Planning and Development Services Department
SUBJECT: Planning Application PA01-0117 for Site Development Permit
APPLICANT: D. R. Horton
DMB Ladera, LLC, property owner and master developer of Ladera Ranch
Planning Solutions, Inc., Jay Bullock, agent

I. NATURE OF PROJECT:

Site Development Permit approval for 114 residential condominium units on a 5.9-acre site in Planning Area 3 of the Ladera Ranch Planned Community. The project site was previously rough graded. The project has mixture of 28 one-bedroom units, 66 two-bedroom units and 20 three-bedroom units in 14 buildings. There are four building types consisting of 12 three-story buildings with eight units each and two three-story buildings with nine units each. There are seven different floor plans provided; ranging in size from 1,000 square feet for the one-bedroom unit to 1,470 square feet to the largest three-bedroom unit. The buildings have a maximum height of 34 feet; a height of 35 feet is permitted. The project has a density of one unit per 2,132 square feet of net land area. The Ladera PC site development standards permit a maximum density of one unit per 1,000 square feet of net land area.

All homes are the townhouse style with some units having the living areas on the first and second levels and other units with living areas on the second and third levels. All homes have a private deck area on the second level. Most two-bedroom homes have an attached direct access two-car garage. An exception is the two-bedroom Plan Type 4 unit that has an oversized one-car garage, which could allow the parking of two cars. One-bedroom units have either a one-car garage (12 units) or two one-car garages that are separated by other garages and do not provide direct access to the units (16 units).

A total of 258 on-site parking spaces are proposed. On-site parking is composed of 202 covered spaces and 56 open spaces (6 non-striped parallel spaces on the internal main private street and 50 head-in spaces located at 7 locations within the site). The Zoning Code requirement for this proposal is 247 parking spaces; 224 resident parking spaces and 23 open guest parking spaces. As mentioned, the plan type 4 unit has a tandem garage, however only one parking space can be counted towards the required on-site parking. The project conforms to the off-street parking requirements.

The project does not provide for any active recreation areas within the site boundaries. Homeowners in this project are part of the Ladera master association and will have access to the Ladera recreation

facilities. A model sales complex with 10 parking spaces is proposed. The models will be in an 8-plex building located near the project entrance as indicated within the approved site plan.

The project is located in Planning Area 3, subarea 3A, which has a land use designation of residential. Multi-family developments are a principal permitted use subject to the approval of an Area Plan and a Site Development Permit. An Area Plan for all Planning Area 3 was approved through Planning Application PA99-0062 in June 1999. The project conforms to the Area Plan for Planning Area 3, the site development standards and approved Alternate Development Standards applicable to the site.

The project site is generally located in the middle of the Ladera PC, west of O'Neil Drive and south of Crown Valley Parkway. The site is located west of the intersection of Dorrance Drive and O'Neil Drive. Site access is from O'Neil Drive. Land use surrounding the site is residential to the east and open space surrounding the remainder of the site. The site has been rough graded and is level in the building area portion.

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 the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR 555, previously certified on October 17, 1995. Prior to project approval, this EIR was found adequate to satisfy the requirements of CEQA by the Director. Appendix A contains the required CEQA Finding.

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 G. Brown, 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.