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## **PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT**

**HEARING DATE:** February 28, 2002

**TO:** Orange County Zoning Administrator

**FROM:** Current Planning Services Division

**SUBJECT:** Public Hearing of Planning Application PA 01-0121

**PROPOSAL:** Site Development Permit for a Planned Concept Development consisting of 109 dwelling units on 13.3 acres with a request for a parking modification to include driveway parking spaces and that includes the construction of a model complex in Tract 16239.

**LOCATION:** Ladera Planned Community, Planning Area 3, Tentative Tract Map 16239

**APPLICANT:** John Laing Homes, property owner; developer  
Jay Bullock, Planning Solutions, Inc.; owner agent

**STAFF CONTACT:** James Thue, Project Manager  
Phone: (714) 834-2179 FAX: (714) 834-4652

**SYNOPSIS:** Current Planning Services Division recommends Zoning Administrator approval of PA 01-0121 subject to findings and conditions.

### **BACKGROUND:**

The project site is located in Planning Area 3A of the Ladera Planned Community. The Planning Commission approved the Area Plan for Planning Area 3 on June 29, 2001. Land Uses approved included 3,200 residential dwelling units covering approximately 578 acres, local parks consisting of 15.5 acres, two community Village Clubs consisting of 7 acres, an 18-acre school site, and 6 acres for community facilities. Other improvements in Planning Area 3 include the August 16, 2001 approval of an "A" Tentative Map, and rough grading permits GA990040 and GA010005.

Laing Homes is requesting the approval of a Site Development Permit for the construction of a 109-unit Planned Concept Detached project on 13.3 acres of land. The Ladera PC Text states in Section III, that a Site Development Permit is required for Planned Concept Detached Dwellings. This Site Development Permit also includes the proposal for a temporary model home complex. In addition, the applicant is requesting approval of a parking modification by the Zoning Administrator.

Concurrent with this Site Development Permit, the applicant is requesting the approval of Tentative Tract Map 16239 by the Subdivision Committee. The subdivision will result in four residential lots and six lettered lots designated for open spaces.

**SURROUNDING LAND USE:**

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
Project Site	Vacant (Tract 16239)	Residential
North	Vacant (Tract 16236)	Residential
South	Vacant (Tract 16243)	Residential
East	Vacant (Tract 16240)	Residential
West	SCE Easement	Open Space

**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 Clerk of the Board Office, as required by established public hearing posting procedures. The proposal was distributed to several County divisions for review and comment. Those comments have been addressed or the recommended conditions of approval are included within Appendix B.

**CEQA COMPLIANCE:**

The proposed project is covered by Final EIR 555, previously certified on 10/17/95. Prior to project approval, the decision-maker must assert that this EIR is adequate to satisfy the requirements of CEQA for the proposed project.

**DISCUSSION/ANALYSIS:**

The project includes 109 planned concept detached dwellings, which will vary in style and size. Units will vary from 1,487 to 1,782 square feet. All units will include three bedrooms (or two bedrooms with an optional third bedroom, which is listed as a “retreat” on the project plans). Each of the 109 units will have a fenced yard area. All units will be two stories with 2-car attached garages. This project will include six different architectural styles: Colonial, Spanish-colonial, Shingle, Monterey, Farmhouse, and Craftsman. These homes will be clustered together in groups ranging between one to six. Each cluster will share a motor-court and driveway. Examples of this development concept have been utilized in other portions of Ladera, and the County, with success and livability.

The project site will be surrounded by other proposed residential uses, including detached single-family dwellings to the north, east, and south. Southern California Edison owns an easement that runs to the west of the proposed project. The easement will be utilized as an open space area and will be accessible by pedestrian walkways located within the project. A small pocket park will be located in the center of the proposal.

**Site Development Standards**

The building site coverage will account for approximately 26% of the subject site, well below the 60% allowed. The buildings are proposed to be a maximum height of 24’6”. Therefore the building height will not exceed the maximum allowable 35’ high. The Ladera PC requires a 10’ side yard setback or a minimum of 8’ between buildings on the same building site. The proposal meets side yard setback requirements. The minimum 5’ rear yard setback requirement is satisfied as well. The front yard setback requires a minimum of 12’ from back of street curb to building. Unit number 82 is located 11’ from the street curb and the

applicant is requesting a deviation from the Site Development Standards for this unit. The proposed alternative development standard is necessary to maintain building separation from adjacent units and is a minimal encroachment. All patios will meet the required setbacks as described in the Ladera PC Text.

The Site Development Standards for Planned Concept Detached Dwellings require a minimum of 10% usable open space for the site. Useable open space will account for roughly 18% of the site. A 0.22 acre pocket park will be located on Lot A of the project site and 0.236 acres of landscaped trails will be located on Lot E. The park will be approximately 9,800 square feet and will consist of an open play turf area. A picnic table and bench are proposed accessory structures and will be located in the interior of the park. Approved trees and shrubbery will be used as appropriate landscaping features. This site does not include any creditable park acreage public or private, but will provide residents with a usable open space area. The park requirements for the Ladera Ranch PC shall be met by the Local Park Implementation Plan, PM 98-01. The landscape trails will connect to the Southern California Edison open space easement located to the west of the project site.

### **Model Home Complex**

Five model complex units within Tract 16239 on Lot 1 will be located off of Dorrance Drive. A sales office will be located in Unit 4 of the model home complex. A parking area for model home customers will be located adjacent to the model homes. Twelve parking spaces and one handicapped space will be provided. A temporary bathroom will be within the parking lot. Zoning Code Section 7-9-136.1 states that model homes are permitted for a maximum of two years with the possibility of a one-year extension, after which the sales office and model complexes will be converted into residences. A sixth residence will be built on the site where a walkway and fountain are located. After the model homes are converted to residences the parking lot will become the site of five additional dwelling units. Model home flags and signs will be located along the street. A model home trap fence will be located at the entrance of the motor-court.

### **Driveways and Parking Modification**

A private street will branch off of the main entrance and loop around the project. The majority of the street parking for the site will be concentrated on one side of the street as set out by Alternative Development Standard A2 “Single Sided Parking on Double Loaded Streets”. Motor-courts will provide maneuvering areas for vehicles and will be served by driveways that will be accessed by the private streets. Ladera Planned Community Text “Section III Residential Planning” states that driveways serving four (4) or less dwelling units shall have no parking within the travel way and shall have a minimum paved width of twelve feet (12) for one-way traffic or twenty feet (20) for two-way traffic. Driveways serving only one unit will measure approximately 15’ in width. Driveways serving three or more units will measure approximately 20’ wide or more. Ladera Planned Community regulations require that a minimum setback for the point of entry into a garage or carport shall be five feet or less or seventeen feet or more from the back of sidewalk. All driveways for this project are proposed to be 17 feet or more from the motor-court “common area”. All garages will consist of roll up style garage doors. This will provide more maneuvering room within the driveway and motorcourt area. One cul-de-sac with a raised landscaped median will be located in the interior of the project site to serve nine homes. Enough room shall be provided for Emergency vehicles to turn around in the cul-de-sac.

Zoning Code Section 7-9-145 explains that 2.5 parking spaces are required for each dwelling unit for a multifamily site (based on three bedroom calculation). Parking requirements also stipulate that 0.2 guest parking spaces shall be provided for each residence. Therefore, 2.7 parking spaces per residence or 294 spaces shall be required. Proposed on-street parking spaces will consist of 65 spaces. Each unit will have

an attached two-car garage and therefore 218 parking spaces will be provided for within the garages. These provisions will create 283 spaces or a shortfall of 11 spaces. The driveways are of sufficient length that they could potentially provide additional parking spaces (one space per driveway based on the limitation of section 7-9-145.2). With this proposal approved it would bring the total number of parking to 392 well over the 294 spaces required. Therefore, the applicant is requesting approval by the Zoning Administrator for a parking modification to include the driveways as additional parking spaces. Many other similar detached multi-family complexes have also received credit for a single driveway space when the development resembles single-family characteristics.

*As clarified by the Zoning Administrator on 2/28/02: the project plans reflect a more conservative parking requirement using the requirements for single-family developments. However, the actual code requirement using the multi-family bedroom count method as described in Zoning Code Section 7-9-145 is provided in Staff Report.*

**CONCLUSION:**

All site development standards or alternative development standards are met for the proposed Planned Concept Detached development (except for unit 82 with a front setback of 11' instead of the required 12'). With respect to unit 82, the alternative development standard proposes maintaining the necessary building separation from adjacent units and fits within the context of the planned development. The proposal meets the zoning code regulations, land use designation, and Planned Community regulations. Similar projects have received approval of this type of proposed parking modification in recent years by public hearings. Staff supports this proposed modification since the request technically only includes 11 spaces, equal to approximately 4% of the required parking.

**RECOMMENDED ACTION:**

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff presentation and public testimony as appropriate; and,
- b. Approve Planning Application PA 01-0121 for Site Development Permit for 109 unit Planned Concept development and Zoning Administrator approval of a request for a modification to parking requirements, as well as, front setback deviation for unit 82, subject to the attached Findings and Conditions of Approval.

Respectfully submitted

Chad G. Brown, Section Chief  
CPSD/Site Planning Section

**ATTACHMENTS:**

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

**EXHIBITS:**

1. Applicant's Letter of Explanation
2. Aerial Photograph
3. Environmental Documentation
4. Project Plans

**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 \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.