



FILE: PA 01-0128

DATE: December 20, 2001

TO: File/Record/Applicant

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

SUBJECT: Planning Application PA 01-0128, an Amendment to PA 01-0031 for revisions to commercial retail center located in Planning Area 6 (Urban Activity Center) of Ladera Planned Community.

APPLICANT: Rancho Mission Viejo, c/o DMB Ladera, LLC, Property Owner and Developer
Westar Associates, Property Agent
Planning Solutions, Inc., Jay Bullock, Entitlement Agent

I. NATURE OF PROJECT:

Planning Application PA01-0031, as approved by the Orange County Planning Commission on October 10, 2001, approved a Site Development Permit that allows development of a 26.6 gross acre retail center within Planning Area 6, located southeasterly of the intersection of Antonio Parkway and Crown Valley Parkway (UAC Retail), in conformance with the Ladera Planned Community Text regulations.

The applicant proposes this Amendment to revise the previously approved site plan that results in a reduction of retail use and an increase in restaurant use within the project site. The modifications are primarily limited to the northern portion of the site, and do not affect the approved architecture and building height for Building "J", previously identified as Building "G". The revised site plan results in a maximum of 242,640 square feet of gross floor area for retail uses, and 34,915 square feet maximum for restaurant/food uses. The site includes a total gross building area of 275,355 square feet. The restaurant/food use above includes 1,600 square feet with Building "R" and 600 square feet with Building "N" for outdoor seating areas. Architectural design has also been revised to reflect the building modifications. Architectural elevations are included within the file and have been found to be consistent with that approved by the Planning Commission under PA01-0031. The proposed revision, as detailed in the attached November 26, 2001 letter from Jay Bullock of Planning Solutions, Inc., can be summarized as follows:

1. The four buildings in the northerly portion of the site (Bldg. "A" at 133,300 SF, Bldg. "B" at 7,000 SF, Bldg. "C" at 9,000 SF & Bldg. "D" at 4,050 SF for a total of 153,350 SF) would be replaced by seven smaller buildings, representing a reduction of 32,660 retail SF in this portion of the site:

- New "A" at 24,000 SF
 - New "B" at 45,000 SF
 - New "C" at 15,000 SF
 - New "D" at 10,000 SF
 - New "E" at 8,750 SF
 - New "F" at 8,800 SF
 - New "G1/G2" at 6,000 SF
2. The 8,100 SF food use portion of Bldgs. "D" and "E" has been reduced to 8,000 SF of food use in New "G2 & H1". New Bldg. "H" has been expanded to 5,500 SF, an increase to previously approved Bldg. "E".
 3. Two new "free standing" restaurant buildings are proposed (New Bldg. "P" at 7,000 SF & New Bldg. "R" at 7,000 SF w/ 1,600 SF of dedicated outdoor seating. Representing an increase in Restaurant use on the site of 14,900 square feet. This also reflects the deletion of 600 square feet of outdoor dining area previously allotted for Building "L", which is now identified as Building "O".
 4. The service station Building "Q" (previous approved as Bldg. "M", at 3,000 SF) would increase to 3,600 SF, an increase of 600 square feet.

The revised site plan meets the requirements for off-street parking. The proposed mix of uses requires 1,583 spaces distributed throughout the site. The revised site plan has increased the number of spaces provided on the site and will provide 1,592 off-street parking spaces.

This requested revision has been reviewed by applicable County of Orange, Planning and Development Services Department staff for conformity with the intent of the Ladera Ranch Planned Community Program text and Planning Application PA01-0031, and reviewed by the Orange County Planning Commission on December 4, 2001 for consistency with their October 10, 2001 approval of PA01-0031.

II. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR 555, previously certified on October 17, 1995, and Addendum PA98-0186 previously approved on March 9, 1999. This environmental document determination is the same for this amendment as for Planning Application PA 01-0031 approved by the Planning Commission on October 10, 2001. This project amendment is decreasing the total gross building area and Average Daily Trips (ADT) for the retail commercial center in Planning Area 6, Ladera Planned Community.

III. 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, Chief
CPSD/Site Planning Section

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 \$ 745.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS:

- Appendix A - Findings
- Appendix B - Conditions of Approval
- PA01-0031 Planning Commission Staff Report with Findings and Conditions