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FILE: PA 01-0132

DATE: April 4, 2002
TO: File/Record/Applicant
FROM: Thomas B. Mathews, Director, Planning and Development Services Department
SUBJECT: Planning Application PA01-0132– Administrative Site Development Permit to construct two single family residences in Lots 11 and 12 of Tract 12365 Santiago Canyon
APPLICANT: Robert Meyer, of Zadeh-Meyer Engineering.

I. NATURE OF PROJECT:

The proposed project consists of the construction of two single family residences located at 18021 and 18041 Merlin Street in Santiago Canyon. The sites proposed for development, which are currently vacant, are lots 11 and 12 of Tract 12365. This tract was originally recorded in June of 1989. A number of improvements due at the time of recordation of the Tract Map have been installed. Mass grading of the tract has been completed and streets and driveways have been installed as well. A single family home has also been developed in Lot 2., however, all associated landscaping improvements were not installed as required and therefore, construction of the two single family homes proposed in Lots 11 and 12 will be contingent upon correction of the landscape delays.

II. BACKGROUND:

The project site was originally approved for development through Zone Change ZC 85-02P and Area Plan AP 86-4P. As part of the Area Plan, a condition of approval was included to require that a Site Development Permit be obtained for each structure proposed within this development. The Area Plan also contained specific development standards and zoning requirements that established the development regulations for each lot within Tract 12365. Thus, the purpose of this Site Development Permit is to review the proposed single family homes and ensure that development of Lots 11 and 12 comply with the regulations of the Area Plan and the specific development regulations contained therein, including lot size, building envelopes, site coverage and open space (Exhibit 1).

III. REFERRAL FOR COMMENT:

The project was routed to County Departments and Sections, and to the Foothill Trabuco Specific Plan Review Board for review and comment. In addition, the applicant, Mr. Robert Meyer,

contacted Mr. Smith, Chair of the Review Board, and discussed project matters directly with him. The project was subsequently acted on by the Review Board who voted for approval of the plans at its February 2002 meeting (Exhibit 2).

IV. REFERENCE:

The authority for administrative action is given by the following regulations: Orange County Zoning Code sections 7-9-150 "Discretionary Permits and Procedures" and Section 7-9-139 "Grading and Excavation", Zone Change ZC 85-02P and Area Plan AP 86-4P.

V. ENVIRONMENTAL DOCUMENTATION:

Pursuant to the California Environmental Quality Act (CEQA), the proposed project is Categorically Exempt from the requirements (Class 3, new construction or conversion of small structures). Appendix A contains the required CEQA finding. (Note: Negative Declaration No. ND85-003 was prepared and found adequate for Area Plan 86-4P)

VI. DISCUSSION/ANALYSIS:

Per the Area Plan, the base zoning for the development is RHE-2 (PD) (SR) "Residential Hillside Estate, Planned Development, Sign Restrictions". However, the more restrictive requirements of the Area Plan regarding setbacks, berming, landscaping and height limitations apply to all lots in this development. The matrix in Table 1 below includes standards applicable to Tract 12365, specifically those applicable to the two single family homes subject of this review. The development proposed for lots 11 and 12 fully complies with the requirements as shown below.

**TABLE 1
 SUMMARY OF DEVELOPMENT REGULATIONS**

DEVELOPMENT STANDARD	AREA PLAN 86-4P TRACT MAP 12365	PROPOSED PROJECT	
		LOT 11	LOT 12
Structural setback from Santiago Canyon Road	175' from road centerline	Complies with 175' from centerline to building line	Complies with 175' from centerline to building line
Building Envelope, including Building Height	Building envelope area measured from property line ¹	Complies, at 10' Side; 25' Rear; 10' Front	Complies, at 10' Side; 25' Rear; 10' Front
	Height limited to 17' to 30' within building envelope	Complies at 17' high from rear 10 feet; 30' high thereon	Complies at 17' high from rear 10 feet; 30' high thereon

¹ Property line of building sites does not include right of way area to center line of Merlin street, ranging from 20 to 44 feet.

Building Setbacks	Per building envelope, measured from Property Line	Meet or exceed minimum (14' E side; 15'4" W side; 20' Rear; 10' Front)	Meet or exceed minimum (12'4" E side; 10' W side; 29' Rear; 11'2" Front)
On-Site Landscape,	Screened to filter view onto site	Project conditioned to meet requirements at the time private landscape plans are approved.	
Berming	Variable, with a 3 foot height maximum		
Off-site Landscape (Lots A and B)	Per concept landscape plan of AP 86-4	Per landscape plan LS 90-107 D	
Phase I – Landscape, Lot B	Per Concept landscape Plan of AP 86-4	Installation to be completed prior to building permits. (Applies to any lots adjacent to lot B)	
Lighting	Confined to premises	None proposed	None proposed

The governing standards and processes of Area Plan 86-4P are based on portions of zoning district RHE-2 as well as the regulations of the PD zoning district. Lot sizes per RHE-2, at 2 acres per site have been calculated based on the PD designation stipulated in “7-9-110.6(c) Area Per Unit”, which states that the project net area shall have an average land area per unit no less than the minimum area per unit the base district. That is per base district RHE-2, at 2 acres or 20 lots in 41.9 acres (see Exhibit 1).

The Building Site Coverage for each lot is also governed by PD requirements of Section 7-9-110 (b) 1, where the project net area for residential development is limited to 40%, however, the project as proposed has a site coverage of 15 % (See Exhibit 1).

A major component of the design characteristics established by the Area Plan for this tract is the rural setting of the development site within the Silverado Canyon Area. Area Plan (86-4P) called for design guidelines for land form; viewscape; relationship to Santiago Canyon Road; building volumes, height, materials and colors, and landscaping among others. In this regard, the site’s landscaping itself is fundamental in fulfilling the functional and aesthetic intent of the area plan.

Even though Lot 2 was improved with a single family home in 1992 (PA 92-0094), a number of conditions such as the landscape improvements due at that time were not implemented. The mass grading permit was recently finalized, however, this application, PA 01-0132, includes conditions of approval 17 and 18 to specifically address installation of the landscape.

In recognition of the timing proposed to develop the property, conditions of approval 18 and 19 will allow installation of the landscape improvements in phases. Lot B will be improved in conjunction with the proposed development of Lots 11 and 12, and/or any lot adjacent to lot B: 1 through 14, 19 and 20. Lot A will be improved when adjacent lots (15 through 18) are develop, or no later than March 31, 2003, whichever comes first.

The two single family homes under review on Lots 11 and 12 are found consistent with the Area Plan and the Tract Map, provided original conditions of approval are met as listed in Appendix B. Specifically, the single family homes proposed comply with the governing regulations described in Sections IV and VI above, including the following:

Structural Setbacks: The proposal provides for the 175-foot setback from the centerline of Santiago Canyon Road.

Viewscape and relationship to Santiago Canyon Road: The building sites are elevated above Santiago Canyon Road and the structures conform to their building envelopes as required on the Area Plan. Other features such as building volumes and landscape describe below complement this aesthetic requirement.

On-site landscape: The landscape plan, per Condition of Approval 19, will include a combination of berms, tree clusters, and other plant palette to create a filtered view from Santiago Canyon Road.

Building Volumes and Heights: The homes are designed with roof planes that slope away from the view with hip roofs. The structures conform to the required height limits and are confined to their building envelope as required by the Area Plan as follows: 17 feet high, for the portion of the structure closest to Santiago Canyon road, and 30 feet for the remainder of the lot. No decks or balconies are proposed.

Building Materials and Colors: The proposed structures will be finished with stucco in warm earth tones. The roofs are proposed of fire retardant concrete tile resembling traditional Spanish clay tile.

VII. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

Date: _____

By: _____
Chad Brown, Chief
CPSD/Site Planning Section

MC: Staff Reports\PA 010132

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

ATTACHMENTS:

Exhibit 1. Lot size and coverage.

Exhibit 2. Foothill Trabuco Specific Plan Review Board Meeting Minutes.

Appendix A Findings.

Appendix B Conditions of Approval.