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FILE: PA 02-0002

DATE: February 27, 2002

TO: File/Record/Applicant

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

SUBJECT: Planning Application PA 02-0002 for a Site Development Permit for Shea Homes to construct four model homes and a sales office.

LOCATION: 28126 Roanoke Drive, Ladera

APPLICANT: Douglas Bender & Associates on behalf of Shea Homes

I. NATURE OF PROJECT:

The subject property is zoned PC and is located in the Ladera Planned Community within Planning Area 3. Douglas Bender & Associates on behalf of Shea Homes has submitted this Site Development Permit for the construction of four model homes to be located on 0.8 acres within Tract 16237. The model homes will be located on lots 18, 19, and 20. The garage of the house on Lot 18 will be converted to a temporary sales office for the first time sale of homes in Tracts 16237, 16241, and 16244. A parking lot consisting of 12 parking spaces and one handicap space will be provided on lots 16 and 17. A handicap accessible bathroom will be located in the parking lot area. Tract 16237 is composed of 9.5 acres and has been subdivided into 45 parcels. A small open space area is located east of the project site.

Plan 1 will consist of a detached bonus room or bedroom with separate access. The Ladera PC allows second residential units, however this is not a second residential unit and no additional parking is provided for this unit. The detached structure does comply with all main building setbacks for this model site and will be required to comply throughout the tract development. The bonus room does not include a kitchen, but does contain a bathroom facility inside. Condition of Approval # 23 will require a deed restriction for all lots containing a studio bedroom. The plans show flex garage space for a third car, however the dimensions of the third garage space does not meet the requirements as stipulated in Zoning Code Section 7-9-145.3. Therefore, the garages can only be viewed as two-car garages.

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

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 9-1-136.1 "Temporary Uses and Structures", together with the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is deemed Categorical Exempt (Class 3) as defined by the California Environmental Quality Act. 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 Brown, Section Chief
CPSD/Site Planning Section

ATTACHMENTS:

Appendix A - Findings
Appendix B - Conditions of Approval
Appendix C – Aerial Photo

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.