

**PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT**

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**DATE:** April 25, 2002

**TO:** Orange County Zoning Administrator

**FROM:** Planning and Development Services Department/Current Planning Services Division

**SUBJECT:** Public Hearing on Planning Application PA 02-0023

**PROPOSAL:** Planning Application PA 02-0023 – Site Development Permit to allow the construction of a 76-unit condominium project that includes a parking modification to utilize driveways of sufficient length to accommodate one parking space each.

**LOCATION:** Planning Area 3-A, Tract 16203, Lot 9, Ladera Ranch. Third Supervisorial District

**APPLICANT:** William Lyon Homes, Jay Bullock, Agent for DMB Ladera LLC.

**STAFF CONTACT:** Marta B. Crane, AICP, Project Manager  
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**SYNOPSIS:** Current Planning Services Division recommends Zoning Administrator approval of PA 02-0023 subject to the attached Findings and Conditions of Approval.

**BACKGROUND:**

The project site is Lot 9 of Tract 16203 located in Planning Area 3A of the Ladera Planned Community. The Planning Commission approved the Area Plan for this area on June 29, 2001. Land uses approved included 3,200 residential units in approximately 578 acres; local parks consisting of 15.5 acres, two community Village Clubs, an 18-acre school site, and 6 acres of land dedicated to community facilities. The proposed project is one of many residential developments under implementation in Planning Area 3-A at this time.

**SURROUNDING LAND USE:**

The project site is bounded by O'Neil Drive to the west, DD Street to the north, Eaton Place to the South and University Avenue to the east. The project site is adjacent to the site of a future park in the corner of Eaton Place and University Avenue. The development is proposed on both sides of Commons South, a private road that runs through the project site connecting a number of private streets and alleys with Eaton Place. The surrounding land uses are as follows:

<b>Direction</b>	<b>Planning Area</b>	<b>Land Use Designation</b>	<b>Existing Land Use</b>
<i>Project Site</i>	3-A	<i>Residential</i>	<i>Vacant (Lot 9 Tract 16203)</i>
North	3-A	Residential	Vacant ( Lot 8 Tract 16203)
South	3-A	Residential and Open space	Vacant (Lots 10, 12 of Tract 16203)
East	3-A	Open Space	Vacant (Lots I and K of Tract 16203)
West	3-A	Residential and Open Space	Vacant (Tract 16271)

**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 County of Orange offices at 300 N. Flower; at the subject site, and as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to County Divisions. As of the writing of this staff report, no comments raising issues with the project have been received from other County divisions by staff.

**CEQA COMPLIANCE:**

The proposed project is covered by Final EIR No. 555 previously certified on October 17, 1995, and by Addendum PA 98-0196 previously certified on June 29, 1999. Prior to project approval, this EIR and addendum must be found adequate to satisfy the requirements of CEQA by the Zoning Administrator. Appendix A contains the required CEQA finding.

**DISCUSSION/ANALYSIS:**

The project consists of a 76-unit condominium development complex comprised of 13 separate buildings ranging from four units per building, up to seven units in the largest building type. The buildings are two and three story structures, with direct pedestrian and vehicular access from streets and walkways. The condominium buildings are surrounded by landscaped parkways as well as private streets that provide circulation to and within the project site (Exhibit 1).

**Site Development Standards**

The building site coverage of the proposed project, at 36% (84,006 sf), is within the allowed 60% maximum coverage. The total usable open space for walkways, courtyards and parkways in this project is 36% (83,110 sf) of the gross residential area (230,899 sf) which is also well within the 10% minimum

provisions of the Planned Community regulations. The maximum building height proposed is 34’-4” to the highest roof ridge, which is under the 35’ height district regulations. Each building includes a minor architectural feature in the form of a spire that projects 8’ over the roof line to a total of 42’ 4” high. Architectural features such as spires are permitted, provided they do not exceed 10% of the roof area nor do they rise 10 feet over the district’s maximum height of 35’.

**Parking Standards**

The 76-unit complex consists of 41 2-bedroom units, and 35 3-bedroom units. The parking provided for this proposal is 192 spaces based bedroom count requirements of the zoning code. The parking requirements for this project are calculated as follows:

<b>Parking Requirement</b>	<b>Number of Units</b>	<b>Total Spaces</b>
2 spaces for each two-bedroom unit	41 units	82 spaces
2.5 spaces for each three-bedroom unit	35 units	88 spaces
Guest parking at 0.2 spaces per unit	76 units	15 spaces
<b>Total Required and Provided</b>	<b>76 units</b>	<b>185 spaces</b>

From the 185 parking spaces required, 142 are provided in enclosed, one and two-car garages. There are also 35 guest parking spaces provided along Streets B, DD, and Commons South.

The project includes a request for a parking modification to allow 15 additional guest parking spaces to be provided on private garage driveways. The applicant proposes to use one space on the driveway as private guest parking for that particular unit and that the space be included within the overall parking provided for the project.

Per Section III.H.4.(i) of the Ladera Ranch development regulations, the proposed driveways, which are between 17’ and 20’, are sufficiently long to accommodate one guest parking space per driveway. Section VIII.C of the Ladera Ranch development regulations state that parking modifications may be permitted subject to a site development permit approved by the Zoning Administrator.

Similar modifications have been previously requested by other proposals. Such proposals were mostly multi-family detached, or attached single-family projects. In those cases, staff included a condition of approval to ensure that the two garage spaces are maintained as parking only. While the guest parking in the driveway is most commonly associated with single-family projects, it has worked in multi-family proposals as well. Therefore, staff supports approval of the parking modification provided a condition is included in the project to ensure that the garage is not used for storage potentially displacing resident parking out onto the driveway.

**Alternative Development Standards**

The Ladera Ranch Communitywide Alternative Development Standards D-4, D-5, F-1, and G-3 have been included in this project’s design. These alternative standards propose minor projections into the

setbacks; building separations between 10 to 15 feet; modified lot and street release standards; and ramped curbs on private streets. The Alternative Development Standards cited above were approved for the Ladera Ranch Planned Community on November of 1999. Their intent is to improve upon the sense of community and the built environment. These standards can be applied to projects where they will result in improved design and public benefit to the entire Ladera Ranch community.

### **Landscape Standards**

A preliminary landscape plan has been submitted for review and approval. The conceptual plan depicts flowering canopy street trees, parkways, and a rose garden. The plan also includes open turf areas and decorative pavement throughout. The landscape proposal complies with the standards of the Ladera Ranch Planned Community, and is consistent with the overall landscape concept implemented in Planning Area 3-A.

### **CONCLUSION OR SUMMARY:**

The project as proposed includes design standards that respond to all applicable regulations of the Orange County zoning code and the Ladera Ranch Planned Community Development Regulations, therefore, staff supports approval of this project, subject to the findings and conditions of approval in appendices A and B.

### **RECOMMENDED ACTION:**

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff report and public testimony as appropriate; and,
- b. Approve Planning Application PA02-0023 subject to the attached Findings and Conditions of Approval.

Respectfully submitted

Chad G. Brown, Chief  
CPSD/Site Planning Section

### **APPENDICES:**

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

**EXHIBITS:**

1. Applicant's Letter of Explanation
2. Site 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.