

**PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT**

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**DATE:** May 9, 2002

**TO:** Orange County Zoning Administrator

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

**SUBJECT:** Public Hearing on Planning Application PA02-0026 for Site Development Permit

**PROPOSAL:** Site plan approval for the subdivision and construction of 120 detached single-family dwellings in a Planned Concept Detached Dwelling design on a 13.46-acre parcel of land in Planning Area 3 of the Ladera Planned Community. The proposal includes a model homes sales complex. This proposal is being processed concurrently with Vesting Tentative Tract Map No. 16248 and 16249.

**LOCATION:** The project site is generally located within the Ladera Planned Community – Planning Area 3, along both sides of University Avenue and east of O’Neill Drive. Fifth Supervisorial District.

**APPLICANT:** Barratt-Baywood, LLC, property owner  
Jay Bullock, Planning Solutions, agent

**STAFF CONTACT:** William V. Melton, Project Manager  
Phone: (714) 834-2541 FAX: (714) 667-8344

**SYNOPSIS:** Current Planning Services Division recommends Zoning Administrator approval of PA02-0026 for Site Development Permit subject to the attached Findings and Conditions of Approval.

**BACKGROUND:**

The project site is vacant and graded. The applicant proposes the construction of 120 detached single-family dwellings in the Planned Concept Detached Dwelling design. The site is divided by a University Avenue (a public street) and the area will be recorded in two tracts, 16248 and 16249. One model complex will be used for the project. The site contains 120 numbered residential lots and 43 lettered lots (streets and open spaces lots). The residential lots range in size from 2,001 square feet to the largest at 4,142, with an average lot size of around 2,300 square feet. The dwelling units proposed are all two story (with some plans offering an optional 3<sup>rd</sup> story retreat) with 3-bedroom/2 ½ baths ranging in size from 1,389 to 1,749 square feet. Each dwelling unit has an attached two-car garage accessed from an alley. Most homes have the front entrance from a community courtyard area, while some homes have front access directly from a site boundary street.

The proposal would normally be processed through a Site Development Permitted approved by the Director of Planning without a public hearing. However, the applicant is requesting a modification to a

site development standard. A series of development standards have been approved for the Ladera PC. For this proposal, the applicant is requesting a modification to the method whereby side yard setbacks are determined. This method has been approved by the Planning Commission as alternative development standard D-7. A performance standard to utilize alternative development standard D-7 requires that the project be reviewed by the Zoning Administrator at a public hearing (see Exhibit 2).

**SURROUNDING LAND USE:**

Direction	Planning Area	Land Use Designation	Existing Land Use
Project Site	3B	Residential	Vacant, graded
North	3B	Residential	Approved single-family under construction
South	3B	Residential	Vacant, approved multi-family
East	3B	Residential	Approved single-family under construction
West	3B	Residential	Vacant, approved multi-family

**REFERRAL FOR COMMENT AND PUBLIC NOTICE:**

A Notice of Hearing was delivered 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 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 11 County Divisions and the Capistrano Unified School District. As of the writing of this staff report, no comments raising significant planning issues with the project have been received from other County divisions.

**CEQA COMPLIANCE:**

The proposed project is covered by Final EIR No. 555, previously certified on October 17, 1995 (Exhibit 3). Prior to project approval, this EIR must be found adequate to satisfy the requirements of CEQA by the Zoning Administrator. Appendix A contains the required CEQA Finding.

**DISCUSSION/ANALYSIS:**

The purpose of a Site Development Permit for this proposal is to verify that the proposal conforms to the site development standards of the applicable Ladera PC regulations. Architecture was also reviewed and found to conform to the design guidelines of this planning area. The project design is towards a traditional

concept where a majority of the homes have the entrance adjacent to the exterior street or common area and the garages are entered from an alley or interior driveway. Staff review of this proposal determined that the proposal does conform to the overall theme of the traditional home concept and to development standards as shown in the chart below.

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>
Net project density	9 units/acre	9 units/acre (rounded to nearest tenth)
Building site area	No minimum	13.46 acres
Building height	35 feet maximum	30 feet maximum
Building site coverage	60% maximum for the total development	23%
Setback, Front	12 feet from back of street curb	12 feet minimum
Setback, Rear	5 feet	5 feet minimum
Setback, Side	10 feet aggregate total	10 feet aggregate total*
Usable project open space	10 %	More that 50%
Usable private open space per each dwelling unit	150 sq. ft./lot	500 to 700 sq. ft./lot
* Included in the side setback is “Modified Building Side Setback D-7”. This modification is discussed later in this report.		
<b>Parking</b>	<b>Required</b>	<b>Provided</b>
Covered	240 spaces	240 spaces
Open Guest and spaces for homes with driveway lengths less than 17'	144 spaces	146 spaces
Total parking spaces	384 based on 3.2 spaces/dwelling	386

### Project Design and open space

The applicant is using the Planned Concept Detached Dwelling design of detached single-family homes on small lots. This proposal provides for the “traditional” single-family design where typically the front entrance to the home is from an exterior street or a common pedestrian area and the garage is accessed from an alley. The project provides ample open space, both common and private. The proposal has 27 open space landscaped lots that are the focal point for the home front entrances for homes that do not front on an exterior street. There is also a larger central courtyard area located between O’Neill Drive and University Drive. In addition to common open space, each home has private open space ranging in area from 500 square feet to 700 square feet depending on the model type and lot location.

Included in the project design is a modification to the side yard setbacks. The Ladera PC was approved with a series of “Alternate Development Standards” addressing uses such as public street rights-of-way, intersections, landscape and hardscape, Planned Community regulations and other standards. One of the alternate development standards to the Planned Community regulations is D-7 (text included as Exhibit 2). This modification relates to side yard setbacks in the Planned Concept Detached Dwelling Section III.H.3.h.(2) of the Ladera PC and states: “The side yard setback may vary in width from the front to the back of the lots for units on a separate building site, so long as the aggregate setback (one side only or the total of each side setback) is maintained at an average of ten feet and the structure is a no point closer than eight feet to another building.” This side yard setback modification is subject to seven performance standards. Included in these performance standards is a requirement that a statistical summary of the 10 feet aggregate setback be included with the Site Development Permit and the modification be approved by the Zoning Administrator at a public hearing. Staff’s review of the proposal determined that the modified side yard setbacks proposed do conform to the performance standards. Page 1 of the site plan submittal is the statistical summary of the 10 feet aggregate setbacks proposed.

### Model Home Sales Complex

A model home sales complex is proposed for this project. The complex is located on the east side of University Avenue at the project’s northern boundary. Three model homes with a sales office are located on lots 1, 2 and 3. A parking area for up to ten cars is located across the alley on lots 5 and 6 and at the end of the alley. Eight spaces are temporary and two become permanent at time of build out. A handicapped accessible restroom building is also proposed at the parking area. The model complex includes the typical informational and directional signage along with flags and pennants (a total of ten are permitted) and both permanent and temporary landscaping. The total time permitted for a model complex is three years. This includes an initial approval period of two years with an extension of time that may be granted not to exceed a period of additional year. The proposed model complex conforms to the standards for a model complex.

### **CONCLUSION:**

Based on the review and comments received for this proposal, staff finds that the proposed 120 detached single-family homes with the model homes sales complex proposal and the associated alternate side yard site development standard conforms to all applicable regulations for Planning Area 3B of the Ladera PC and applicable Area Plans. Staff supports the proposal and makes a recommendation as follows.

**RECOMMENDED ACTION:**

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff report and public testimony as appropriate; and,
- b. Approve Planning Application PA02-0026 for subject to the attached Findings and Conditions of Approval.

Respectfully submitted

Chad G. Brown, Chief  
CPSD/Site Planning Section

WVM

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**APPENDICES:**

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

**EXHIBITS:**

1. Applicant's Letter of Explanation
2. Modification Standard D-7 of the Ladera PC
3. Environmental Documentation
4. 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. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to the Planning and Development Services Dept.