



FILE: PA 02-0030

DATE: May 30, 2002

TO: File/Record/Applicant

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

SUBJECT: Planning Application PA 02-0030 – Site Plan for the construction of a 220-unit apartment complex.

LOCATION: 27076 O’Neill Drive, Ladera in the 5th Supervisorial District

APPLICANT: Western National Apartments with Planning Solutions for DMB Ladera

I. NATURE OF PROJECT:

The project site is zoned PC “Planned Community” and is located in the Ladera Planned Community within Planning Area 3. The surrounding properties include a proposed park site to the north, planned concept residential project to the east, and conventional single-family residential project to the to the south. Immediately to the west of the project site is a 200 ft. wide open space easement that runs through the Ladera PC from north to south and is owned by Southern California Edison.

This Site Development Permit is to permit the construction of a 220-unit apartment complex on a 9.15 acre site, in Tract 16203, Lot 4. A total of 16 apartment buildings will be located on the project site. All buildings will be three stories with a maximum height of 35 feet. Covered parking in the form of garages will be provided and will be located behind the ground floor apartments. Uncovered parking will be provided throughout the complex. The Zoning Code requires 440 parking spaces for the apartment complex based on the “Bedroom Count Method” as described in Zoning Code Section 7-9-145.3. A total of 493 parking spaces are proposed. Parking will be composed of 229 covered spaces and 264 uncovered parking spaces. The parking requirements for the apartment complex will be satisfied. All proposed streets inside the complex will be private streets. A small traffic circle will be located in the interior of the project, which will aid in providing smooth traffic flow. O’Neill Drive and Dorrance Drive will provide access to the site.

Apartments will range in size from 693 square feet to 1,028 square feet. Three different plans will be offered. There will be 86 one-bedroom units, 82 two-bedroom units, and 52 duel master bedroom units. A leasing office will be located near the O’Neill Drive entrance. The lease office will include an office area, kitchen, copy room, conference room, business center, lounge, and other work areas. A recreation center will be located next to the lease area. The recreation center will include pool amenities, bathrooms, fitness room, clubroom, kitchen, patio, and an outdoor fireplace.

Several of the apartment buildings will be constructed facing each other and will provide for a courtyard area. Buildings will be setback a minimum of 10 feet apart as permitted under Alternative Development Standard D-5. Site Development Standards allow 60% of the site to be utilized for building coverage.

The Building Site Coverage will be 30%. The Site Development Standards require a minimum of 10% of the site to be reserved as open space. The project will have 39% usable open space. The three-story apartment building will measure 35 feet in height, which is the maximum height allowable according to the Ladera PC text for multi-family dwellings. All Site Development Standards are met within the site plan and architectural drawings. A complete set of plans are included in the file as a precise plan of development. In addition to the multi-family requirements of the Ladera PC, as conditioned the project also complies with the requirements of Section 7-9-146.7 of the Orange County Zoning Code for multi-family developments.

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

Orange County Zoning Code Section 7-9-150 “Discretionary Permits and Procedures” and the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR No. 555, previously certified on 10/17/95 and Addendum PA 980186. Prior to project approval, the decision-maker must assert that together they are adequate to satisfy the requirements of CEQA for the proposed project. 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

JJT

ATTACHMENTS:

- Appendix A – Findings
- Appendix B – Conditions of Approval

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.