



FILE: PA 02-0066

DATE: August 5, 2002

TO: File/Record/Applicant

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

SUBJECT: Site Development Permit for the construction of two entry features in the Covenant Hills Community within Planning Area 4.

LOCATION: 29217 Antonio Parkway, Ladera Planned Community (Tracts 15985 and 15987).

APPLICANT: Applicant: DMB Ladera, LLC
Agent: Planning Solutions, Inc

I. NATURE OF PROJECT:

The proposed project requires a site development permit for the construction of the Covenant Hills Entries in Planning Area 4A of the Ladera Planned Community. Planning Area 4A was approved March 9, 1999 by the Orange County Planning Commission for the construction of a maximum of 598 residential units, a school, a variety of parks, a community facility, and an open space easement. Subsequent to the March 1999 Area Plan approval, a revision to the Ladera PC Statistical Table (PA01-0109) was approved by the Planning Commission on April 9, 2002 which reduced the maximum number of dwelling units in Planning Area 4A to 530 residential dwelling units. The Area Plan for Planning Area 4A included provisions for entry gates at two locations in this Planning Area, subject to approval of a Site Development Permit to confirm the final design. This Site Development Permit is proposed for the construction of the entry gates and guardhouses at two entrances of the Covenant Hills community in Planning Area 4A.

One of the village guardhouses will be located in Tract 15985 Lot 87 off Antonio Parkway. The other village guardhouse will be in Tract 15987 Lot 15 off Sienna Parkway. The Orange County Subdivision Committee approved these tracts on December 13, 2000 and May 2, 2001 respectively. Both guardhouses will be located on Covenant Hills Drive. One located on the eastern entrance and the other at the west entrance. Each will be located at the entrance of the Covenant Hills private community and will consist of a porch style roof projecting over the entranceway. These Porte cocheres will be a minimum 10-foot wide by 10-foot high. A bypass for local residents will be located on the outside of the primary entry driveway. Both the guardhouses will include an office, bathroom, and a parking stall that will measure approximately 10' wide by 18' deep. Gates will resemble authentic hacienda ranch style gates and will measure approximately 6 feet in height. A separate pedestrian gate will be provided at each entry location.

Area Plan PA98-0185 addresses the gated entries and landscaping at the conceptual plan level. This proposal provides a more detailed design and includes landscaped medians, meandering sidewalks, river rock walls, signage, and monument signs. The proposal identifies water features, a low wall for

signage, and distinct architectural features at each entry. A detailed set of plans is included in Appendix C.

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”, together with the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is deemed Categorically Exempt (Class 3) from the Provisions of the California Environmental Quality Act (CEQA). 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
Appendix C - Plans

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.