



FILE: PA 02-0087

DATE: December 6, 2002

TO: File/Record/Applicant

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

SUBJECT: Planning Application PA 02-0087 for a Site Development Permit to allow grading in excess of 5,000 cubic yards of soil on a building site and to permit a second residential unit to be constructed.

LOCATION: 11144 South Meads, Orange Park Acres in the 3rd Supervisorial District.

APPLICANT: Lanny Hoover, agent
Gregg Winner, owner

I. NATURE OF PROJECT:

The project site is located in Orange Park Acres, an unincorporated area of the County of Orange. The property and surrounding area is zoned E4-1 "Small Estates" District with a minimum building site of 1 acre. The purpose of the E4 District is to establish low to medium density single-family residential neighborhoods in which open spaces and deep setbacks predominate. The site is located in a rural setting and is surrounded by small ranch style residences.

The subject property consists of 3 legal contiguous building sites with a combined size of 3.75 acres. An older home with a detached garage is located on the front portion of the property. The structures were built in the early 1950's. A sidewalk runs from the garage to the eastern property line. A 20-foot easement is located on the west side of the property. The easement provides access to the property to the northwest. The remaining portion of the property remains undeveloped and consists of concrete and asphalt rubble, wild grasses, weeds, shrubs, stumps, and a few scattered trees.

The Orange Park Acres area is bordered by hills to the west and during the wet season runoff flows through the community. The subject property is relatively flat, but has slight gradients to the south and north towards a west to east running swale near the center of the property. Drainage from neighboring properties flows to the east onto the subject property. The runoff then flows through the middle portion of the property and then continues eastward onto a neighboring property. Subdivision and Grading Services reviewed the proposal and determined that the site is located in the El Modena – Irvine Master Plan of Drainage. The Drainage Section issued several conditions to insure that the applicant design the proposal to provide adequate drainage. Appendix B contains the Conditions of Approval for the proposal.

This Planning Application includes a Site Development Permit for grading in excess of 5,000 cubic yards of soil on a building site. The grading is in conjunction with the construction of a new single-family dwelling with two attached 3-car garages and other accessory structures and uses. A large quantity of fill is required due to the large lot size of the project site. This Site Development Permit

also includes a proposed second residential unit to be located behind the primary residence. All existing structures will be demolished to make way for the new development.

The applicant is proposing to do mass grading on a portion of lot 54 of Tract 918 in-order to construct the new single-family dwelling and second residential unit. This grading will include 1,000 cubic yards of cut and 10,200 cubic yards of fill. The majority of the 10,200 cubic yards of fill will provide building pads for the main residence and second residential unit at a higher elevation than the existing grade. Portions of the 3-acre lot will be raised in comparison with the neighboring properties. The finished surface for the new main residence will be at 499. The elevation of the grade on the property directly to the east of the residence is approximately 491. Exposed walls measuring up to six feet will help to create the building pads and maintain proper drainage on the site. The walls will be approximately 17 feet from the property line.

The raised pads will also provide for positive drainage away from the structure. This increase in elevation will allow the residence to connect to the street sewer tap. The drainage swale will be replaced by a concrete culvert and will attach to the neighbors concrete culvert to east. The culvert will feature rock out-croppings and will also include plants, shrubs and trees along side it.

A driveway entry located off of Meads Avenue will snake down to the main residence. A small bridge will provide access over the proposed concrete culvert. The grade of the driveway going down to the front of the residence will be approximately -4%. The driveway going up and behind the residence to the motor court will be approximately 1.28%.

Zoning Code Section 7-9-146.5 "Guesthouse or Second Residential Unit" states that a Site Development Permit is required if the second residential unit is more than 640 square feet on a lot more than one acre. The proposed second residential unit is 1,200 square feet and will be located on the northwest corner of the lot. The unit will be 29'7" from the left property line and 25' from the rear property line. The second residential unit will not encroach into any of the required setback areas. The total height of the structure will be 23 feet. A motor court will be located on the property along with two 3-car garages and therefore all required parking requirements are satisfied for the residence and the second residential unit. The proposal will meet all site development standards. The subject site is within the City of Orange's sphere of influence. The proposal was sent to the City of Orange for review and comment. The city had no objections to the proposal.

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

Section 7-9-150 "Discretionary Permits and Procedures", Section 7-9-139(b)(1) "Grading and Excavation", and 7-9-146.5 "Guesthouse or Second Residential Unit"

III. ENVIRONMENTAL DOCUMENTATION:

Negative Declaration No. PA020087 has been prepared and was posted for public review on 10/28/02. It is attached for your consideration and must be approved prior to project approval with a finding that it is adequate to satisfy the requirements of CEQA.

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 - Site Photos

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 \$245.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.