



County of Orange

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FILE: PA02-0088

DATE: October 2, 2002

TO: File/Record/Applicant

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

SUBJECT: Planning Application PA02-0088 – An administrative Site Development Permit for 30385 Sienna Parkway, to permit the development of a 12.5 acre combined recreation facility in the Ladera Planned Community consisting of a proposed private Covenant Hills Village Club and public Community Park in Planning Area 4A of the Ladera Planned Community. (Lots 1 and 2 of Tract 15987).

APPLICANT: DMB Ladera LLC.

Authorized Agent: Planning Solutions – Jay Bullock

I. NATURE OF PROJECT:

This is an administrative Site Development Permit for the development of the Covenant Hills Village Club recreation facility and Community Park within Lots 1 and 2 of Tract 15987. The project site also includes landscape lots H, I, J, K, L, O, P, Q, R, S of Tract 15987. The total project site is approximately 12.5 acres and is proposed to be improved as Recreation uses. The project consists of a 279,650 square foot public Community Park comprised of four tennis courts, a dual-purpose ball field with backstop, a tot lot, picnic tables, a gazebo and a 349 square foot restroom building. Additionally, a 265,708 square foot private Village Club site is also included within this application and consists of a 4,470 square foot recreation clubhouse building (including a food serving area (“kitchen”), a 2,340 square foot restroom/pool equipment building, two pools, a water playground, and a tot lot. The facility provides a total of 118 off-street parking spaces. The project site is located within Planning Area 4A of the Ladera Planned Community. Development of Planning Area 4A was approved under Area Plan AP98-04 and Planning Application PA98-0185 on March 3, 1999 and included provisions for this Village Club and Community Park (neighborhood park) at this location.

The project site is located at 30385 Sienna Parkway, north of Covenant Hills Drive between Oberon Road and Sienna Parkway. The site has been mass graded previously.

The building height proposed for the clubhouse building is 24 feet 6 inches, under the 35-foot maximum building height. The restroom/pool equipment building is proposed as a 15 feet 4 inch tall single-story building. The Village Club buildings are setback 104 feet from the south property boundary, approximately 73 feet from the west boundary, approximately 130 feet from the north boundary, and approximately 35 feet from the east boundary. The minimum Residential Recreation Facility building setback is 20 feet minimum or equal to the height of the building; and the proposed

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buildings are in compliance with the setback requirements. In addition to the buildings, there will be multiple wooden overhead open trellis shade structures located within the fenced pool area. A 6-foot tall tubular steel fence will enclose the pool area and the buildings.

There is only one building within the Community Park portion of the application. A single story restroom building that is approximately 349 square feet to be constructed from split face block is centrally located within the proposed community park. The building is approximately 17 feet 3 inches tall. The building meets all the required setbacks. In addition to the building, the community park will provide four tennis courts, a dual-purpose ball field with backstop, a tot lot, picnic tables, and a gazebo shade structure. The four tennis courts are not proposed as lighted courts. However, in the event that in the future lights are proposed, a condition of approval has been included to require light shields and to minimize off-site light spill.

The Covenant Hills Community Park, Lot 1 of Tract 15987, shall be irrevocably offered to the County of Orange per Park Modification PM 98-01, the Local Park Implementation Plan for the Ladera Planned Community. The requirement for the irrevocable offer is currently included as a condition of approval within Tract 15987.

Covenant Hills Village Club, Lot 2 of Tract 15987, is proposed as a private local park with Local Park Code acreage credit to be granted per Park Modification PM 98-01. A private park easement shall be dedicated in compliance with existing conditions of approval currently applied to Tract 15987.

Sign locations are identified on the proposed site plan; however, the details for all signage locations and sizes for the facility must be submitted in compliance with the Ladera PC (Section IX) Sign regulations.

One hundred eighteen (118) off-street parking spaces are provided within the project site, including 8 handicapped van accessible spaces. The Orange County Zoning Code, Section 7-9-145, does not establish parking requirements for private recreation facilities or public parks. As a comparison, this number exceeds the number of spaces required for commercial swimming pools and other active recreation uses on the site per the zoning code requirements. The proposed project is found to meet the intent of the off-street parking regulations of Zoning Code Section 7-9-145.

The project includes a preliminary landscape plan that is in compliance with the landscape screening requirements of the development regulations. The project provides a row of trees around the perimeter of the site in the parkway and specimen trees at the project corners and entries. Additionally, a number of various tree species of various sizes are illustrated to be placed around the pool fencing and adjacent to the walkways and tot lot areas. The preliminary plan also provides the required screening at all parking areas adjacent to the surrounding streets. A final landscape plan is required as a condition of approval to ensure consistency with the preliminary plan for implementation with project construction.

The proposal was distributed for review and comment to 8 County divisions for review and comment. Those comments have been addressed or the recommended conditions of approval are included within Appendix B.

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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 Section III.C.4 "Recreation Uses" within the Residential Planning Areas section of the Ladera Planned Community Program Text and Area Plan AP98-04 for Planning Area 4A, (PA 98-0185).

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by General Plan Amendment, Ladera P.C. Zone Change, and Final EIR No. 555, previously certified on October 17, 1995. Prior to project approval, the decision-maker must assert that this EIR is adequate to satisfy the requirements of CEQA for the proposed project.

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, Chief
CPSD/Site Planning Section

CB FOLDER: pa02-0088.adm

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.

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval