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FILE: PA03-0001

DATE: February 27, 2003

TO: File/Record/Applicant

FROM: Larry M. Leaman, Director, Planning and Development Services Department

SUBJECT: Planning Application PA03-0001 – An administrative Site Development Permit for the construction of an 82 unit multi-family complex within Planning Area 4-B of the Ladera Planned Community, consisting of a 82 two and three bedroom dwelling units, 214 off-street parking spaces and associated improvements. This Site Development Permit also includes a temporary models sales office/complex for the first sale of dwelling units in the complex.

APPLICANT: MBK Homes

Authorized Agent: Planning Solutions, Jay Bullock

I. NATURE OF PROJECT:

This is an administrative site plan for the development of an 82 unit multiple-family residential development on Lot 8 of Tract 16341, within Planning Area 4-B of the Ladera Planned Community, by MBK Homes. The project site is 5.4 acres in area and proposed to be improved for 82 two and three bedroom residential units, 214 off-street parking spaces and associated site improvements. This Site Development Permit also includes a temporary models sales office/complex for the first sale of dwelling units in the complex.

The buildings within the project will consist of five 3-plex buildings, four 4-plex buildings, one alternate type 4-plex building, one 5-plex building, and seven 6-plex buildings. Each building will be comprised of floor plans identified as plan 1, 2, and 3. The plan 1 floor plan is a 2-bedroom unit, the plans 2 and 3 are each 3-bedroom units. Each building is in compliance with the minimum required setback of 10 feet from the project boundary, including all proposed covered patio/deck spaces that are prevalent throughout the project. All buildings are in compliance with the community wide alternative development standard D-5 “multi-family building separation” of 10 feet between each multi-family buildings. Each building is identified in the approved drawings to be less than the 35 foot height limit for the residential districts of Ladera Planned Community. The project covers approximately 36% of the net project area and provides approximately 60% of the net project area as usable open space for pedestrian paseos, common courtyard areas, and passive outdoor activity areas that are connected to the adjacent arroyo open space area. The proposed project conforms to the applicable site development standards and design guidelines.

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The project site is surrounded on two sides by public streets within Planning Area 4B with open space pedestrian walkways located to the east and south of the site. Two ingress and egress points are provided for vehicles to the interior of the project site from the public streets. The interior 24-foot wide private drives provide full access to each dwelling unit garages from the interior street. The garages are setback a minimum of 3 feet from the curb line to provide the required maneuvering area out of each garage space. Some of the units provide full length driveways to the respective two-car garage.

Off-street parking is required to be provided in compliance with the Orange County Zoning Code Section 7-9-145 for multiple-family residential units utilizing the bedroom count method for calculating the number of parking spaces. Each unit provides an attached two-car garage. The buildings within the project will consist of five 3-plex buildings, four 4-plex buildings, one alternate type 4-plex building, one 5-plex building, and seven 6-plex buildings. Each building will be comprised of floor plans identified as plan 1, 2, and 3. The plan 1 floor plan is a 2-bedroom unit, the plans 2 and 3 are each 3-bedroom units. The project is required to provide a minimum of 207 off-street parking spaces, per the bedroom count methodology of the Zoning Code. A total of 214 parking spaces, either in garages, in parking bays or parallel street spaces, are provided for the project site. The proposed off-street parking is comprised of 164 garage spaces, two for each unit, 2 parallel stalls on the interior private street, 34 perpendicular parking stalls distributed throughout the project. In addition, 14 driveway stalls are provided within the project. The driveway stalls are private driveways that exceed 17 feet in length and only one space is credited per driveway for a two-car garage. Including the 14 driveway stalls, 214 parking spaces will be provided for the project.

The project includes a preliminary landscape plan that is in compliance with the landscape/open space requirements of the development regulations. The project is required to provide a minimum of 10% open space within the project. The project site plan proposes a total of 60% open space area that is comprised of the parkway adjacent to the private interior street and courtyard areas between the buildings. In addition, care has been taken in the development of the landscape plan to ensure that the vehicle maneuvering areas remain unobstructed with the implementation of street trees and mailbox placements. A final landscape plan is required as a condition of approval to ensure consistency with the preliminary plan through implementation of the project.

A model home sales complex is included within this project to serve as the sales office for the first sale of units within this project. As shown on the site plan, Building 5 will serve as the temporary model homes / sales office location. Ten adjacent temporary off-street parking spaces will serve as temporary parking lot facilities to accommodate the sales facility. The temporary spaces are located within a future private drive and building pads for future Buildings 6 and 7. A condition of approval for model home sales complex applies to this project and has been included within Appendix B.

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

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

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Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures" and Section III.4 "Residential – Multiple Family" of the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR No. 555, previously certified on October 17, 1995 and Addendum PA 990143. 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.

Larry M. Leaman, Director
Planning and Development Services Department

By: _____

Chad Brown, Chief
CPSD/Site Planning Section

CB FOLDER: pa03-0001.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