



FILE: PA03-0002

**DATE:** March 27, 2003

**TO:** File/Record/Applicant

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

**SUBJECT:** Planning Application PA03-0002 for Site Development Permit

**APPLICANT:** D. R. Horton, Inc. and Ranch Mission Viejo Company

**I. NATURE OF PROJECT:**

The applicant requests approval of a Site Development Permit for the construction of 142 condominium dwelling units on a 6 net acre site in Planning Area 4B of the Ladera Planned Community. The project includes a mixture one-bedroom (17 units) and two-bedroom plan types arranged in 28 buildings configured from two unit buildings (2-plex) to 16 unit buildings (16-plex). The 2-plex buildings are all located adjacent to the exterior property line. All buildings are three stories with a maximum building height of 35 feet. Structures are setback a minimum of 10 feet from the project’s exterior property line. The project conforms to all site development standards and the applicant has not requested modifications of the development standards. The proposal also includes a model home sales complex located at the project entrance from Triad Lane. The following chart is a summary of plan types and the building types for the 142 dwelling units proposed.

PLAN SUMMARY			BUILDING SUMMARY	
Plan Type	Number of bedrooms	Number of units	Building type	Number of Buildings
1	2	11	10 (2-plex)	17
2	2	11	20 (4-plex)	3
3	2	16	30 (8-plex)	1
4	1	17	40 (8-plex)	3
5	2	16	50 (16-plex)	4
6	2	39		
7	2	32		

On-site parking for the project conforms to the applicable parking standards. Each unit is provided with at least one single-car garage, most with direct access . Some garages provide one parking space with most garages providing two parking spaces. The Plan 5 unit has a tandem garage, but only one parking space is credited towards the parking requirement. Twenty-one units have a one-car garage and one assigned open parking space. The following chart summarizes the on-site parking provided.

<b>On-site Parking Chart</b>							
Plan No.	Number of units	Bedrooms	Assigned covered parking per unit	Assigned open parking per unit	Total assigned parking	Unassigned and Guest parking	Total parking provided
1	11	2	2		22		
2	11	2	2		22		
3	11	2	2 (1 is remote)		22		
3	5	2	1	1	10		
4	17	1	1	0.5*	17	9	
5	16	2	1 (+1 tandem)	1	32		
6	39	2	2		78		
7	32	2	2		64		
<b>Total</b>	<b>142</b>				<b>267</b>	<b>37</b>	<b>304</b>

\* The 0.5 space per unit is unassigned

The on-site parking requirement for this proposal is 304 spaces. This total includes 267 assigned spaces, 9 spaces for 1 bedroom units and 28 guest spaces. There is a total of 58 open parking spaces on site including: 43 bay spaces, 9 parallel on-street spaces and 6 private guest spaces in front of 6 double car garages with driveway lengths 18 feet or greater.

The project is generally located in the southwesterly area of the Ladera PC in Planning Area 4B. An Area Plan was approved for PA 4B on April 9, 2002 through Planning Application PA01-0109. This planning area is being marketed as *Terramor Village*, which is approved for a maximum of 1,290 dwelling units. The project site is located south of O’Neill Drive at the end of Triad Drive. A future community water park is located to the east of the site with residential uses planned on the other sides. The site is lot 14 of Tentative Tract 16271 which will be recorded as lot 1 of Tract 16341.

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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 the Ladera Planned Community Program Text.

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**III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is covered by Final EIR No. 555 previously certified on Oct. 17, 1995. Prior to project approval, this EIR was found adequate to satisfy the requirements of CEQA by the Director. Appendix A contains the required CEQA Finding.

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**IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Larry M. Leaman, Interim Director  
Planning and Development Services Department

By: \_\_\_\_\_

Chad G. Brown, Chief  
CPSD/Site Planning Section

WVM

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**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. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to the Planning and Development Services Dept.