



FILE: PA03-0008

DATE: April 28, 2003
TO: File/Record/Applicant
FROM: Larry M. Leaman Interim Director, Planning and Development Services Department
SUBJECT: Planning Application PA03-0008 for Site Development Permit
APPLICANT: Standard Pacific Homes and Rancho Mission Viejo Company

I. NATURE OF PROJECT:

The applicant requests approval of a Site Development Permit to permit construction of 77 multi-family condominium units on a 6.07-acre site. The units proposed are all three bedrooms in four plan types ranging in size from 1,612 to 2,055 square feet of living area. Each unit has a direct access two-car garage. Some units have a third story mezzanine/retreat above the master bedroom. There are a total of 18 buildings ranging from 2 units per building to 6 units per building. The project includes a model home sales complex providing amenities and parking generally associated with such use. Following is a chart that depicts the building type plan summary and the building type summary.

Table with 2 main sections: PLAN SUMMARY and BUILDING SUMMARY. PLAN SUMMARY includes columns for Plan Type, Number of bedrooms, and Number of units. BUILDING SUMMARY includes columns for Building type and Number of Buildings. Totals are 77 units and 18 buildings.

The project is within in Planning Area 4B of the Ladera Planned Community and has a land use designation of Residential. The Planning Commission approved an Area Plan for this planning area on April 9, 2002 through Planning Application PA01-0109. A multi-family project is a principal permitted use subject to the approval of an Area Plan and a Site Development Permit. The following chart shows the applicable development standard and the project's conformance to that standard.

Development Standard	Required	Proposed
Building site area	5,000 sq. ft. minimum	264,427 sq. ft.
Building site area per unit	1,000 sq. ft. min.	3,434 sq. ft.
Building height	35 feet maximum	33 feet maximum
Building site coverage	60% maximum for the total development	38%
Site Boundary Setback	10 feet minimum	10 feet to 36.4 feet
Distance between buildings	15 feet minimum	15 feet to 36.3 feet
Usable project open space	10 %	28%
Parking		
Parking	Required	Provided
Resident, assigned	154 spaces (covered or open)	154 covered spaces
Open, unassigned	54 spaces (15 guest and 39 for 3 rd bedroom per unit)	55 spaces
Total parking spaces	208	209

Planning Area 4B and the project site is located in southwest portion of the Ladera PC. The site is situated at the northern end of PA 4B. The site is bordered by Narrow Canyon Road to the north, O'Neill Drive to the east, Elton Place to the south and Triad Lane to the west. A pedestrian paseo runs between Narrow Canyon Road and Triad Place. A shared recreation area and residential uses are located west of the paseo. The project has two ingress/egress points: one is from Narrow Canyon Road, and the second is from Triad Lane off of Elton Place. The site is vacant and has been rough graded. The proposed model home sales complex is located at the intersection of Elton and Triad Lane, with access from Triad Lane. The model homes and sales office will become future building number 8 (as shown on the site plan) and the parking area is where future building number 9 will be located. The project is part of Tentative Tract 16271 and will be final Tract 16341, Lot 1.

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" the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

Final EIR 555, previously certified on October 17, 1995 and Addendums PA990143 and PA010109 cover the proposed project. Prior to project approval, the Director found this EIR and Addendums adequate to satisfy the requirements of CEQA. Appendix A contains the required CEQA Finding.

III. 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

signed

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.