



County of Orange

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FILE: PA03-0017

DATE: April 3, 2003

TO: File/Record/Applicant

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

SUBJECT: Planning Application PA03-0017 – An administrative Site Development Permit for a proposed shared recreation facility and Town Green (Terramor Town Green and Shared Recreation) in Planning Area 4-B of the Ladera Planned Community, consisting of a fenced swimming pool, a maintenance/pool equipment storage building with restrooms, and other associated park amenities.

APPLICANT: DMB Ladera LLC.

Authorized Agent: Planning Solutions, Jay Bullock

I. NATURE OF PROJECT:

This is an administrative site plan for the development of a shared recreation facility and Town Green within Lot 4 and Lot 5 of Tract 16341. The combined project site is 2.261 acres in area and proposed to be improved for recreation purposes for the residents of Ladera. The shared recreation site will consist of a swimming pool; 1,586 s.f. in surface area, a restroom/shower building that also provides an administrative office/maintenance/pool equipment storage areas, and other associated park amenities both within and outside of the fenced area. The Town Green area (primarily Lot 4) is primarily a large turf area with passive recreation amenities. The project site is located within Planning Area 4B of the Ladera Planned Community and is currently vacant. Shared recreation facilities are provided throughout Ladera Planned Community in “core higher density areas” as an alternative to each higher density project providing it’s own recreation facility. As is typical, this shared recreation facility is located within walking distance of the residential projects it serves. Planning Area 4B is designed as a pedestrian oriented neighborhood with interconnecting pedestrian pathways and green corridors to encourage pedestrian use. The Town Green provides for passive recreation and a sense of place for community gatherings. Development of Planning Area 4B was approved under Area Plan AP99-05, Area Plan Amendment AP01-04 and Planning Applications PA99-0143 and PA 01-0109, respectively. The amended Area Plan (AP01-04) was approved by the O.C. Planning Commission on April 9, 2002.

The restroom/shower building that also provides for maintenance/pool equipment storage will be 1,300 square feet. The maximum building height proposed is approximately 15 feet, under the 35-foot maximum building height. The buildings are setback approximately 28 feet from the north property

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boundary (Gaia Lane), approximately 175 feet from the south boundary (Aura Lane), approximately 120 feet from the west boundary (Narrow Canyon Road), and approximately 230 feet from the east boundary (Triad Lane). The minimum building setback is 20 feet, or equal the height of the structure, and the proposed building is in compliance with the setback requirements. The design of the building includes stucco over wood framing with a standing seam metal roof. Stucco over wood trim at all windows and doors. In addition to the building, there will be a wooden overhead open trellis shade structure with masonry columns located within the fenced pool area and in the Town Green area. A 6-foot tall tubular steel fence will enclose the pool area and the building.

Other amenities within the 2.261-acre site include two tot lots, picnic tables, a free standing gazebo, bicycle racks, turf areas and park benches. These amenities are located both inside and outside of the enclosed pool area. The Site Development Permit also includes the location for three (3) future facility identification signs, located at the entries to the site. The sign is required to comply with Section IX of the Ladera PC Program Text.

A total of forty (40) on-street parking spaces are provided around the perimeter of the facility, including accessible handicapped parking. The Orange County Zoning Code, Section 7-9-145, does not establish parking requirements for private recreation facilities. The recreation facility is a shared facility for the residents of Ladera Planned Community. The site is located within a higher density residential area, Planning Area 4B. The surrounding uses include, or are proposed to include, multiple-family residential and planned-concept detached residential and conventional single-family detached residential. It is anticipated that a high number of recreation facility users will gain access to the site by way of pedestrian or bikeway access. Therefore, Planning and Development Services Department believes that the number of parking spaces allocated for the recreation facility will be adequate to serve the site. It should be noted that only the parking spaces immediately adjacent to the recreation site are included within the parking provided and that there is additional on-street parking provided in the immediate vicinity on opposite sides of the street that could be utilized during peak periods. However, Terramor is a village that is developed around a spine of open "arroyo" pedestrian walks to encourage pedestrian movements throughout Terramor village.

The project includes a preliminary landscape plan that is in compliance with the landscape screening requirements of the development regulations. The project provides rows of trees around the perimeter of the site and large accent trees at the project corners, including a specimen Oak planter at Aura and Triad Lanes. Additionally, a number of various tree species are illustrated to be placed around the pool fencing and adjacent to the building structure, walkways and tot lot area. The tree pallet is consistent with the landscape tree pallet approved for Planning Area 4B streetscapes. A final landscape plan is required as a condition of approval to ensure consistency with the preliminary plan for implementation with project construction.

This site is not included in the current Local Park Implementation Plan, PM98-01 for Ladera Ranch PC. However, the unfenced portions of the site may be creditable toward Local Park Credit with approval of an amendment to the Local Park Implementation Plan for Ladera PC by the O.C Subdivision Committee.

The proposal was distributed for review and comment to seven 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.3 "Residential Planning Areas – Recreation Uses" 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 PA010109. 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

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