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**DATE:** April 10, 2003

**TO:** File/Record/Applicant

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

**SUBJECT:** Planning Application PA03-0022 – Site Development Permit for a temporary model home sales complex for the first sale of homes within Tracts 16347 and 16353.

Owner: William Lyon Homes  
Agent: James Thue, JL Hare Associates

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**I. NATURE OF PROJECT:**

The proposed project is a site development permit to establish a temporary model home sales complex for the first sale of homes in Tracts 16347 and 16353. The model complex is located within Tract 16347 in Planning Area 4B of the Ladera Planned Community. The project consists of four (4) model single-family homes, located on lots 10-13, and with a temporary sales office pavilion with attached trellis located on lots 7 and 8 within Tract 16350. The temporary parking lot is located on lots 1 – 4 and lots 7 – 9 and provides a total of twelve (12) off-street parking stalls, including two (2) handicapped stalls. The project also includes typical signage locations, trap fencing, and a maximum of 10 pennant flags. In addition, the complex includes one temporary restroom facility adjacent to the parking lot and temporary walkways leading from the off-street parking area to the model sales office pavilion and model homes .

The development is proposed as conventional single family residential under the Ladera Planned Community. Therefore, the subject tracts shall be subject to the development regulations for conventional single family residential contained within the Ladera Planned Community.

Each single family dwelling will take vehicle access to a two-car garage from an alley. All garage entries shall be 5 feet or less or 17 feet or more from the back of curb of the alley. Under Zoning Code Section 7-9-127.1, one half width of the alley may be included as the rear setback as long as the minimum setback is not less than 15 feet, including half-width of the alley. In this case the alleys are proposed as 28 feet in width. A condition of approval has been included that requires specific review for the garage entry setback and maneuvering areas from garages.

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

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 9-1-136.1 "Temporary Uses and Structures", together with the Ladera Planned Community Program Text.

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**III. ENVIRONMENTAL DOCUMENTATION:**

The project is Categorically Exempt (Class 3) as defined by the California Environmental Quality Act.

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**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  
Site Planning and Consistency  
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