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DATE: August 11, 2003

TO: File/Record/Applicant

FROM: Bryan Speegle, Director, Planning and Development Services Department

SUBJECT: Planning Application PA03-0061 – Site Development Permit for placement of a prefabricated structure for employee quarters in the A1 “General Agricultural” District at 11851 Lambert Road, Irvine. Located within the City of Irvine Sphere of Influence.

Owner/Applicant: Harbor Field Holdings, LLC /
Michael Inada

I. NATURE OF PROJECT:

Site Development Permit for placement of a prefabricated structure to establish employee quarters in the A1 “General Agricultural” District at 11851 Lambert Road, Irvine. The proposed structure will replace an existing employee quarters structure that is deteriorated beyond repair. Records do not indicate proper establishment of the existing structure, which may have been established more than 50 years ago. Therefore, this site development permit is required in accordance with O.C. Zoning Code Section 7-9-55.3(d). The property on which the structure is located is currently being farmed by the property owner and will be used to house employees of the owner.

The proposed use is consistent with the O.C Zoning Code for general agricultural use. The predominant land use for the property is consistent with the zoning district as agricultural. The prefabricated (manufactured) home will be located near the center of the parcel (Irvine Subdivision 369 NT) approximately 1,300 feet from Portola Parkway. The setbacks for the 24 feet by 64 feet structure are 280 feet from the west property line, 270 feet from the north property line, 306 feet from the east property line, and 494 feet from the south property line. A two car carport will be constructed on the west end of the prefabricated structure to provide covered parking for the employees who will reside in the employee quarters. Access is provided via Lambert Road from Portola Parkway to the internal dirt roads that serve the agricultural property.

The structure is 1,705 square feet in area and provides four bedrooms and two bathrooms. The structure is 17 feet in height with a composition shingle roof and wood siding. It will be painted earthen tones, utilizing khaki beige siding with sage green and tan fascia/trim detail.

The plans were provided to 5 County divisions and the City of Irvine for review and comment. Comments received were typical and have been addressed through application

of conditions of approval. The City of Irvine responded that the project is consistent with the City’s Sphere of Influence zoning designation for this parcel and concluded that the project will not negatively affect public views.

The project is consistent with the A1 “General Agricultural” District regulations in compliance with the requirements of the zoning code. Therefore, the Site Development Permit is approved subject to the findings and conditions of approval attached to this report.

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 7-9-55.3(d) “General Agricultural” District regulations.

III. ENVIRONMENTAL DOCUMENTATION:

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

IV. CERTIFICATION:

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

Bryan Speegle, 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