

PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT

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DATE: October 2, 2003

TO: Orange County Zoning Administrator

FROM: Planning and Development Services Department/Current Planning Services Division

SUBJECT: Public Hearing on Planning Application PA03-0069 for Site Development Permit

PROPOSAL: The applicant proposes the construction of a 6.6-acre community recreational facility in Planning Area 3 of the Ladera Planned Community. The facility will be called Wagsdale Park and includes provisions for leash free dog play areas and local park improvements.

LOCATION: The proposed facility is located on the east side of the intersection of O'Neill Drive and Cecil Pasture Road, between Dorrace Drive to the south and Roanoke Drive to the north. Fifth Supervisorial District.

APPLICANT: DMB Ladera, LLC, master community developer
Jay Bullock of Planning Solutions, agent

STAFF CONTACT: William V. Melton, Project Manager
Phone: (714) 834-2541 FAX: (714) 667-8344

SYNOPSIS: Current Planning Services Division recommends Zoning Administrator approval of PA03-0069 for Site Development Permit subject to the attached Findings and Conditions of Approval.

BACKGROUND:

This proposed project is 6.6-acres in size and is located within Lots 2, 3 and portions of Lot T (Southern California Edison easement) of Tract 16203 (recorded December 2001). Nearly half (2.5 acres) of the site is located within SCE and SDG&E electrical transmission line easements (all proposed structures are outside of these easements). "Wagsdale Park" is located easterly of O'Neill Drive, at the "T" intersection with Cecil Pasture Road. To the northeast, east and southeast are proposed residential projects. To the west, across O'Neill Drive, is an existing residential area. The site is part of Planning Area 3 and has an approved Area Plan approved under PA99-0062 and later amended under PA99-0200. The site is currently rough graded and used as a landscape contractor staging area.

Within the 6.6-acre site, the following improvements are proposed:

1. A turf play area totaling 62,647 square feet, including a 120-foot by 240-foot soccer field.

2. A 44,193 square foot open play area for large dogs (fence-separated from small dog play area).¹
3. An 11,640 square foot open play area for small dogs (fence-separated from large dog play area).¹
4. A men’s and woman’s restroom facility.
5. Six picnic areas including tables and bar-b-que facilities.
6. Seating areas, some with shade structures, in the fenced dog play areas.
7. A gazebo structure.
8. ADA accessible walkways throughout the park.
9. On-site parking spaces for 32 vehicles including 2 handicap spaces.

SURROUNDING LAND USE: (also see Exhibit 2 for air photo)

Direction	Planning Area	Land Use Designation	Existing Land Use
Project Site	3A	Residential	Vacant, graded
North	3A	Residential	Future single-family approved
South	3A	Residential	Future multi-family approved
East	3A	Residential	Future single-family approved
West	3A	Residential	Existing single-family

REFERRAL FOR COMMENT AND PUBLIC NOTICE:

A Notice of Hearing was mailed to all owners of record within 300 feet of the subject site. Additionally, a notice was posted at the site, at the 300 N. Flower Building and as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to seven County Divisions. As of the writing of this staff report, no comments raising issues with the project have been received from other County divisions.

CEQA COMPLIANCE:

The proposed project is covered by Final EIR 555 (Exhibit 3), previously certified on October 17, 1995. Prior to project approval, this EIR must be found adequate to satisfy the requirements of CEQA by the Zoning Administrator. Appendix A contains the required CEQA Finding.

¹ This area will be open to Ladera Ranch Maintenance Corporation (LARMAC) members only and will require a card to gain access. All other areas are open to the general public.

DISCUSSION/ANALYSIS:

This proposed use is a “principal permitted use” per the Ladera Planned Community Program Text (Residential, Section III.C.3., page 38) per administrative approval of a site development permit. But because of the special nature of the project, and the potential for dogs barking during operating hours, this park will be considered at a publicly noticed hearing. Staff notes that residential areas are located greater than 250 feet away from the dog use areas. The soccer/play field is approximately 100 feet to the north of a residential area. Site development standards (setbacks, heights, fencing, etc.) are to be found in conformance with Section III.H.4. on pages 56-59 of the Ladera Planned Community Program Text. This proposed project is part of the numerous recreation facilities provided throughout Ladera Ranch. This park is unique in that it offers an opportunity for dog owners and their pets to socialize and exercise, in addition to more conventional play areas for human residents of Ladera.

With regards to water quality, the applicant is conditioned to comply with current County water quality measures. A Water Quality Management Plan (WQMP) will be required to specifically identify Best Management Practices (BMPs) that will be used onsite to control predictable pollutant runoff. This WQMP will identify, at a minimum, the routine structural and non-structural measures specified in the appropriate NPDES Drainage Area Management Plan (DAMP). On site water quality measures proposed or conditioned includes a program for pick-up and disposal of dog waste and an on-site drainage system that includes a provision for a biofilter swale (if needed in the Water Quality Management Plan) to treat pollutant runoff before reaching the community drainage system.

The proposed recreation facility provides 32 off-street parking stalls, including 4 handicapped spaces because this specialized facility serves the entire community, not just the surrounding neighborhoods. Neither the Ladera PC development regulations nor the off-street parking regulations of the Orange County Zoning Code establish the number of parking spaces required for this proposed non-commercial recreational facility. O’Neill Drive, west boundary of site, is the only adjacent street and does not permit parking. Cecil Pasture Road, located west of O’Neill Drive does have on street parking available. Because this is both a neighborhood and community recreational facility, the 32 on-site parking spaces provided appears to address the daily needs of the uses proposed and meets the intent of the off-street parking regulations.

The applicant did not indicate whether or not lights would be used for night use or if the facility would be closed at a certain hour at night. Staff has included a standard condition for external lighting that all direct light rays shall be directed to the site. Because of the potential of barking dogs and the proximity of the soccer/play field to residential uses, staff is of the opinion that conditions should be placed on the proposal to limit nighttime use. Condition of Approval No. 16 requires that any lighting that is utilized, except for security lighting, be turned off at 10:00 pm. Condition of Approval No. 26 requires that the dog park be open only between 7:00 am and 10:00 pm. This conditions helps with any potential issues regarding barking dogs and brings the park into conformance with the County Noise Ordinance.

In conclusion, the site is designated Community Park in the approved Area Plan. Therefore some type of recreational opportunity was anticipated. The applicant has proposed to develop a recreational use for the site that they feel would be best suited for the neighborhood and the community. They have chosen a unique use not commonly available in other residential communities. Since many homes in Ladera do not have large enclosed yards, those residents with dogs are provided with a facility to exercise their dogs in a

fenced environment. The two fenced play areas for Ladera residents with dogs is balanced with picnic areas and a large soccer/play field that provides a recreation area for both adults and children that don't have dogs. Staff supports this proposal and makes a recommendation for approval as follows.

RECOMMENDED ACTION:

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff report and public testimony as appropriate; and,
- b. Approve Planning Application PA03-0069 for Site Development Permit subject to the attached Findings and Conditions of Approval.

Respectfully submitted

Chad G. Brown, Chief
CPSD/Site Planning Section

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APPENDICES:

- A. Recommended Findings
- B. Recommended Conditions of Approval

EXHIBITS:

1. Applicant's Letter of Explanation
2. Site Photos
3. Environmental Documentation
4. Site Plans

APPEAL PROCEDURE:

Any interested person may appeal the decision of the Zoning Administrator 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.