



FILE: PA05-0007

DATE: April 28, 2005
TO: File/Record/Applicant
FROM: Tim Neely, Director RDMD/ Planning and Development Services
SUBJECT: Planning Application PA05-0007 for Site Development Permit for a preschool (Goddard School of Ladera Ranch) in Ladera Ranch Planned Community, Planning Area 4B.
APPLICANT:

I. NATURE OF PROJECT:

The project is located in the Ladera Planned Community, Planning Area 4B, Lot 6 of Tract 16341. The Site Development Permit is to allow the construction of an approximate 8,690 square foot preschool/day care single-story facility and 11,000 square foot playground area on approximately 44,096 square feet of land. The facility is located in close proximity to surrounding residential development. The School will provide education for nearby residents and the surrounding community of Ladera Ranch. The School operates as an early education program for children from 6 weeks to 6 years of age. The facility is expected to handle a maximum of 136 children.

The facility will consist of nine (9) rooms, ranging in size from approximately 280 square feet to 800 square feet. Each room will serve 12 to 20 children depending on the size of the rooms. Each room, except for the crib room, will have its own separate toilet room. The front of the building will host a reception area and office.

With a maximum of 136 children, Zoning Code Section 7-9-145.6 "Off-street Parking Requirements" explains that in addition to the two parking spaces for each staff member requirement, one loading space for every 8 children must also be provided. The facility is proposing 30 parking spaces, including two handicapped. Access to the site will be gained via Aura Lane.

Currently there is no "CF" Community Facility designation in Planning Area 4B of the Ladera Ranch Planned Community. Therefore, the applicant is required to provide evidence that an Area Plan Amendment has been approved adding the "CF" Community Facility designation prior to the issuance of a grading permit or building permits, which ever occurs first, in a manner meeting approval of the Manager, Land Use Planning Services.

- II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code sections and 7-9-150 "Discretionary Permits and Procedures" together with the Ladera Ranch Planned Community Text.
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III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR 555, previously certified on 10/17/1995. Prior to project approval, the decision-maker must assert that this EIR is adequate to satisfy the requirements of CEQA for the proposed project. Appendix A contains the required CEQA Findings.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as shown in Appendix A Finding and Appendix B Conditions of Approval.

Tim Neely, Director
RDMD/Planning and Development Services Department

By: signature on file
Charles M. Shoemaker, Chief

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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.