



FILE: PA05-0072

DATE: December 15, 2005

TO: File/Record/Applicant

FROM: Timothy S. Neely, Director, Planning and Development Services Department

SUBJECT: Planning Application PA050072: A Site development permit for grading more than 500 cubic yards on a slope greater than 30%. A series of terraced retaining walls are included with the grading for the proposed single family dwelling. The applicant is proposing to build a single family home on a previously graded lot in the Newport Coast Planned Community. This site development permit is required as the applicant proposed to grade more than 500 cubic yards on a slope greater than 30%. Project is located at 1 Shoreridge in Planning Area 1C of the Newport Coast Planned Community

APPLICANT: Dana Hunter

I. NATURE OF PROJECT:

This custom home is within the Newport Coast Planned Community (NCPC) and has received entitlement in conjunction with a Local Coastal Program (LCP) and the applicable Coastal Development Permit. The applicant is proposing to build a single family home on a previously graded lot in the Newport Coast. The project involves a driveway, subterranean garage, hardscape, landscaping and a pool. The grading plan includes retaining walls generally located along the northern side of the lot to allow for a sunken driveway, garage and landscaping. The grading for this feature involves the relocation of more than five-hundred (500) cubic yards of earth on a slope greater than 30% and pursuant to Orange County Zoning Code section 7-9-139, a site development is required. The primary purpose of requiring the site development permit was to determine whether the project was consistent with drainage, traffic, grading and visual elements of the Newport Coast area.

Drainage

The project has been reviewed by Site Planning Division and is consistent with current regulations as conditioned in the attached Conditions of Approval. These conditions include approval by Subdivision and Grading Services Division of a drainage study, review of detailed drainage improvements and consent for off-site drainage.

Traffic

The project has been reviewed by the Traffic Review and is consistent with current regulations as conditioned in the attached Conditions of Approval. These conditions include participation in the Road Fee Program, site distance requirements, and modification of the plans to allow for adequate garage maneuvering area. The project includes a 4 car garage. Two of the garage spaces are required to meet County standards for garage accessibility. The two southerly bays are marginally

functional. Staff has met with the applicant regarding changes to the plan and the applicant has agreed to modify the plans accordingly. Modification will require the movement of a decorative wall and landscaping, and extension of driveway to allow for an adequate turning radius. These changes will be reviewed and approved by staff prior to the issuance of a grading permit.

Grading

The project has been reviewed by Grading Plan Check and is consistent with current regulations as conditioned in the attached Conditions of Approval. These conditions include standard grading conditions, and a grading code waiver may be required for certain features of the project, including the infinity pool. Grading features of this project, which are currently being reviewed more closely through review of the precise grading plan, identified an issue related to the location of the house relative to the slope. As submitted, the house was located too close to the slope relative to the height of the slope. The applicant has revised plans to move the house in excess of 10 feet from the base of the slope in compliance with County grading requirements. A condition of approval has also been included requiring the applicant to submit revised plans to the Manager, Land Use Planning in consultation with the Manager, Subdivision and Grading depicting said changes.

Visual Elements

The project has been reviewed for viewshed considerations and visual elements and is consistent with current regulations. The applicant was required to submit visual simulations using a scale model of the project, as well as landscaping plans. Review of this documentation confirms that the project does not substantially negatively impact views from adjacent properties, nor are there any unsightly impacts from the ocean side of the project. This is largely due to the fact that the proposed slope grading which triggered this site development permit is hidden from view by the home, and is located below the viewshed from the property immediately to the north of the project.

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" and Newport Coast Planned Community regulations.

III. ENVIRONMENTAL DOCUMENTATION:

The project is Categorically Exempt, Class 3 (CEQA Guidelines Section 15303), from the requirements of CEQA. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the Planning Application PA050072 for Site Development Permit has been Conditionally Approved.

Timothy S. Neely, Director
Planning and Development Services Department

By: _____

C. M. Shoemaker, Chief
CPSD/Site Planning Section

WVM FOLDER: Newport Coast

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 \$245.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval