



**FILE:**

**DATE:** April 7, 2006

**TO:** File/Record/Applicant

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

**SUBJECT:** Planning Application PA06-0002 is a privately-initiated request to amend certain specific components of the Ladera Corporate Terrace (Office Park) which was initially approved by Planning Application PA01-0060 in November 2001.

This Site Development Permit would permit flexibility in the selection of building square footages based upon occupancies for buildings 3, 5 and 7 of Ladera Corporate Terrace.

The Ladera Planned Community is located in southeastern Orange County, east of the City of Mission Viejo and northeasterly of the City of San Juan Capistrano. Planning Area 6 is located on the east side of Antonio Parkway south of Crown Valley Parkway. (Fifth Supervisorial District)

**APPLICANT:** Rancho Mission Viejo, property owner  
Lutzky Associates Development, LP, property agent  
Planning Solutions, Inc., Jay Bullock, entitlement agent

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**I. PROJECT HISTORY/NATURE OF PROJECT:**

On March 9, 1999, the Planning Commission approved Area Plan AP98-05 for Planning Area (PA) 6 of the Ladera PC (Planning Application PA98-0186). This Area Plan established 2 sub areas and general development guidelines for the 120 acre PA 6 "Urban Activity Center". Sub-Area A was established as Entertainment/Retail uses with a maximum of 228,860 square feet of uses on 32.4 gross acres. Sub-Area B (the subject site) uses included Mixed Use (625,140 square feet of uses on 67.3 gross acres), a Justice Center overlay (up to 90,000 square feet on 26 gross acres), a Community Facility (square footage and acreage undetermined) and Residential (200 dwelling unit maximum on 20.3 gross acres).

The Planning Commission later amended area Plan AP98-05 on February 28, 2001 by Planning Application PA00-0137. The amendment included increasing the number of dwelling units in Sub-Area B from 200 to 232 (a corresponding reduction of 32 units in adjacent PA 3 was also approved) and the deletion of the Justice Center use. PA00-0137 also included a Site Development Permit to allow for the construction of 232 multi-family dwelling units on a 10.4-acre site in the far southern portion of PA 6.

On November 8, 2001, the Zoning Administrator approved Site Development Permit PA01-0060 for the development of a 21.87 acre site in Sub-Area B "Mixed Use". The plans depicted the construction of mixed-use commercial center consisting of 14 buildings with 323,270 square feet of floor area and a total of 1,415 off-street parking spaces. The proposed commercial center conformed to all development standards. The development was further divided into northern and southern segments.

A Shared Parking Analysis, dated September 26, 2001, was developed by Linscott, Law and Greenspan (LL&G) Engineering to address the entire site, but primarily focused on the northerly portion of the site. The Parking Analysis proposed a three-step approach to determining the “worst case” peak hour parking demands of the proposed UAC Office/Mixed Use project:

- a. Parking for the northerly childcare facility (Building 10) is being provided based on the LL&G study.
- b. Parking for the non-fitness, non-childcare uses (i.e., office, medical, and service retail) is being provided based on ULI’s Shared Parking Manual (attached to the LL&G report), which anticipates peak demand between 10:00 AM and 4:00 PM daily.
- c. Parking for fitness facilities is being provided based on the LL&G study, which anticipates peak demand between 6:00 PM and 8:00 PM daily, and on weekends when office and childcare uses are primarily dormant.

Based on that approach, a comprehensive hourly summary table of the anticipated parking demand for each individual use was developed. Since the approval of Planning Application PA01-0060 several Changed Plans have been approved that refined parking designs, building locations and square footages and to lesser degree shaped occupancies all in general consistency with the original parking tabulations prepared by LL&G.

This Planning Application contains two alternative site plans. Site Plan 1 would accomplish the following:

- Building 3: decrease “general office” square footage from 32,000 to 30,000 square feet
- Building 5: increase “general office” square footage from 40,000 to 50,100 square feet
- Building 7: change use from “general office” to “medical office” and change square footage from 30,000 to 22,500 square feet
- Building 9: modify location to meet geo-technical concerns, no change in square footage.

Site Plan 2 would accomplish the following:

- Building 3: change use from “general office” to “medical office” and decrease square footage from 30,000 to 22,500 square feet
- Building 5: increase “general office” square footage from 40,000 to 45,000 square feet
- Building 7: change use from “general office” to “medical office” and change square footage from 30,000 to 22,500 square feet
- Building 9: modify location to meet geo-technical concerns, no change in square footage.

The proposed site plans also provide parking space revisions which result in a net increase of 15 spaces over previous plans. The total number of parking spaces is now 1,201 spaces. Consistent with prior approvals a “Parking Demand Analysis” Table is depicted on the Site Plans. The table, prepared by LL&G illustrates that adequate parking (1,197 spaces) will be provided for either site plan. A condition of approval is included that requires the applicant to declare through approval of Changed Plan which site plan they intend to implement prior to issuance of a building permit for either building 3 (333 Corporate Terrace), building 5 (555 Corporate Terrace) or building 7 (777 Corporate Terrace).

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

Ladera Ranch Planned Community Regulations, Planning Application PA01-0060 (with Changed Plans) and Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures"

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**III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is covered by Final EIR No. 555, previously certified on 10/17/095 and Addendum PA 060002. A finding is included which finds that this Addendum to Final EIR 555 is adequate to satisfy the requirements of CEQA.

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**IV. CERTIFICATION:**

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

Tim S. Neely, Director  
Planning and Development Services Department

By: \_\_\_\_\_

Charles M. Shoemaker, Chief  
CPD/Site Planning Section

2006 Planning Projects FOLDER:

**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