



FILE:

DATE: July 13, 2006

TO: File/Record/Applicant

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

SUBJECT: Planning Application PA06-0030 is a privately-initiated request to construct a 48-unit plus one on-site manager unit apartment community. The Site Development Permit implements the provisions of Zoning Code section 7-9-148 "Housing Opportunities Overlay" Regulations (Ordinance No. 06-001). The project site, which is zoned CN "Commercial Neighborhood" District would be permitted residential development when such development is 100 percent affordable. The project would conform to County established affordable housing criteria.

The proposed Summer Crest Apartment project is located on the northeastern corner of Ball Road and Gilbert Street in the unincorporated area of Anaheim. The street address is 9541-9581 W. Ball Road. (Fourth Supervisorial District)

APPLICANT: Sequoia Standard, LLC
Mr. William Shuman, Project Manager

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I. PROJECT HISTORY/NATURE OF PROJECT:

On January 10, 2006 the Board of Supervisors adopted Ordinance 06-001, which added the Housing Opportunities Overlay District regulations to the Zoning Code (Zoning Code section 7-9-148). The new District provides the opportunity for affordable residential projects to be located in non residential zoned areas of unincorporated Orange County subject to the provisions of regulations and the guidance of the Housing Opportunities Manual. The Manual was approved by the Planning Commission on June 21, 2006.

Planning Application PA 06-0030 was submitted by Sequoia Standard in accordance with the provisions of Zoning Code section 7-9-148. The purpose of the Code section is to provide for the development of affordable rental housing projects within commercial and/or industrial districts in which all of the housing units are reserved for households which earn 80% or less of the County median income. Development of the residential project comply with the development standards of the base district; however, in accordance with State Housing law (Government Code Section 65915 et seq and the newly approved Housing Opportunities Manual a developer is accorded up to three incentives based upon the level of project affordability. Parking reductions is one incentive that is not subject to three incentive limitation.

The project site is zoned CN "Commercial Neighborhood" District. The 1.45 acre project site is currently improved with an 8,773 square foot office/retail building. The site is paved for parking and includes limited landscaping of mixed shrubs and trees. The building would be removed and the site regraded to accommodate the applicant's project.

Sequoia Standard's Project includes the following elements:

- 1) Forty-eight (48) apartment units and one (1) on site manager’s unit; total of 49 units. There would be 24 two-bedroom and 24 three-bedroom units. The two-bedroom units would be 897 square feet in size; the three-bedroom units would be 1,001 square feet in size. The manager’s unit is 1,150 square feet. The assumed household size as outlined in Housing Opportunities Manual is: two-bedroom units, 4 persons; three-bedroom units, 6 persons. Patios are incorporated into each floor plan. A wall enclosed tot lot is provided near the southwestern corner of the project. A community/recreation building is attached to the apartment building. It contains a recreation room, computer room, exercise room and laundry facilities. (Refer to sheets A-1 through A-4).

The project is applying for a 35% density bonus. The Housing Opportunities Overlay permits a base density of 25 dwelling units per acre, which results in a maximum density (without bonus) of 36 dwelling units. With the 35% density bonus the project would provide 48 units plus the manager’s unit. The project would be 100% affordable with all rents falling between 30% and 60% of the AMI. Twenty-five of the units would qualify as low income and 10 units would qualify as very low income units.

- 2) The resultant affordability, as submitted, would be as depicted in the table below:

	Two bedroom	Monthly rent	Three bedroom	Monthly rent
30%	2	\$547	3	\$632
40%	2	\$730	3	\$843
50%	12	\$912	12	\$1054
60%	8	\$1095	6	\$1256
Total	24		24	

In accordance with the Housing Opportunities Overlay manual, the apartment units must remain affordable for no less than 55 years. Occupancy each apartment unit shall not exceed two persons per bedroom plus one.

- 3) Parking is based upon the provision of Government Code Section 65915 et seq. Under this government code section, parking for affordable housing projects is generated based upon the number of bedrooms in a dwelling unit. The parking ratio for two and three bedroom units is two parking spaces per unit or 98 parking spaces. The Government Code permits a project to provide fewer than the required number of parking spaces as an incentive for affordable housing. The Summer Crest apartment project employs this incentive; and consequently, would provide would be required to provide 88 total parking stalls, 48 of the spaces would be covered in carports.
- 4) The building is three-story and a maximum height of approximately 35 feet. Building materials include the use of stucco exterior with details at the gabled ends of the buildings and surrounding the windows. Roof material incorporates concrete ‘S’ tile. Painting details indicate the use of earth tones that would promote neighborhood compatibility. (Refer to Sheet A-5).

- 5) Landscaping details are depicted on Sheet A-7. The plans indicate a plant palette that uses shrubs and tree species and sizes to promote design and community compatibility. The landscaping plans indicate that at maturity the landscaping will filter views of the building from surrounding streets.
- 6) The project conforms to the development standards of the base district. The CN district requires all development setbacks be 20 feet from either right-of-way or property line as applicable. There is a minor encroachment for the patios into the front setback (Ball Road) which is permitted under Zoning Code Section 7-9-128.6. The principal point of access is from the Gilbert Street driveway, a second access is from Harvest Lane. The Orange County Fire Authority reviewed the project and offered comments related to fire safety matters. They noted that adequate fire access exists but require the project provide fire sprinklers.

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

Orange County Zoning Code section 7-9-148 "Housing Opportunities Overlay" Regulations (Ordinance No. 06-001) and section 7-9-150 "Discretionary Permits and Procedures"

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is categorically exempt, Class 32 (Guidelines section 15332), "In-Fill Development Projects" from the requirements of CEQA.

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:

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval