

Use Permit (PA20-0133)



OC Planning Commission Agenda Item #2

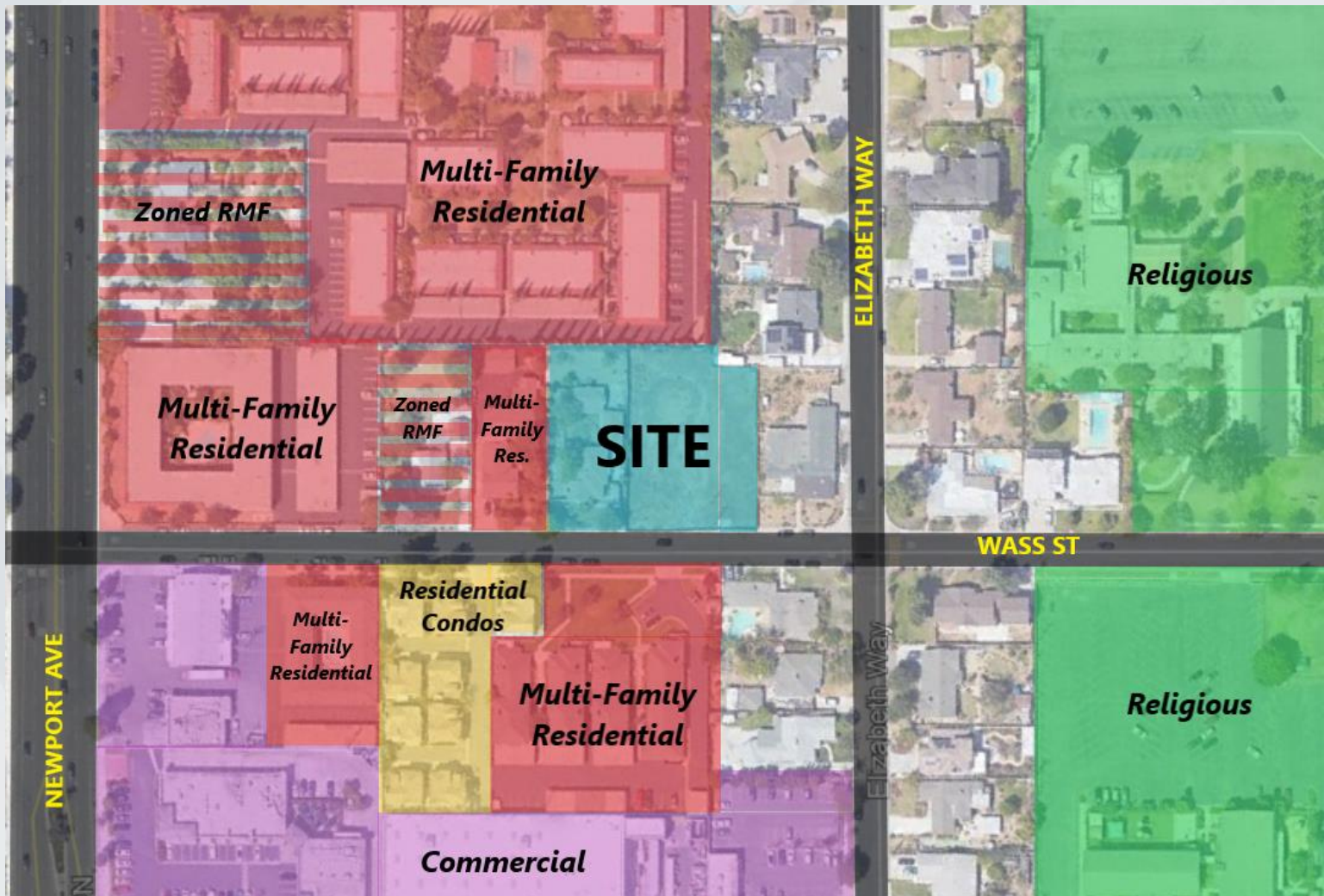
Project Vicinity

Wass Street Condominiums

A request for a Use Permit to develop a Planned Development that establishes site specific development standards consisting of ten 2-story condominium structures and associated off-street parking.



Project Vicinity

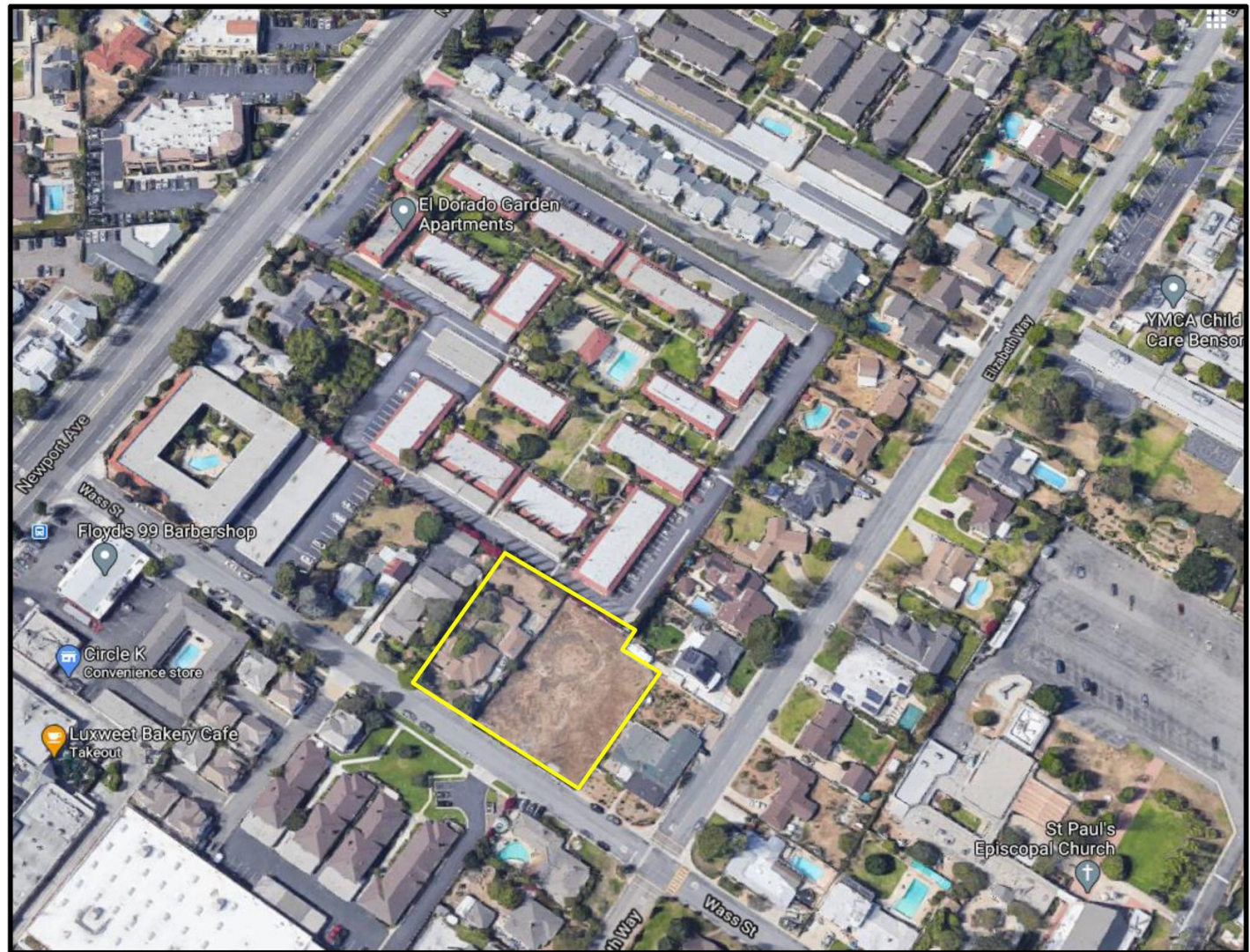




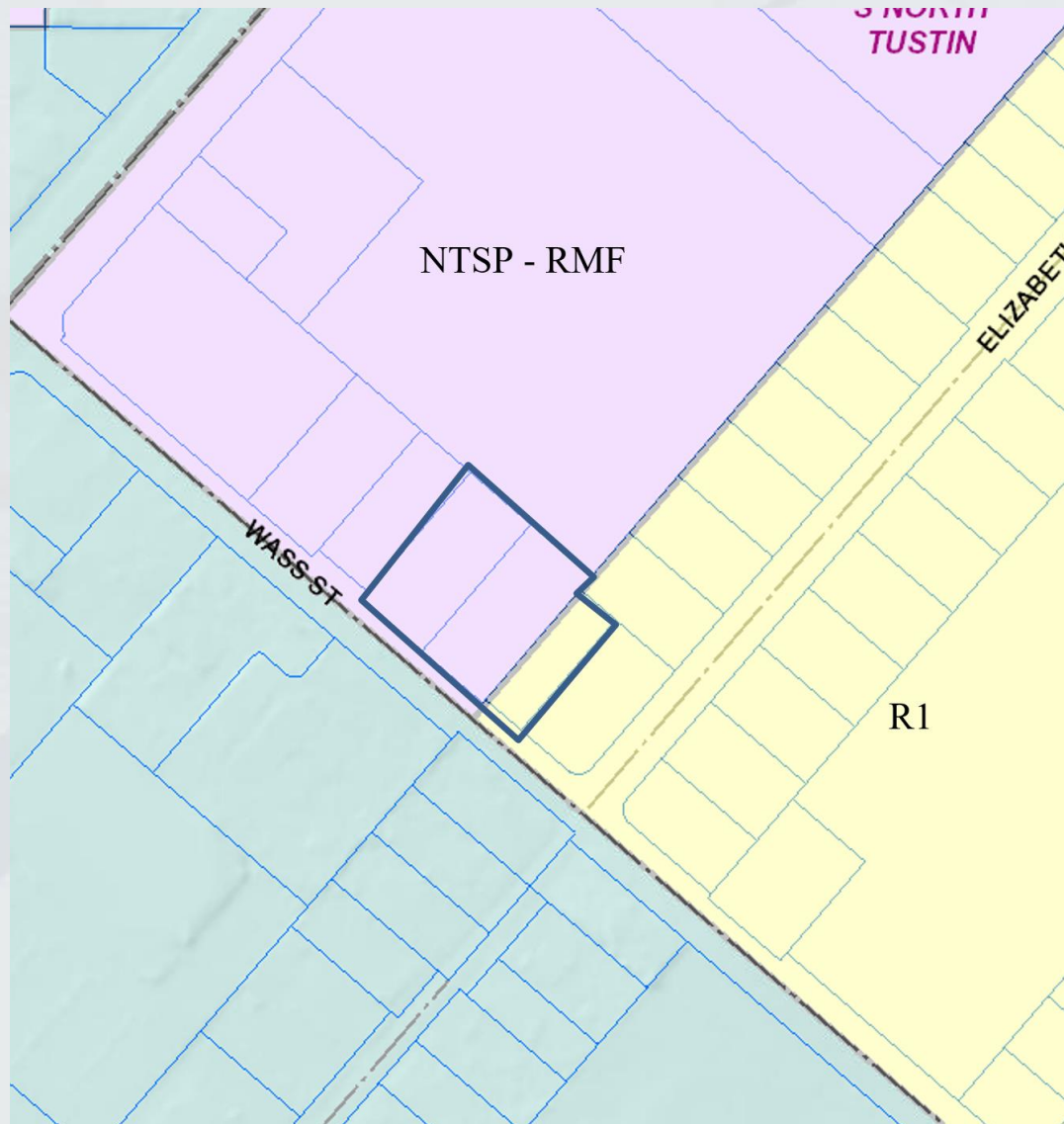
Project Location



Project Location



Zoning



Planned Development (PD)

STANDARD	REQUIRED FOR PD	PROPOSED
Building Site Area	10,000 sf min.	36,058 sf (net)
Maximum Building height	35' / 28' in PD (NTSP)	28'
Building Site Coverage	40% max.	31%
Front Setback	20' or per PD	15' *
Side Setback	5' or per PD	5'
Rear Setback	25' or per PD	13' *
Parking (Total)	30	30
Walls (side and rear property line)	6' or per PD	8' *
Area per unit	1,800 sf/unit	2,175 sf
Landscaping	20% minimum	20%

*The Zoning Code allows a planned development to establish specific site development standards as approved with a Use Permit



Overall Site Plan



Elevations



Elevations



NTAC Comments

- ➔ All of the items set forth in the neighbor emails, including block wall height 8', install barrier bollards safety measures, plant thick hedges along wall, enact a HOA rule for excessive idling;
- ➔ HOA requirement for two cars parked in garage at all times so parking isn't on the streets, the CC&R would state the garages are for parking only and not storage; and,
- ➔ All units be no more than 2 stories



Applicant Requests

Deletion of Condition No. 8

Condition 8 FIRE HAZARD SEVERITY ZONE

Prior to the issuance of a building permit, in all Fire Hazard Severity Zones within State Responsibility Areas (SRA) and within Very High Fire Hazard Severity Zones within the Local Responsibility Areas (LRA), the applicant shall provide the Manager, Building & Safety with a clearance from OCFA, or other Local Fire Agency (if applicable), indicating compliance with all requirements of Chapter 47 and Chapter 7A or shall have and approved Fire Protection Plan which provides protection equivalent to the risk for the site.

Staff supports the request – property is not within the FHSZ



Recommended Actions

OC Development Services recommends that the Planning Commission:

- 1) Receive staff report and public testimony as appropriate;
- 2) Find that the proposed project qualifies for an exemption from CEQA per Section 21159.25 of the Public Resources Code; and,
- 3) Approve Planning Application PA20-0133, a Use Permit for 10-unit detached condominium planned development, establishing site specific development standards, including an over-height wall, subject to the attached Findings and Conditions of Approval (deleting Condition No. 8).



Questions

