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ORANGE COUNTY
OC Public Works
MEMORANDUM

DATE: October 11, 2023 (Meeting Date)
TO: Foothill/Trabuco Specific Plan Review Board
FROM: Kevin Canning, Contract Planner
SUBJECT: **PA23-0119** - A Use Permit to establish residential development standards (setbacks, building heights, etc.) for the 181-unit Saddleback Meadows development. The zoning on the site permits the applicants to develop as a planned development.



Administrative Services



OC Development Services



OC Facilities Design & Construction Management



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OC Fleet Services



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OC Environmental Resources



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PROPOSAL

Planning/Development Services requests the Review Board's review, comment, and recommendation to the Zoning Administrator on the subject application, which would establish the residential site (lot) development standards for the construction of the 181 single-family residences of the Saddleback Meadows project. The application will be considered by the Zoning Administrator at a date to be determined.

BACKGROUND / HISTORY

The Saddleback Meadows project has a long and involved entitlement history. The project's original approvals in 1978 and 1984 for the approximate 222-acre site would have permitted 705 manufactured homesites and 1.7 acres of neighborhood commercial uses. That plan was subsequently modified to traditional single-family lots (and no commercial uses) and reduced the overall unit count to 318 lots in 1998, from the approved 705 resulting in a reduction of 387 units. Succeeding modifications reduced the proposed lot count to 283 in 2002, and to 266 in 2004. These subsequent modifications effectively reduced the overall unit count by 439 and corollarial reduced the footprint of the proposed development.

In 2017, based upon more recent grading and hydrological assessments and designs, the project was reduced to 181 single-family lots, which is the effective project approval at this time. The project's Vesting Tentative Tract Map 15230 and Area Plan 98-2 were similarly modified to reflect the 181-unit project.

PROJECT DISCUSSION

The project site is located within the Bridlewood Residential District of the Foothill/Trabuco Specific Plan (FTSP), which was amended in in 2002 to accommodate the subject project (see Attachment 1 - Ordinance 02-008). These amended regulations allow the developer to propose site-specific development standards under the Planned Development regulations of the Zoning Code (Attachment 2 – Zoning Code - Planned Development Combining District). The proposed development standards are within Attachment 3 – Use Permit Application.

Review Board members should also review Attachment 4 – VTTM 15230 2nd Revised and Attachment 5 – (Revised) Area Plan 98-2 for context of the current 181-lot project within the FTSP.

Staff has reviewed the applicant's request for a Use Permit and found the project request to be compliant with Zoning Code Section 7-9-48. - PD "Planned Development" Combining District.

If you have any questions, feel free to contact me at (714) 667-8847 or Kevin.Canning@ocpw.ocgov.com

Attachments

Att. 1 – Ordinance 02-008

Att. 2 – Zoning Code – Planned Development regulations

Att. 3 – Use Permit Application

Att. 4 – VTTM 15230 2nd Revised

Att. 5 – (Revised) Area Plan 98-02