

AGENDA

LAND USE AND DESIGN REVIEW COMMITTEE

October 8, 2009
9:00 A.M.

**Laguna Woods City Hall
Council Chambers
24264 El Toro Road
Laguna Woods, CA 92637**

AGENDA DESCRIPTION: The Agenda descriptions are intended to give notice, to members of the public, of a general summary of items of business to be transacted or discussed.

Any person wishing to address the Land Use and Design Review Committee on any matter, whether or not it appears on this agenda, may do so under the appropriate section of the agenda. Whenever possible, lengthy testimony should be presented to the Committee in writing (12 copies) and only pertinent points presented orally. Requests to speak to items on the agenda shall be heard at the appropriate point on the agenda; requests to speak about subjects not on the agenda will be heard during the **Public Comment** section of the meeting.

I. CALL TO ORDER

II. ROLL CALL

III. COMMITTEE BUSINESS

A. San Sebastian Sign Variance

RECOMMENDED ACTION: Discuss and recommend approval of additional temporary signage for the San Sebastian condominium project.

B. Building Permit Fee Reductions for Environmental Improvements to Residential Units

RECOMMENDED ACTION: Discuss and recommend approval of a six month pilot program that would reduce building permit fees for certain environmental improvements to residential units.

IV. PENDING PROJECTS UPDATE

- A. Saddleback Golf Cars
- B. New Landscape Regulations

RECOMMENDED ACTION: Staff will provide an update on the above projects; there may be committee discussion and requests for future action, but no action will be taken at this meeting on these items.

V. COMMITTEE MEMBER COMMENTS

VI. PUBLIC COMMENTS

IX. ADJOURN

Next regularly scheduled meeting will be at 9:00 a.m., Thursday, November 12, 2009.

Recap
AGENDA
LAND USE AND DESIGN REVIEW COMMITTEE

September 10, 2009
9:00 A.M.

I. CALL TO ORDER

The meeting was called to order by Chair Miller at 9:00 a.m.

II. ROLL CALL

Present: DeBelles, Heilbronner, Joss, Lindstrom, Miller, Morton, Preli, Sortino, Vogt

Absent: Hatch

III. COMMITTEE BUSINESS

A. Overview of the Local Planning and Development Review Process

City Manager Keane provided a brief overview of the City's planning and environmental review processes, using the Saddleback Golf Cars project as an example.

B. Saddleback Golf Cars, 23252 Via Campo Verde (ZC 09-01, UP-559)

City Planner Alex Gutierrez provided an overview of the proposal and answered questions. The Committee discussed access to the site, landscaping, traffic trips that the proposed use would generate and types of service and vehicles that would be serviced. Following discussion, the Committee voted unanimously to recommend approval of the project.

IV. PENDING PROJECTS UPDATE

A. Local Environmental Guidelines

B. San Sebastian Condominium Project

City Manager Keane provided an update on the above projects.

V. COMMITTEE MEMBER COMMENTS

None

VI. PUBLIC COMMENTS

None

IX. ADJOURN

The next regularly scheduled meeting will be at 9:00 a.m., Thursday, October 8, 2009.

City of Laguna Woods
Agenda Report

DATE: October 8, 2009 Land Use and Design Review
Committee Meeting

TO: Land Use and Design Review Committee

FROM: Alex Gutierrez, City Planner

AGENDA ITEM: San Sebastian Sign Variance, 24299 Paseo de Valencia
(ZV-586)

Recommendation

Discuss and recommend approval of additional temporary signage for the San Sebastian Condominium project.

Background

The applicant is requesting approval of a Variance to allow for the installation of temporary signage in excess of that permitted by the City of Laguna Woods Municipal Code. Current regulations permit a maximum of 100 square feet of temporary signage. The applicant is proposing to install two banners totaling 150 square feet.

Discussion

The property is located at 24299 Paseo de Valencia, approximately 150 feet west of the intersection of Paseo de Valencia and Calle de la Plata. There is currently one 100 square foot temporary banner located on the north elevation of the building consistent with current regulations. The applicant is requesting an additional 50 square foot banner on the east elevation. Both signs will advertise the sale of condominiums.

The applicant is requesting a Variance from current regulations due to the location of the project and visibility of the building. The site is located approximately 150 feet from the intersection of Paseo de Valencia and Calle

ITEM III A.

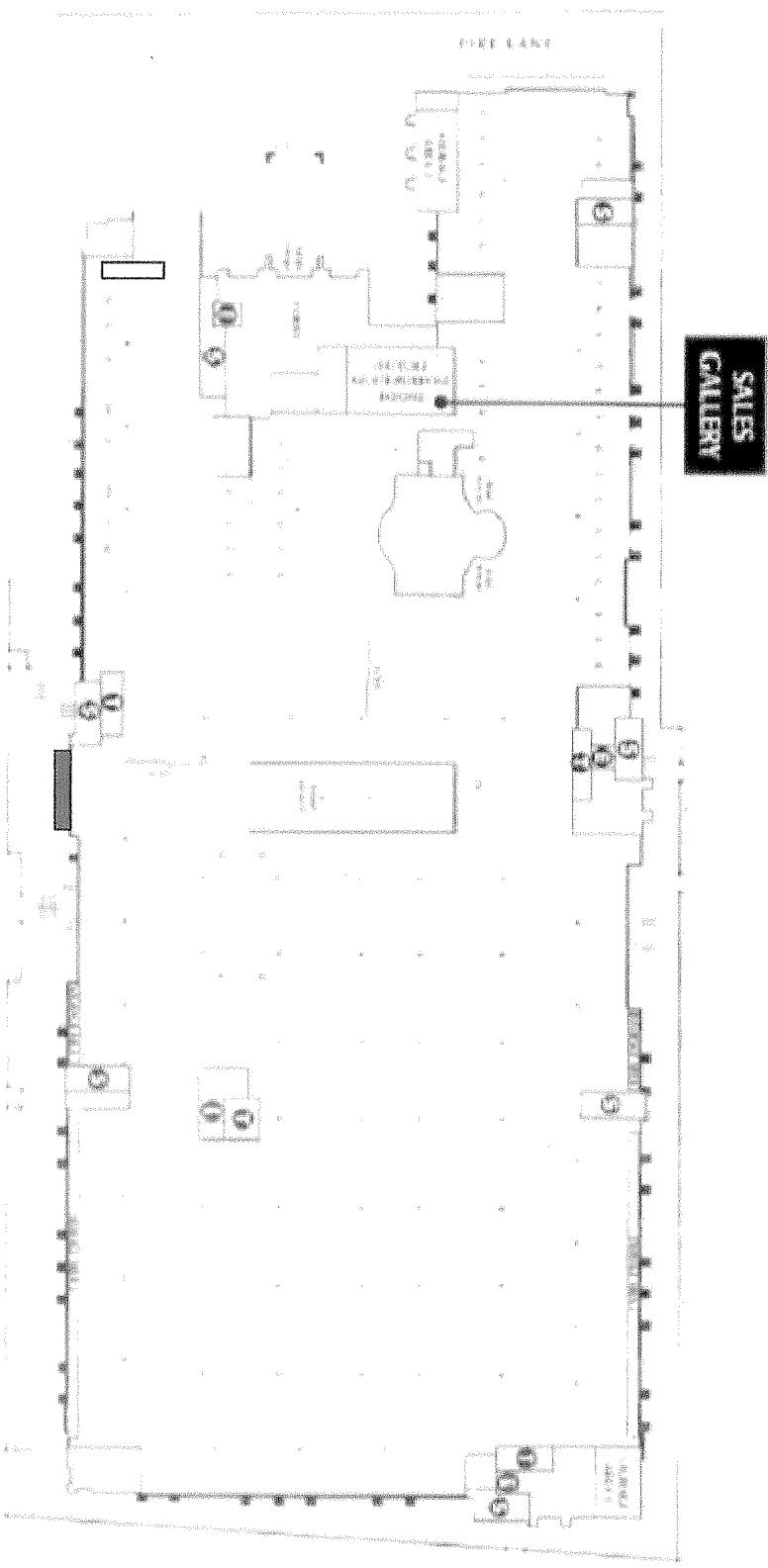
de la Plata. This distance from the intersection and existing buildings adjacent to Paseo de Valencia obstruct visibility from Paseo de Valencia.

Conclusion:



Approval of the proposed Variance would establish a total of 150 square feet of sign area on the building which would be allowed on two frontages – neither sign would be able to exceed 100 square feet. The Variance would not modify any other regulations associated with temporary banner signs.

Attached: Site Plan
Elevations

SITE PLAN



STREET LEVEL

- Proposed Temporary Banner 
- Existing Temporary Banner 

ELEVATIONS

PROPOSED 50 SQUARE FOOT TEMPORARY SIGN



NOT TO SCALE



8/G WHITE
LOGO PMS 314

8/G PMS 314
COPY WHITE

8/G WHITE
COPY PMS 314

5/F BANNER
MOUNT ON BUILDING

ELEVATIONS

EXISTING 100 SQUARE FOOT TEMPORARY SIGN



9'6"



PMS 314 BKGD.
COPY WHITE
PIN BLACK

BORDER PMS 7583
B/G PMS 7580

LOGO
WHITE, PMS 314, 7435, & 7500


COPY PMS 314 & 80% BLACK

5/8" DIGITAL PRINT BANNER
WALL MOUNT

City of Laguna Woods
Agenda Report

DATE: October 8, 2009 Land Use and Design Review Committee Meeting

TO: Land Use and Design Review Committee

FROM: Leslie A. Keane, City Manager 

Agenda Item: Building Permit Fee Reductions for Environmental Improvements to Residential Units

Recommendation

Discuss and recommend approval of a six month pilot program that would reduce building permit fees for certain environmental improvements to residential units.

Background

City building permit fees are set by resolution of the City Council and are revised from time to time to reflect the City's current actual costs. Depending on the individual project, fees may include permit issuance, plan check, building inspection and certain state fees. The City has established a minimum building permit fee of \$51. Overall, the City collects approximately 80% of its costs for building permit issuance/inspection.

Discussion

In 2007, the City Council approved a resolution (No. 07-09) supporting the U. S. Mayors Climate Protection agreement, which includes a pledge to foster sustainable building practices and make energy efficiency a priority. In support of these goals, staff is recommending that the City lower certain building permit fees for a six month trial period. The following reduced fees are recommended:

1. Replacement nail-in windows.

The current fee is based on valuation and rate tables and runs from \$51 for a single replacement to \$104.45 for five windows. The proposal is to establish

a flat fee of \$39 for one to five nail-in window replacements. This fee would not apply to windows that require a new or enlarged wall cut.

2. Hot water recirculation systems

These systems only require a building permit if a new electric outlet is added. The building permit fee is currently \$51; the proposal is to reduce this fee to \$36.

3. Photo-voltaic systems (solar panels)

The fee for a typical residential system is based on valuation and rate tables and averages \$471.63. The proposal is to establish a flat fee of \$112 for in-house systems up to 300 sq. ft. and not exceeding 2700 watts.

4. Central heating, ventilating, and air conditioning (HVAC) systems

The current fee is based on valuation and rate tables and averages \$197.20. The proposal is to establish two flat fees for systems that exceed current building code requirements - \$102 for systems with a 14-15 SEER (seasonal energy efficiency rating) rating, and \$51 for systems that have a SEER rating that exceeds 15. Fees for systems that meet minimum standards would not be reduced.

5. Tankless water heaters

The current fee is based on valuation and rate tables and may include a variety of components; fees are calculated depending on the particular circumstances of the job. The proposal is to discount the regular calculated fee by 50%.

The purpose of the fee reduction is to encourage the installation of energy and water efficiency equipment. It is estimated that the loss of revenue will not exceed \$7,500, and that this can be accommodated within the existing budget. Staff would track actual costs and revenue and report back on the impact at the completion of the pilot program.

Conclusion

Adoption of a pilot program reducing the cost for certain environmental improvements will support the City energy and water reduction goals. Following the completion of the pilot program, staff would bring back the results and the City Council could consider modifying and/or extending the fee reduction program.