



February 10, 2017

OC Development Services – Land Development
300 North Flower Street
Santa Ana, CA 92821

Subject: Tract 17570 (AQ-21 in PA2.2) Request for Zoning Administrator Review for Walls on Lots 12 and 13.

To Whom It May Concern:

Shea Homes would like to increase the height of the walls on Lots 12 and 13 of Tract 17570. We were approached by homeowners at the end of Arada Street requesting a full height wall along the entire length of the cul-de-sac due to construction traffic noise along Chiquita Canyon Drive. To accommodate the homeowners, Shea Homes agreed to review the condition with Rancho Mission Viejo. After review, Rancho Mission Viejo declined the request to raise the wall along whole edge of the cul-de-sac but allowed the increase of the wall height along Lot 12 and 13.

During the submittal process to obtain permits for the walls on the lots, we received a comment regarding a conflict with the PC text:

“Per Section III.A.1.d.10) of the Ranch Plan Planned Community, wall heights within the front setback area may not exceed three and one-half (3 ½) feet if it is not identified as a sound attenuating barrier. Please revise wall to a height of 3.5 feet or less. Please be advised that these portions of the wall along Lots 12 and 13 were not identified as noise barrier walls in the submitted Acoustical Analysis for TT17570.”

Three options were provided to allow for this request to move forward:

1. Build wall to maximum allowable height.
2. Provide an acoustic letter validating the need to the walls
3. Request Zoning Administrator hearing

Since these walls are not required to be noise barriers, a letter cannot be provided. So, we would like to present this to the Zoning Administrator for approval. Below is a summary of key issues to be addressed with the Zoning Administrator:

Compatibility:

Raising the walls along these lot will not have an adverse impact to the community. The walls will match the community and provide some sort of noise mitigation in their front yards. The end of the cul-de-sac will remain open for pedestrian access which is a key element for the master planned community.

General Welfare:

The proposed walls will not impact the general welfare of the community. The walls will be built per code with the appropriate permits and inspections.

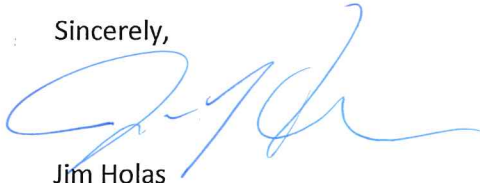
Equivalent or Better Project:

The proposed project will result in an equivalent or better project for the homeowners within the community. Raising these walls will help mitigate the long term temporary noise from construction thus improving the living conditions.

This submittal is consistent with applicable Zoning and Development Standards and compatible with neighboring uses. Approval of this application will not create any conditions or circumstances contrary to public health and safety or general welfare.

Thank you for your consideration of this submittal and please feel free to contact me at (951) 235-3419 with any questions or concerns

Sincerely,



Jim Holas
Director, Community Development

Shea Homes – Southern California