



**County of Orange**

# **MEMO**

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**FROM:        Bill Grant, Chief, Development Processing Center  
PHONE: (714) 834-5146**

**SUBJECT:     OWNER: Boureston-Todd Development  
                 APPLICANT: Lee & Sakahara Architects, AIA  
                 Ken Paddock, Project Manager**

**APPLICATION : CP000059 to SP88-277A**

**ADDRESS: 6 Liberty, Aliso Viejo, California**

The subject Changed Plan CP00-059 has been reviewed by Trudy Teshima of Current Planning Services Division. The project was review on September 27,2000, by the Aliso Viejo Advisory Planning Committee (AVAPC) and recommended for approval. The determination has been made, as authorized

by Section 7-9-150.3(h) of the Orange County Zoning Code, that the proposed changes are in substantial compliance with the original approval action of Site Plan SP 88-277A.

**APPROVED CHANGES ARE AS FOLLOWS:**

The applicant requests a changed plan to complete the build out of Site Plan SPA-277A, previously approved on February 7, 1989. Site Plan SPA-277A allows a two (2) phase development for a 45,000 square foot, two-story office building (Basic Building B) with 305 off-street parking spaces.

Subsequently, the grading and development of Basic Building "B" includes 45,234 square feet, in accordance with the conditions of approval for Site Plan SPA-277A. Site Plan SPA-277A shows both Phase I and II as a single, attached office building.

Currently, the applicant proposes to completion of the project site to allow Basic Buildings A and B. Basic Building "A" shall be a detached office building with approximately 29,198 square feet. There shall be approximately 40-feet between the two (2) office buildings. This will create a linear courtyard effect between the buildings. The two (2) office buildings will include approximately 74,432 square feet. Parking shall be provided at 1:250 in accordance with the Orange County Zoning Code Section 7-9-145. The project site requires 298 parking spaces, and provides a total of 310 spaces.

CONDITIONS OF APPROVAL: ***Attached as conditioned with Site Plan 88-277A.***

*Change Plan CP000059 shall comply with the original conditional approval of Site Plan SP88-277A. All findings and conditions of Change Plan CP00-0059 shall be in effect, prior to issuance of any grading or building permits as recommended in the attached Appendix A and B.*

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Bill Grant, Chief  
Development Processing Center