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PA98-0049

FILE:

CP01-0039

**DATE:** August 30, 2001  
**TO:** RECORD/FILE/APPLICANT  
**FROM:** Chad G. Brown, Chief, CPSD/Site Planning Section  
**SUBJECT:** Changed Plan CP01-0039 For Project No. PA98-0049 for Coastal Development Permit and Vesting Tentative Tract Map No. 15586  
**APPLICANT:** Irvine Community Development Company

The subject Changed Plan has been reviewed by Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Planning Commission.

The proposed changes are as follows:

PA98-0049 for Coastal Development Permit covers Planning Areas 3A-2 and 3B of the Newport Coast Planned Community. Planning Area 3A-2 is not affected by this Changed Plan. This Changed Plan proposes to add 20 additional residential units in Planning Area 3B by minor means of reducing lot sizes by adjusting lot (width) lines within Vesting Tentative Tract No. 15586. There is no change to the approved street pattern. The increase of 20 units within PA 3B will bring the total permitted dwelling units for this Planning Area to 265, well below the maximum permitted of 465. The following is a detailed summary of the dwelling unit changes within each affected Development Area:

Development Area	Approved Dwelling Units	Proposed Dwelling Units	+ Change
3B-1b	64	74	+10
3B-1e	4	5	+1
3B-2a	21	24	+3
3B-2b	16	18	+2
3B-2c	21	25	+4
<b>Totals</b>	126	146	+20

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Chad G. Brown

NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.