



County of Orange

MEMO

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PA00-0111

FILE:

PA00-0113
PA00-0114
CP01-0038

DATE: January 11, 2002
TO: RECORD/FILE/APPLICANT
FROM: Chad G. Brown, Chief, CPSD/Site Planning Section
SUBJECT: Changed Plan CP01-0058 For Project Nos. PA00-0111, PA00-0113, PA01-0114
APPLICANT: Irvine Community Development

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:

This Changed Plan application is a revision to Changed Plan CP01-0038 (approved on August 30, 2001) which also revised the same three Planning Applications. CP01-0058 incorporates and supersedes the changes approved by CP01-0038. This Changed Plan (CP01-0058) nullifies the approvals under CP01-0038.

The Changed Plan application continues to propose minor changes to accommodate a modification to the grading of one entry road and adjacent slope, as well as a slight revision to the product mix approved in Planning Applications PA00-0111 (covering Planning Area 2C and 6), PA00-0113 (covering Planning Area 5A) and PA00-0114 (covering Planning Areas 5A and 5B). These Planning Applications provided development entitlement to Vesting Tentative Tract 15811 2nd revised which was continued from an Orange County Subdivision Committee hearing (October 31, 2001) in order to accommodate the additional proposed refinements.

PA00-0111 (PA 2C – portion)

Within PA00-0111 (PA 2C), the project entry road (“A” Street) is being relocated further into the project site and away from adjacent development to the west. The relocation is anywhere from 10 feet near Ridge Park Road to approximately 200 feet further south. This relocation also causes “A” Street to be at a slightly higher elevation than previously, as it moves higher on the proposed terrain within the development area of PA 2C. Within the area where “A” Street was previously located and the new alignment, the topography will be graded and landscaped in a fashion similar to other parts of the development area, creating a relatively flat southerly sloping buffer area.

In conjunction with this street relocation, the entry gate and structure will be relocated closer to Ridge Park Road. A private recreation facility will also be relocated from outside of “A”

Street to the inside of this loop street, again further from the adjacent residences. Additional details regarding the amenities to be provided in this center have been added to the document. This relocation of the recreational amenity will also move the facility from PA 5 (PA00-00114) to PA 2C (PA00-0111).

Finally with PA00-0111 (PA 2C), 104 of the previously approved 228 single-family cluster homes will be replaced with 51 more traditional single-family lots and units, similar in size and character to those approved in PA 5 (PA00-0114). With this change in total product mix, there would also be slight realignments of interior streets within the cluster area and four new local streets within the proposed single-family detached area. In summary, within PA00-0111, the approved unit count would decrease by 53 units from 228 single-family cluster homes to 175 units (124 cluster configuration and 51 single family lots/units).

PA00-0113 (PA 5B)

Within PA00-0113 (PA 5B), the modifications proposed by this Changed Plan are limited to the adjustment of lot lines within the previously approved 83 single-family lots to provide for lots more conducive to a newer product type. The end result of these adjustments is the creation of no additional single-family lots, however the overall configuration is slightly revised. There is no significant change to graded pad elevations and only minor changes to previously approved street alignments or slope/edge conditions.

PA00-0114 (PA 5A)

Within PA00-0114 (PA 5A), the modifications proposed by this Changed Plan are limited to the adjustment of lot lines within the approved single-family lots to provide for lots more conducive to a newer product type. The end result of these adjustments is the creation of 14 new single-family lots. There is no significant change to graded pad elevations and no change to previously approved street alignments or slope/edge conditions.

The following table provides a summary of the changes to the number of residential units:

PA (CDP)	Approved DUs	Proposed DUs	+/- Change
2C (por.) / 6 (PA00-0111)	228	175	-53
5A (PA00-0114)	73	87	+14
5B (PA00-0113)	83	83	0
Totals	384	345	-39

NOTES:

This Changed Plan supercedes and nullifies previously approved Changed Plan PA01-0038

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.