



County of Orange

MEMO

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PA02-0104

FILE:

CP04-0044

DATE: October 7, 2004
TO: RECORD/FILE/APPLICANT
FROM: John B. Buzas, Assistant Director, RDMD
SUBJECT: Changed Plan CP04-0044 For Project No. PA02-0104
APPLICANT: DMB Ladera, LLC/Westar Associates, Mercantile West Shopping Center

The subject Changed Plan has been reviewed by Bill Melton of Current and Advance Planning Services 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 Director.

The proposed changes are as follows:

Convert 600 square feet of previously approved common seating/eating area adjacent to Building G to private controlled access outdoor seating/eating area for the sole use of the Pacific Whey Bakery (located in suites G1, G2 and G3). The change does not affect the shopping center's existing parking. The change is required for compliance with State Alcohol and Beverage Control regulations.

CONDITION:

A thirteen (13) feet wide public sidewalk/common area shall be maintained around the private seating/eating area.

John B. Buzas

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.