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0023

FILE: PA97-

PM 91-01

**DATE:** June 9, 2005  
**TO:** RECORD/FILE/APPLICANT  
**FROM:** Chuck Shoemaker, Chief, CPS/Site Planning Section  
**SUBJECT:** Changed Plan CP 05-0010 For Project No. PA 97-0023  
**APPLICANT:** Las Flores Community L.P.

The subject Changed Plan has been reviewed by Al Gordon 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 Director of Planning.

The proposed changes are as follows:

- 1) The Restroom structure (approx. 30'x25' includes storage room) was added to Site Plan PA97-0023 by CP04-0010 in July 2004. The restroom structures proposed location was approximately 18 feet from the front property line and approximately 55 feet north of the existing parking lot. This Changed Plan CP05-0010, relocates the restroom structure to approximately 27 feet from the rear property line and approximately 9 feet north of the new parking area.
- 2) At the west end of the new parking area the retaining wall has been removed and the slope within Lot B has been changed to approximately a 4 to 1 slope. Lot B is open space and subject to a scenic easement. Harbors Beaches and Parks reviewed the Changed Plan and offered a "NO COMMENT" response. The applicant has obtained an encroachment permit for this work.
- 3) Both the water play area (approx. 50' x 50') and play structure area (approx. 75' x75') have been slightly modified from Changed Plan 04-0010. The modifications retain the same character of the original CP04-0010 designs.
- 4) The shade structure (20' x 20') remains the same as added by the previous changed plan.
- 5) The parking lot has been modified to add a turnaround area. As a consequence the number of parking spaces is reduced from 8 spaces to 6 spaces.
- 6) The addition of a small retaining wall with a maximum height of 4'-0'' in front of the play structure area to accommodate Handicap Access requirements.
- 7) The addition of a concrete pathway to the new tennis court at the rear of the existing baseball field.

8) The tennis court at the rear of park site remains consistent with CP04-0010. The ten (10) foot high fencing around the court **must maintain a minimum of a ten (10) foot set back from all property lines. This requirement supercedes the designed setbacks displayed on the attached Changed Plan.**

CONDITION:

1) Prior to the issuance of a building permit, the applicant shall submit revised landscape plans for LS97-66D that reflect the implementation of these proposed changes, to the satisfaction of the Manager, Current Planning Services.

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Chuck Shoemaker

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.