



County of Orange

MEMO

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FILE:

PA00-0104

DATE: May 12, 2005

TO: RECORD/FILE/APPLICANT

FROM: Charles M. Shoemaker, Chief, RDMD/PDS/LUP/Current and Advance Planning

SUBJECT: Changed Plan CP05-0012 For Project No. PA00-0104

APPLICANT: Ron Pharris

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 Zoning Administrator.

The proposed changes are as follows (the changes have been approved by the Emerald Bay Community Association and do not go beyond the top of bluff line established under PA00-0104):

West Side: Street Facing.

Removed the entry gate of the exterior entry stair.

Added an intermediate landing to the exterior entry stair.

North Side: Side Yard.

Removed side yard access gate.

Added a new 44' long property line wall immediately adjacent to existing neighboring property line retaining wall. The proposed property line wall will not be higher than the neighbor's property line wall.

South Side: Side Yard.

Removed previously approved property line retaining walls.

Added side yard steps at the end of the driveway in an effort to reduce the incline of the driveway.

Relocated the pool equipment room access door from the East side rear yard.

East Side: Rear Yard.

Relocated the pool equipment room access door to the South side yard.

Replaced stairs with BBQ.

Relocated storm lift station from North side to South side.

Replaced underground vault with new sitting area feature.

Removed a portion of the spa from the North side and relocated it to the South side. The modified spa configuration does not extend beyond the previously approved

Charles M. 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.