



County of Orange

MEMO

DATE: June 28, 2006

TO: File PDS/Current Planning Services Division

FROM: Chuck Shoemaker, Chief, Current and Advance Planning

SUBJECT: Changed Plan CP06-0006 to previously approved Planning Application PA03-0076 for the Pelican Hill Inn (Previous Changed Plan CP05-0023 was approved on November 21, 2005)

OWNER: The Irvine Company

LOCATION: Project location is Planning Areas 13C of the Newport Coast Local Coastal Program (22661 Pelican Hill Road South, Newport Coast)

The subject Changed Plan has been reviewed by Chuck Shoemaker of the Current Planning Services Division and the determination has been made, as authorized by Section 7-9-150.3(h) of the Orange County Zoning Code and that the proposed changes are in substantial compliance with the original approval action.

CEQA Analysis

This Changed Plan document proposes minor modifications and is in substantial conformance with the County of Orange approval of CDP PA03-0076, Final Map 14331 and VTTMs, 16566, 16567 and 16568 and is considered minor amendment of no significant effect to the previous CDP, Final Map and VTTM approvals. Planning Area 13C is covered by the November 9, 2004 Planning Commission approval of the CDPs and Draft Supplemental Impact Report #596 dated April 13, 2004. The SEIR identified the following previous EIRs as relevant to the proposed project development: FEIR 134, FEIR 237, FEIR 460, FEIR 485, FEIR 486, FEIR 511, FEIR 524, FEIR 528 and FEIR 553. Together, the SEIR and Final EIRs are adequate to address the environmental effects of the project and Planning Areas 13C.

All development projects within The Newport Coast Planned Community are subject to County approval of a Coastal Development Permit (CDP) in compliance with Chapter 10, "Discretionary Permits and Procedures" of The Newport Coast Planned Community/Local Coastal Program (LCP) and with the County's CD "Coastal Development" District Regulations (Orange County Zoning Code Section 7-9-118). Minor adjustments are made through "Changed Plans." An Addendum to SEIR 596 will be submitted separately.

The proposed modifications are in substantial conformance with the County of Orange approval of CDP PA03-0076, Final Map 14331 and VTTM 16566, 16567, and 16568.

LCP Consistency

The proposed revisions to CDP PA 03-0076 will remain consistent with the approved Newport Coast LCP 2nd Amendment. All uses remain consistent, and there is no significant change to grading or approved street patterns that would conflict with those previously assessed and found consistent with LCP policies. The proposed number of overnight accommodations for the project area also remains unchanged and is consistent with the most recently approved Statistical Table in the above-referenced LCP.

CP060006 Approved Changes

The proposed modifications are in substantial conformance with the County of Orange approval of CDP PA03-0076 and VTTM 16568 and are considered minor amendments of no significant effect to the previous CDP and VTTM 16568 approvals.

Approved Changes are as follows:

1. Overall increase of 748 square feet to raise the total square footage from the previously approved 350,000 per the approved Changed Plan Document CP050023 (reported as 345,800 square feet in the Changed Plan Staff Report and subsequently adjusted to 350,000 square feet to correct a tabulation error) to a current figure of 350,748 square feet. CDP PA03-0076 approved a maximum square footage for the Inn of 364,000 square feet.
2. Revisions to the floor plan to Pool Grille. The square footage increases from the CDP approved 11,600 square feet to 17,036 square feet to accommodate at the lower level storage and guest restrooms and shower facilities. A 43'4" tower element is incorporated into the plans. The tower does not penetrate the previously approved building height envelope.
3. Revisions to the Event Center architecture that includes a reconfiguration of the stairs serving this area; and, a reduction in the height of a previously approved tower element from 62'9" to a height of 60 feet 9 inches.
4. The architecture remains a Mediterranean theme.
5. Parking within the parking structure remains constant at 525 spaces.
6. All other elements of the Inn remain as originally approved.

NOTE:

In conclusion, the current proposed modifications for this proposed Change Plan application remains consistent with previous approval for the Newport Coast Planned Community / Local Coastal Program.

All other Conditions of Approval remain in effect. This approval applies to the discretionary actions related to the Orange County Zoning Code.

Approval of this Changed plan does not include other approvals required to comply with other County Procedures.