



**County of Orange**

# MEMO

**DATE:** October 6, 2006

**TO:** File PDSD/Current Planning Services Division

**FROM:** Chuck Shoemaker, Chief, Current and Advance Planning

**SUBJECT:** Changed Plan CP06-0019 to previously approved Planning Application PA03-0075 for the Pelican Hill Lower Casitas (earlier Changed Plan CP05-0024)

**OWNER:** The Irvine Company

**LOCATION:** Project location is Planning Areas 13D and 13E 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**

These Changed Plan documents propose minor modifications and are in substantial conformance with the County of Orange approval of CDPs PA03-0075 thru PA03-0078, Final Map 14331 and VTTMs, 16566, 16567 and 16568 and are considered minor amendments of no significant effect to the previous CDPs, Final Map and VTTM approvals. Planning Areas 10A and 13C-F are 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 10A and 13C-F.

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 CDPs PA03-0075 thru PA03-0078, Final Map 14331 and VTTM 16566, 16567, and 16568.

## **LCP Consistency**

The proposed revisions to CDP PA 03-0075 will remain consistent with the approved Newport Coast LCP 2<sup>nd</sup> 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.

## **CP06-0019 Approved Changes**

The proposed modifications are in substantial conformance with the County of Orange approval of CDP PA03-0075 and VTTM 16566 and are considered minor amendments of no significant effect to the previous CDP and VTTM 16566 approvals.

Approved Changes are as follows:

1. The deletion of the Plan 2 units from the Lower Casitas development. The Plan 2 units will be replaced by Plan 1 and Plan 2 units. The number of garage and surface parking spaces, for which there was no original requirement, is reduced to 111 spaces.
2. The number of overnight accommodations remains as originally approved at 76 units, with the total gross floor area decreasing from 223,836 to 220,328 square feet.
3. A minor modification to the entry to the Lower Casitas to facilitate emergency vehicle access and the construction of a gatehouse to restrict access to guests only.
4. A minor modification to entry signage and landscaping that complements the addition of the gatehouse.
5. A minor modification to the turn-a-round located in front of the recreation center.
6. The architecture remains a Mediterranean theme (Palladian).
7. All other elements of the Lower Casitas 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.

