



DATE: March 1, 2007

TO: File/Record/Applicant

FROM: Tim S. Neely, Director, Planning and Development Services

SUBJECT: Changed Plan CP070001 to PA01-0128 for Mercantile East to increase the square feet of building P by 4,000 square feet and building R by 6,400 square feet.

The site is located at Mercantile East at Antonio and Crown Valley Parkway in Ladera Ranch (Fifth Supervisorial District).

APPLICANT: Jay Bullock.

I. PROJECT HISTORY/NATURE OF PROJECT

Previous Approvals

Planning Application PA01-0031, as approved by the Orange County Planning Commission on October 10, 2001, approved a Site Development Permit that allows development of a 26.6 gross acre retail center within Planning Area 6, located southeasterly of the intersection of Antonio Parkway and Crown Valley Parkway (Urban Activity Center), in conformance with the Ladera Planned Community Text regulations.

This previously approved site plan was amended December 20, 2001 by PA01-0128, which resulted in a reduction of retail use and an increase in restaurant use within the project site. The modifications were primarily limited to the northern portion of the site, and did not affect the approved architecture and building height for Building "J", previously identified as Building "G". The revised site plan resulted in a maximum of 242,640 square feet of gross floor area for retail uses, and 34,915 square feet maximum for restaurant/food uses. The site included a total gross building area of 275,355 square feet. The restaurant/food use above included 1,600 square feet with Building "R" and 600 square feet with Building "N" for outdoor seating areas. Architectural design was also revised to reflect the building modifications. Architectural elevations are included within the file and have been found to be consistent with that approved by the Planning Commission under PA01-0031. The proposed revision to PA01-0128, as detailed in the attached January 2, 2007 letter from Jay Bullock of Planning Solutions, Inc., is noted below.

- Building P's square footage would increase 4,000 square feet, from 7,000 square feet of food use (as approved by PA01-0128) to a total of 11,000 square feet of building area, divided into a 4,000 square foot retail suite and 7,000 square feet of food uses, plus 1,000 square feet total patio space. Therefore, 8,000 square feet of food uses are proposed (inside and outside) divided into two 3,500 square-foot suites, each served by their own dedicated 500 square-foot

outdoor patio.

- Building R's square footage would increase 6,400 square feet, from 8,600 square feet of food use (as approved by PA01-0128) to a total of 15,000 square feet, divided into 6,000 square feet of food uses and 9,000 square feet of retail uses.

The site plan shows 10,600 square feet for Building P which reflects the building permit level of square footage and 1,000 square feet of Building P patio area would result in the loss of 14 parking spaces (from PA01-0128 approved 1,559 to the proposed Changed Plan 1,545). The parking implications are addressed by the Linscott, Law and Greenspan Engineer's Parking Investigation letter (Attachment A).

Also included (Attachment B) is a letter of consent from Home Goods (Suite A), one of the stores effected by the construction of an increase of Building R and resultant parking lot changes, and the pertinent portion of the lease for Chick's Sporting Goods (Suite B), the primary store effected by the construction of an increase in Building P and resultant parking lot changes.

From a site development permit level, the applicant is classifying this building as being 11,000 square foot, and from a parking requirement level we're classifying this as a 12,000 square foot use, including the two 500 square foot patios.

II. DETERMINATION:

The revised site plan would increase square footage for Building P and building R from 263,060 square feet to 290,060 square feet. The County of Orange Zoning Code would require up to 1,628 parking spaces based on the revised square footage of the buildings. However, the revised site plan meets the requirements for off-street parking based on the ULI Shopping Center "Blended" Parking Ratio (see attached Linscott, Law and Greenspan Engineer's Parking Investigation letter). The study concluded that the 1,545 parking spaces to be provided could support a center of 309,000 square feet, with up to 20% (61,800 square feet) in food service uses.

This requested revision has been reviewed by applicable County of Orange, Planning and Development Services for conformity and consistency with the intent of the Ladera Ranch Planned Community Program text and Planning Applications PA01-0031 and PA01-0128. Staff recommends approval of the applicant's request for a site development permit revising PA01-0128.

All previous Findings and Conditions of Approval associated with this project remain in force.

III. REFERENCE:

Authority for Administrative action is given by the County of Orange Zoning Code, Section 7-9-150.3 (h) for a Changed Plan.

IV. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final FIR 555, previously certified on October 17, 1995, and Addendum PA98-0186 previously approved on March 9, 1999. This environmental document determination is the same for this amendment as for Planning Application PA 01-0031 approved by the Planning Commission on October 10, 2001.

V. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Tim S. Neely, Director
Planning and Development Services Department

By: _____
Ron Tippets, Chief
Current and Environmental Planning

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 245.00 for a single-family residence and \$ 760.00 for all others filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS:

Appendix A – Linscott, Law and Greenspan Engineer’s Parking Investigation letter
Appendix B – letter of consent from Home Goods