



County of Orange

# MEMO

FILE: CP07-0007

**DATE:** June 5, 2007

**TO:** File/Record/Applicant

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

**SUBJECT:** Changed Plan CP07-0007 to previously approved Site Development Permit PA01-0060/PA06-0002

**OWNER:** Lutzky Associates Development LP, a joint venture partner of DMB Ladera, LLC

**LOCATION:** 555 Corporate Drive, Tract 16063, Ladera Ranch Planning Area 6, east of Antonio and east of Corporate Drive, between Windmill and Terrace.

---

---

## I. PROJECT HISTORY/NATURE OF PROJECT

Changed Plan CP07-0007 is intended to comply with Condition of Approval Number 39 of previously approved Planning Application PA01-0060, which approved the Construction of a 323,270 square feet Office/Mixed-Use commercial center on 21.87 acre site in Planning Area 6 "Urban Activity Center" of the Ladera Planned Community. The commercial center would contain 14 buildings including 201,000 square feet of general office use, 45,000 square feet of medical office uses, 35,000 square feet for a health club, 19,800 square feet of retail uses, 3,000 square feet of veterinarian medical office use, and two child care facilities that total 19,470 square feet. The approved project proposal included a Shared Parking program for the 1,415 parking stalls provided. This Changed Plan is prepared in accordance with Condition of Approval No. 39 of the approved Planning Application. Condition of Approval No. 39 reads:

"Prior to the issuance of building permits for each of the following Buildings 2, 3, 5, 6, 7, 9, 10, 11, 15, 17, 19 and 21, as identified on the approved master site plan, the applicant shall submit a Changed Plan to document each buildings' architectural elevations and materials, floor plans, consistent square footage calculations, and description of the buildings use consistent with the master site plan approval. If any of the buildings are modified in size, location, or use, the applicant shall submit a Site Development Permit for review and approval in conformance with Zoning Code Section 7-9-150. If any buildings are proposed over 35 feet in height, the Site Development Permit shall be forwarded to the Orange County Planning Commission for review and approval, in conformance with Area Plan AP 98-05 (PA98-0186).

It should be noted that all square footages shown on the site plan is consistent with the Ladera Planned Community (PC) definition of "Floor Area, Gross" as defined on page 32 of the PC Program Text that excludes lobbies, mechanical rooms, etc for the purpose of calculating off-

street parking requirements. Therefore, the actual architectural drawings for all buildings may actually provide for slightly larger square footage area calculations than are indicated on this site plan approval. Therefore, all future building permit applications and architectural drawings shall include the total gross floor area per the UBC and a second figure as defined by the Ladera PC Text and consistent with this planning application.”

Planning Application PA06-0002 contained two alternative site plans.

Site Plan 1 would accomplish the following:

- Building 3: decrease “general office” square footage from 32,000 to 30,000 square feet
- Building 5: increase “general office” square footage from 40,000 to 50,100 square feet
- Building 7: change use from “general office” to “medical office” and change square footage from 30,000 to 22,500 square feet
- Building 9: modify location to meet geo-technical concerns, no change in square footage.

Site Plan 2 would accomplish the following:

- Building 3: change use from “general office” to “medical office” and decrease square footage from 30,000 to 22,500 square feet
- Building 5: increase “general office” square footage from 40,000 to 45,000 square feet
- Building 7: change use from “general office” to “medical office” and change square footage from 30,000 to 22,500 square feet
- Building 9: modify location to meet geo-technical concerns, no change in square footage.

The proposed site plans also provided parking space revisions which result in a net increase of 15 spaces over previous plans. The total number of parking spaces is now 1,201 spaces. Consistent with prior approvals a “Parking Demand Analysis” Table is depicted on the Site Plans. The table, prepared by LL&G illustrates that adequate parking (1,197 spaces) will be provided for either site plan. Consistent with the earlier Site Development Permit, the applicant is required to declare through approval of Changed Plan which site plan they intent to implement prior to issuance of a building permit for either building 3 (333 Corporate Terrace), building 5 (555 Corporate Terrace) or building 7 (777 Corporate Terrace). Previously approved Changed Plan CP06-0029 indicated the applicant’s intent to implement Site Plan 2, which depicts Building 333 as medical office as opposed to general office.

---

---

## **II. DETERMINATION:**

The subject Changed Plan CP07-0007 has been reviewed by Current and Environmental Planning staff and the determination has been made that the proposed changes are in substantial compliance with the original approval action.

Approved Changes are as follows:

- A 45,000 square foot future office building (Building 5) was approved by the Zoning Administrator per PA01-0060. The proposed Building 5, as detailed on the attached plans, would entail a 39,242 square foot Gross Floor Area office building, as measured consistent with Ladera PC Text and O.C. Zoning Code (the building is further reduced to 38,678 net square feet when excluding lobbies, mechanical rooms, etc).
- The building is designed in a style very similar to the existing 40,000 square foot Building 1.
- Signage will be consistent with the approved sign program (PA02-0125).

### **NOTE:**

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.

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 and the provisions of Condition of Approval No. 39 that the proposed changes are in substantial compliance with the original approval action.

---

---

## **IV. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is covered by Final EIR 555, previously certified on October 17, 1995, and Addendum PA98-0186 previously approved on March 9, 1999.

---

---

**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 – Lutzky Associates Development, L.P. Letter

Appendix B – Changed Plan CP070007 to Site Development Permit PA01-0060/PA06-0002