



County of Orange

MEMO

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DATE: July 6, 1999

TO: File PA980109, Records, Applicant

FROM: C.M. Shoemaker, Chief Site Planning

SUBJECT: CHANGE PLAN CP99-0051 for PA98-0109-Shea Homes, Applicant; Jesus Michel, Contact

The subject Change Plan has been reviewed by Joshua McDonnell and C. M. Shoemaker of the Site Planning and Consistency Section. The County of Orange Zoning Code, Section 7-9-150.3(f)(h) allows approval of a Change Plan if the Change Plan is a “minor amendment of no significant effect, and complies with the spirit and intent of the original approving action.” Change Plan CP98-0110 is approved on the basis that it is in substantial compliance with the original approval action.

Planning Application PA98-0109 was approved the Zoning Administrator, on November 5, 1998. The application consisted of the construction of 105 attached, two-story residential multi-family dwelling units on 9.3 acres in Planning Area 1 of the Ladera Ranch Planned Community. The project is located off Crown Valley and is zoned for residential. The proposed changed plan includes revisions to the model sales complex, on-street parking, and the entrance street to the development previously approved by Changed Plans CP98-0107 and CP99-0016.

When PA98-0109 was originally approved, the site plan was inadvertently drawn at a different scale than the engineering plans. Therefore, all structures and improvements had to be re-plotted and re-located at the correct scale. The changes are substantial enough to warrant a new site plan, PA99-0112, which is currently under review. However, the applicant wishes to move forward with the model complex. This Changed Plan application addresses only the model sales complex and associated improvements. The model sales units have been re-plotted, yet maintain the same setback to the property line. Additionally, the model sales parking, temporary sales trailer, associated signage, and street access from the nearest public road have been re-plotted. The applicant has been notified that this changed plan does not constitute an approval of new off-street parking modifications, alternative development standards, or any other deviations that may be found during the review of PA99-0112 (See attached letter from Shea Homes).

Three county divisions reviewed the changed plan and recommended the conditions of approval located on the following attachment. In addition, all conditions of approval granted under PA98-0109 remain in full force and effect.

THE APPROVED CHANGES ARE AS FOLLOWS:

1. The proposed changed plan for revisions to the model sales complex is hereby approved
2. The proposed changed plan to re-plot the sales trailer, entrance street, parking and model units is hereby approved

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 procedures. All conditions of approval granted under PA98-0109 remain in full force and effect.

C.M. Shoemaker, Chief
Site Planning and Consistency