



FILE: Coto De Caza SP

PA00-0110

DATE: December 11, 2000
TO: File/Record/Applicant
FROM: Thomas B. Mathews, Director, Planning and Development Services Department
SUBJECT: Planning Application PA00-0110 – Site Development Permit
APPLICANT: WESTERN PACIFIC HOUSING, INC.

I. NATURE OF PROJECT:

An Administrative Site Development Permit for the establishment of a model sales complex for the sale of residential dwelling units approved under Tract 15996, in Planning Area 8 of the South Ranch Area of Coto De Caza. The project site is located on lots 15 – 19, and a temporary sales trailer and parking lot will be located on lots 19 and 18. The model complex is located at the northeast corner of South Bend Road and Bentley Road. The models will occupy lots 15, 16 and 17 with a parking lot on lot 18. The project includes; temporary parking for 10 cars, a sales office located in the garage of plan 1 on lot 17, trap fencing, pennant flags (a maximum of ten is permitted) and model sales signage. The Coto De Caza Board Of Review approved the site plan with the provision that the applicant is to remove the temporary sales trailer and parking lot within six (6) months of installation completion.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)
Orange County Zoning Code sections 7-9-136.1 and 7-9-150 “Discretionary Permits and Procedures”
and Coto De Caza Regulations

III. ENVIRONMENTAL DOCUMENTATION:

The project is categorically exempt from CEQA

IV. CERTIFICATION:

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

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____

C. M. Shoemaker, Chief
CPSD/Site Planning Section

APG FOLDER:

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

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 \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.