



FILE: PA00-0122

PA98-0187

DATE:

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services Department

SUBJECT: Planning Application PA00-0122 for Site Development Permit

APPLICANT: Irvine Community Development Company

I. NATURE OF PROJECT:

The applicant requests a modification to previously approved Planning Application PA98-0187, which was approved by the Planning Commission on March 10, 1999. This Planning Application was for a Coastal Development Permit to allow for the construction of a proposed private community recreation center "Muddy Canyon Recreation Center" in Planning Area 12C the Newport Coast PC/LCP. The center will serve the future residents and their guests living in Planning Areas 3A, 3B, 4A and 4B. PA 12C is approximately 98 acres in size. The site presently is in a natural state with an elevation change of 350 feet from the southern boundary to the northern boundary. The site is located east and north of residential Planning Areas 4A and 4B, south of open space Planning Area 12E (Muddy Canyon) and west of Crystal Cove State Park. Primary access to the site is from the new Reef Point Drive from Pacific Coast Highway.

The proposed private recreational facility development area approved under PA98-0187 (and modified by approved Changed Plan CP00-0046) is approximately 32 acres. Of that area, approximately 14 acres would be graded for usable area. Mass rough grading of the site was approved under Master Coastal Development Permit – Seventh Amendment (PA 97-0152). Approximately 50,000 cubic yards of additional earthwork was required for final pad elevations and the internal road system. Major recreational amenities approved under PA98-0187 included the following: equestrian facilities with stables for a maximum of 50 horses, a caretaker's residence, play field and multi-use area, an adult and children swimming pool complex, four night lighted tennis courts, pedestrian and equestrian trails, a group picnic shelter, and parking facilities for 84 cars.

This proposed Site Development Permit reflects the following modification and revisions to the previously approved Site Plan, Grading Plan, Landscape Plan, Fuel Modification Plan, and swim center architecture:

- Deletion of a play-field and multi-use area with portable bleachers and a restroom building;
- Deletion of a view overlook structure, group picnic shelter, and tot lot;

- Modification to the internal circulation system and deletion of a dam structure and depiction of a bridge crossing at Muddy Canyon Creek (this bridge crossing was included in Coastal Development Permit A5-IRC-99-301 amending the Master Coastal Development Permit – Seventh Amendment which was approved by the California Coastal Commission on August 10, 2000);
- Deletion of a pedestrian trail linking the equestrian facilities, play-field and multi-use area, and swim center;
- Modification in design of the facility resulting in a decrease in overall site improvements from 31.9 acres to 24.7 acres, and corresponding decrease in graded usable acreage from 14 acres to 10 acres;
- Modification to the Grading Plan and incorporation of two additional Loffel walls internal to the site; and
- Increase in parking provided from 84 spaces (provided in two lots with provisions for informal overflow parking on the private access road) to 101 spaces provided in the two lots. On-street parking is only proposed on a private drive between the thematic entry and the equestrian entry.

Modification and revisions to an approved Coastal Development Permit within the Newport Coast PC/LCP by a Site Development Permit is permitted under regulations outlined under the Master Coastal Development Permit – Second Amendment. Since the proposed Site Development Permit is a modification of a previously approved Coastal Development Permit, the Findings and Conditions of Approval of PA98-0187 are re-adopted as Findings and Conditions of Approval for this permit. These projects Findings have been modified to include the current CEQA determination under initial study PA000122.

This Site Development Permit, as permitted by the Newport Coast PC/LCP Master Coastal Development, is supplemental or companion to the Coastal Development Permit approved under Planning Application PA98-0187. This Site Development Permit in no way nullifies or voids that approval.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code sections and 7-9-150 "Discretionary Permits and Procedures" and the Master Coastal Development Permit for the Newport Coast PC/LCP.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR 569, previously certified on 11/17/98, and Addenda PA980187 and PA00-0122. Prior to project approval, this EIR and Addenda were found adequate to satisfy the requirements of CEQA by the Director. Attachment A-1 contains the required CEQA Finding

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: _____
John B. Buzas, Manager, CPSD

WVM

FOLDER: D/Newport Coast/PA00-0122 Staff

ATTACHMENTS:

Attachment A-1 – Findings (from PA98-0187)

Attachment A-2 – Conditions of Approval (from PA98-0187)

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.