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DATE: January 31, 2001
TO: File/Record/Applicant
FROM: Thomas Mathews, Director, Planning and Development Services Department
SUBJECT: Planning Application 00-0161 – Site Plan for model home complex within Tentative Tract 16102

Owner: Standard Pacific Homes

Agent: Jay Bullock, Planning Solutions

I. NATURE OF PROJECT:

The proposed project is a site development permit to establish a model home sales complex for the first sale of homes in Tract 16102. The model complex is located at 27807 Antonio Parkway, located in Planning Area 3 of the Ladera Ranch Planned Community. The project consists of four (4) model homes, located on lots 37, 38, 39 and 40, and a temporary sales office located within the home on lot 37. The project parking lot is located on lots 35 and 36, and provides a total of eleven (11) off-street parking stalls, including one (1) handicapped stall. The project also includes typical signage, landscaping, trap fencing, and a maximum of 10 pennant flags. In addition, the complex includes a temporary restroom located within the parking lot area.

II. REFERENCE: (Authority for administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 9-1-136.1 "Temporary Uses and Structures", together with the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The project is Categorical Exempt (Class 3) as defined by the California Environmental Quality Act.

IV. CERTIFICATION:

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

Thomas Mathews, Director, Planning and
Development Services Department

Date: _____

By: _____
Chad Brown, Chief
Site Planning and Consistency
Section

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.

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval