



MS Word Export To Multiple PDF Files Software - Please purchase license.

FILE: PA 02-0004

DATE: February 21, 2002

TO: File/Record/Applicant

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

SUBJECT: Planning Application PA 02-0004 for a Site Development Permit for three model homes and a sales office for Tract 16116.

LOCATION: 28818 Tuberosa Street, Ladera

APPLICANT: Hunsaker & Associates, agent; for William Lyon Homes

I. NATURE OF PROJECT:

The subject property is zoned PC and is located in the Ladera Planned Community within Planning Area 3. Hunsaker & Associates on behalf of William Lyon Homes has submitted this Site Development Permit for the construction of three model homes to be located within Tract 16116. The model homes will be located on lots 29, 30, and 31. The garage of the house on Lot 31 will be converted to a temporary sales office. This model complex will facilitate the first sale of homes within Tract 16116. A parking lot consisting of 13 parking spaces including one handicap space will be located on lots 32 and 33. The applicant has agreed to install a handicap accessible bathroom in the parking lot area. The project also includes typical signage, landscaping, trap fencing, and a maximum of 10 pennant flags measuring 20' in height.

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 7-9-136.1 "Temporary Uses and Structures", together with the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is deemed Categorically Exempt (Class 3) as defined by the California Environmental Quality Act. Appendix A 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: _____

Chad Brown, Section Chief
CPSD/Site Planning Section

ATTACHMENTS:

Appendix A - Findings
Appendix B - Conditions of Approval
Appendix C – Aerial Photo

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.