



FILE: PA 02-0105

DATE: October 24, 2002

TO: File/Record/Applicant

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

SUBJECT: Planning Application PA02-0105 for Site Development Permit for model home complex within Tract 16421 lots 1 – 5 (Tract 16421 is a portion of Tentative Tract 15586 2nd Revised).

LOCATION: 7865 Archipelago Drive, Newport Coast

APPLICANT: Taylor Woodrow Homes

I. NATURE OF PROJECT:

The proposed project requires a site development permit to establish a model home sales complex for the first time sale of homes in Tract 16421. The model home complex will be located on Boatmans Bluff off Archipelago. The project consists of three (3) model homes located on lots 1,2, and 3, and a sales information center located in a temporary sales trailer located on lot 5. The temporary sales trailer will be used until the models are constructed and a sales office established within the model home on lot 3. A portable restroom will be provided adjacent to the sales trailer. Parking will be located on lot 4 and will include 11 parking spaces including one handicap space. The project also includes typical signage, landscaping, trap fencing, and a maximum of 10 pennant flags. All setback requirements for the structures will be satisfied.

The project site is located in Newport Coast and is zoned "PC" Planned Community. More specifically the project is located in planning area 3B. Planning Area 3B of the Newport Coast Planned Community is located north of Pacific Coast highway, west of Crystal Cove Drive (formerly Sand Canyon Avenue), and east of Newport Coast Drive. Coastal Development Permit PA98-0049 was approved by the Planning Commission July 7, 1998 and permitted 325 custom single-family dwellings to be constructed within Planning Areas 3A and 3B (within Vesting Tentative Tract Map 15586). Changed Plan CP01-0039 approved August 30, 2001 permitted the addition of 20 dwelling units within PA3B by minor means of reducing lot sizes by adjusting lot (width) lines within Tract No. 15586. Changed Plan CP02-0023 approved June 26, 2002 permitted the addition of nine additional residential dwelling units by reducing lot sizes within PA 3B to bring the total approved for that Planning Area to 291.

Coastal Development Permit PA98-0049 states that 4 lots will be included in Development Area 3B-1e, however the current proposal includes 5 lots on 7.2 acres. Change Plan CP01-0039 permitted the addition of this additional lot. The property lines for this site plan will follow the design layout depicted in Tract 16421. Tract 16421 is located within Vesting Tentative Tract Map No. 15586 2nd Revised-Substantial Conformance. The conditions applied to VTTM 15586 2nd Revised also apply to this Planning Application.

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

Orange County Zoning Code section 7-9-150 “Discretionary Permits and Procedures” and the Newport Coast Master Coastal Development Permit and Newport Coast Planned Community/Local Coastal Program site development regulations.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is deemed Categorical Exempt (Class 11, construction or placement of accessory or temporary structures) from the provisions of 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

JJT

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.