



FILE: PA04-0018

DATE:

TO: File/Record/Applicant

FROM: Tim Neely, Director, RDMD/ Planning and Development Services

SUBJECT: Planning Application PA04-0018 for Site Development Permit for a Temporary Sales/Information Complex

APPLICANT: Irvine Community Development Company

I. NATURE OF PROJECT:

The applicant requests approval of a Site Development Permit to establish and operate a temporary sales and information complex for the sales of custom lots in Development Area 4A-1 and 4B-2 in Planning Areas 4A and 4B of the Newport Coast Planned Community/Local Coastal Program. The sales and information complex will feature a 2,160 square sales office (which will be either a pre-fabricated modular unit or a wood frame slab-on-grade structure), a temporary on-site parking lot with 10 parking spaces (including one handicap space), landscaping and irrigation, site lighting and typical temporary directional signage (no pennants or flags are proposed).

Planning Areas 4A and 4B are part of a private gated community and the applicant indicated that visitors to the site would be by appointment only. The sale complex will be constructed on Lot 8 of Tract 16455 (Lot 67 of Tentative Tract 15613), which is located near the intersection of Reef Point Drive and Deep Sea.

The sales and information complex will be used to market 131 custom lots proposed within Tentative Tract 15613 (Development Areas 4A- 1 and 4B-2). Because sales of custom lots typical have experienced a slower absorption rate than production dwelling units and based on sales projections by the applicant, it is estimated that will take five years to sell out these lots. For this reason, the applicant is requesting the sales and information complex be allowed to remain in place for five years instead of the typical two years for a model homes and sales complex for merchant built homes. Condition of Approval No. 2 of Appendix B allows the five year time limit.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code 7-9-150 "Discretionary Permits and Procedures" and the Newport Coast PC/LCP, Master Coastal Development Permit Second Amendment (CD900529001P) and PA 4A/4B Coastal Development Permit PA98-0139.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is Categorical Exempt (Class 3, construction of limited numbers of new small structures or facilities) from the requirements of CEQA. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

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

Tim Neely, Director
RDMD/Planning and Development Services

(Signed original on file)

By: _____

Chad G. Brown, Chief
PDS/CAPS/Site Planning Section

WVM

FOLDER: My Documents/Newport Coast/PA04-0018 Staff

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.