



FILE: PA04-0087

DATE: February 4, 2004
TO: File/Record/Applicant
FROM: Tim Neely, Director RDMD/ Planning and Development Services
SUBJECT: Planning Application PA04-0087 for Site Development Permit
APPLICANT: William Lyon Homes

I. NATURE OF PROJECT:

Site plan approval of a model home sales complex in Tract 15990, Lots 37 through 41 which was all part of Vesting Tentative Tract 15990. The model site is located in Planning Area 5 of the Ladara Ranch Planned Community.

A sales office is located in the model on Lot 39. A temporary parking area for 13 vehicles (including one handicap space) is provided on Lots 40-41. A handicap accessible restroom is provided in the Lot 39 model home. Three models of the basic homes offered for sale are located on lots 37, 38 and 39. The complex is associated with the homes proposed for sales in Tract 15590. The proposed model complex also includes the normal amenities associated with a model complex including flags, signs, trap fencing, etc.

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

III. ENVIRONMENTAL DOCUMENTATION:

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

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as shown in Appendix A Finding and Appendix B Conditions of Approval.

Tim Neely, Director
RDMD/Planning and Development Services Department

By: Signature on file
John Buzas, Manager
PDS/Current and Advance Planning Services

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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.