



FILE: PA04-0101

DATE: February 22, 2005
TO: File/Record/Applicant
FROM: Tim Neely, Director RDMD/ Planning and Development Services
SUBJECT: Planning Application PA04-0101 for Site Development Permit
APPLICANT: K. Hovnanian Companies

I. NATURE OF PROJECT:

Site plan approval of a model home sales complex in Tract 15989, Lots 29 through 33 which is a portion of Tentative Tract 15989. The model site is located on Pistoria Lane in Planning Area 5 of the Ladara Ranch Planned Community.

A temporary sales office is located on Lot 30 and a temporary parking area for 14 vehicles (including one handicap space) is provided on Lot 29. A handicap accessible restroom is also provided in the temporary sales office. Three models of the basic homes offered for sale are located on lots 31, 32, and 33. The complex is associated with the homes proposed for sales in Tract 15989. 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 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 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
Charles Shoemaker, Chief
PDS/Land Use 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.