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DATE: April 5, 2005

TO: File/Record/Applicant

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

SUBJECT: Planning Application PA05-0001 – Site Development Permit for a temporary model home sales office and model home for the first sale of homes within Tract .

Owner: Standard Pacific Homes, represented by J. L. Hare Associates

I. NATURE OF PROJECT:

The proposed project is a site development permit to establish a temporary model home sales office and model home within Tract 15613 for the first sale of homes within the tract. The model home is located within Tract 15613 in Planning Area 4B of the Newport Coast Local Coastal Program in the area more commonly known as “Crystal Cove” and is designated as a Medium Density development. The project consists of three plan types on Lots 1, 2, and 3. A temporary sales office will be located within the garage on lot 3. The temporary parking lot is located on lot 4 of the Tract and provides a total of ten (10) off-street parking stalls, including one (1) handicapped stall and provides for a turnaround stall. The project will also include typical temporary model home signage and up to a maximum of 10 pennant flags. In addition, the complex facilities also include a temporary restroom adjacent to the parking lot, temporary walkways leading from the off-street parking area to the model sales office and model homes. Condition 18 G, the location of the temporary trap fencing is approved by Traffic Engineering, as identified on the approved site plan.

The development is proposed as conventional single family residential under the Newport Coast Planned Community. Therefore, the subject tract is subject to the development regulations for conventional single family residential contained within the Newport Coast Local Coastal Program Text.

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 Newport Coast Local Coastal Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The project is Categorically Exempt (Class 3) as defined by the California Environmental Quality Act.

IV. CERTIFICATION:

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

Tim Neely, Director, RDMD / Planning and
Development Services

By: signature on file
Charles M. Shoemaker, Chief

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.

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval