



FILE: PA05-0015

DATE: July 15, 2005
TO: File/Record/Applicant
FROM: Tim Neely, Director RDMD/ Planning and Development Services
SUBJECT: Planning Application PA05-0015 for Site Development Permit – Pelican Hill Golf Course Golf Cart Bridge.
APPLICANT: The Irvine Company

I. NATURE OF PROJECT:

The Irvine Company requests approval of a Site Development Permit for the construction of a golf cart bridge that would allow golf cart traffic to travel from the proposed Pelican Hill Golf Club over Pelican Hill Road South to the existing Pelican Hill Golf Course. The construction of the proposed bridge was identified, discussed and approved on November 9, 2004 by Coastal Development Permit (CDP) PA03-0077 Pelican Hill Golf Club. At that time, Condition of Approval No. 39 was placed on the Golf Club CDP requiring the submittal of a site development permit application for the final bridge design prior to the issuance of grading permits or building permits.

The proposed bridge will be located over Pelican Hill Road South approximately 270' north of Newport Coast Drive within Planning Areas 13F and I0A of the Newport Coast Planned Community. As previously stated, the bridge will connect the proposed Pelican Hill Golf Club to the existing Pelican Hill Golf Course. The conceptual design of the proposed golf cart bridge was referenced in Exhibit 3.9 - *Bridge Section and Elevation* and text Pages 110-111, Section B. *Parking and Circulation* of PA03-0077. The bridge is intended for use by golfers only and as Golf Course regulations require all golfers to ride on golf carts, pedestrian traffic is not allowed on the bridge. (Golf course security and maintenance vehicles in the course of their daily routine and duties will also use the bridge)

The proposed bridge will be a reinforced concrete structure with a plaster finish and concrete masonry unit veneer that will extend up the sides of the bridge approximately 10' from ground level. The bridge will be approximately 359 feet in length and 18 feet in width, including a curb-to-curb driving surface of 14 feet. The bridge reaches a maximum height of approximately 45 feet as it crosses over Pelican Hill Road South as measured from the road surface to the top of the guardrail. The vertical height of the vehicle arches will be approximately 36 feet as measured from the road surface to the top of the arch. The vertical height of the pedestrian arches will be approximately 22 feet as measured from the sidewalk surface to the top of the arch. There are no existing lights on the course, as the Golf Course does not provide night play. Consequently, no provisions will be made for lights on the bridge. Additionally the Newport Coast Master Coastal Development Permit did not provide for any street lighting along Pelican Hill Road.

The proposed golf cart bridge is in the Newport Coast Planned Community/Local Coastal Program; it has also been annexed into the City of Newport Beach. An annexation agreement between the City, County and the Irvine Company allows the County to continue processing discretionary permits, building and grading permits within the annexed area. An exception is Pelican Hill Road South, which is maintained by the City. Therefore, a condition of approval of this permit requires the applicant to obtain an encroachment permit from the City prior to any grading or construction of the bridge within the Pelican Hill Road South right-of-way.

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".

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final Supplemental Environmental Impact Report #596, previously certified on November 9, 2004. Prior to project approval, this FSEIR was found adequate to satisfy the requirements of CEQA by the Director. 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

By: _____

Charles M. Shoemaker, Chief
PDS/LUP/Current and Advance Planning Services

WVM

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.