



County of Orange

MEMO

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DATE: December 30, 2005
TO: RECORD/FILE/APPLICANT
FROM: Tim Neely, Director, RDMD/PDS
SUBJECT: Changed Plan CP05-0029 For Project No. SP86-139A
APPLICANT: Coto de Caza Community Center

The subject Changed Plan has been reviewed by Yosh Kawasaki of Current and Advance Planning Services and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Planning Commission.

Site Plan SP86-139A was originally approved to establish a 6-acre community center ball field and park site, approved on October 15, 1986. Facilities include two recreational areas, two regulation softball/soccer fields and a parking area. The plan also identifies a future commercial development and parking area of up to 75 recreational vehicles (RV parking/storage). The County approved Change Plan CP00-0054 on October 24, 2000 for minor grading and re-contouring within the existing sport park.

This proposal consists of site modification to add a temporary office within a portion of the community center (Lot 4 of PM2001-150 in Planning Area 22) that is owned by the CZ Master Association.

The proposed changes are as follows:

- A temporary 36' x 60' pre-fabricated modular structure to be occupied by 4-6 full time Master Association staff members. The temporary office will not be used for more than two (2) years and is so conditioned.
- Minor grading of less than 50 cy for the pad
- Relocation of 6 trees to accommodate the temporary structure.
- Additional landscaping around the temporary trailer.
- Any vegetation/landscaping will be replaced when the temporary structure have been removed.

Existing restroom and parking that currently supports the Community Center will provide adequate parking to support the activities of temporary office. The peak parking demands are in the evenings and weekends for sports activities when the CZ Master Association office would be closed.

At the October 6, 2005 Coto de Caza Specific Plan Board of Review meeting, the Review Board recommended denial of the project (Attachment A). The CZ Master Association has provided a rebuttal (Attachment B) to the major concerns that the Review Board has raised. At the meeting the Review Board has suggested other locations, but they are in areas outside of the boundaries of the CZ Master Association and may not meet the current temporary needs at a

justifiable cost. Currently at the site, there exist offices for the CZ Master Association which support the transponder gate access operations and security personnel.

With respect to the Board of Review's recommendation for denial of the project, Staff concludes that the requested Changed Plan is temporary in nature and provides a temporary (two years) solution to an immediate problem of office space for Master Association staff and allow the CZ Master Association time to develop a more permanent solution. CZ Master Association is not requesting anything that has not been granted in the past for similar types of requests. Staff has placed appropriate Conditions of Approval that address issues that the Review Board has raised with regards to landscaping around the temporary modular structure and the replacement of landscaping when the modular structure is removed.

Signature on file

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

NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.