

# AGENDA

## ZONING ADMINISTRATOR REGULAR MEETING

April 11, 2012  
1:30 PM

Irvine Civic Center  
One Civic Center Plaza  
Community Development Department  
Conference Room L102  
Irvine, California

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**Speaker's Form/Request to Speak:** If you would like to address the Administrator on a scheduled agenda item, please complete the Request to Speak Form. Speaker's Forms are located on the table at the entrance to the Conference Room. Please identify on the card your name, address, and the item on which you would like to speak and return to the Recording Secretary. The Request to Speak Form assists the Administrator in ensuring that all persons wishing to address the Administrator are recognized. Your name will be called at the time the matter is heard.

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### CALL TO ORDER

### ADDITIONS AND DELETIONS

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Additions to the agenda are limited by California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda must be acted upon prior to the next Committee meeting.

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### PUBLIC COMMENTS

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Any member of the public may address the Administrator on items within the Administrator's subject matter jurisdiction, but which are not listed on this Agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. PUBLIC COMMENTS are scheduled for 30 minutes and are limited to 3 minutes per person.

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the Zoning Administrator Agenda.



**BUSINESS**

**1. APPROVAL OF MINUTES**

**RECOMMENDED ACTION:**

- 1) Approve the Minutes of a regular meeting of the Zoning Administrator held on March 14, 2012. (Continued from March 28, 2012)
- 2) Approve the Minutes of a regular meeting of the Zoning Administrator held on March 28, 2012.

**PUBLIC HEARING(S)**

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Public Hearings are scheduled for a time certain of 1:30 p.m. or as soon thereafter as possible. The Zoning Administrator, when considering the matter scheduled for hearing, will take the following actions: 1) Open the Public Hearing. 2) Receive staff report. 3) Accept public testimony. 4) Zoning Administrator comments and questions. 5) Take appropriate action.

If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

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**2. LAMBERT RANCH SIGN PROGRAM WITH ADMINISTRATIVE RELIEF IN THE VILLAGE OF PORTOLA SPRINGS (PLANNING AREA 6)**

**RECOMMENDED ACTION:**

- 1) Open public hearing; receive staff report; and receive public input.
- 2) Comments and questions.
- 3) Close public hearing.
- 4) Adopt Resolution No. 12-1117 entitled:

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM 00539499-PSS WITH ADMINISTRATIVE RELIEF (005418010-PAR) FOR LAMBERT RANCH NEIGHBORHOOD IN THE VILLAGE OF PORTOLA SPRINGS (PLANNING AREA 6)

**ADJOURNMENT**

Next meeting: Zoning Administrator regular meeting, April 25, 2012, 1:30 p.m., in Conference Room L102, City Hall, One Civic Center Plaza, Irvine, California.

**NOTICE TO THE PUBLIC**

The foregoing does not constitute the final agenda. The final revised agenda will be posted no later than 5:00 p.m., on **Friday, April 6, 2012**, at the Irvine Police Facility Lobby, One Civic Center Plaza, Irvine, California.

The Agenda may also be accessed through the City's Web page at [www.ci.irvine.ca.us](http://www.ci.irvine.ca.us)

**IRVINE ZONING ADMINISTRATOR GENERAL INFORMATION**

The City of Irvine Zoning Administrator is appointed by the City Council. The Zoning Administrator meets at 1:30 p.m. on the second and fourth Wednesday of each month in Conference Room L102 of the Irvine City Hall located at One Civic Center Plaza.

**RESPONSIBILITY**

The Zoning Administrator is the City official responsible for determining whether a proposed project complies with the requirements and intent of the Zoning Ordinance. The Zoning Administrator has the authority to approve, approve with conditions or modifications, or deny various discretionary applications, all of which require a public hearing. The Zoning Administrator may request that certain applications be reviewed and acted upon by the Planning Commission.

Staff reports are available in the Community Development Department for public review and copying. Please call the Zoning Administrator support staff at (949) 724-6401 for assistance or any additional information.

**HEARING PROCEDURES**

For each hearing item on the agenda, the Zoning Administrator will open the public hearing and receive the staff report. After asking any questions of staff, the Zoning Administrator will invite interested parties, including the project applicant, to present testimony. There is a five-minute time limit to address the Zoning Administrator with your comments. Following his/her own comments, the Zoning Administrator will close the public hearing or continue the project to the next hearing if additional information is required. If the hearing is closed, the Zoning Administrator will adopt a resolution approving or denying the project. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

**APPEALS**

Any person who owns property or resides within 500 feet of the exterior boundaries of the subject property, the applicant, or a member of the City Council may appeal the determination of the Zoning administrator to the Planning Commission. All appeals must be in writing, state the reasons for the appeal and be submitted within 15 days of the decision to the City Clerk. A \$245 deposit shall accompany the appeal. The Planning Commission will hold a public hearing on the appeal within 60 days of receipt of the appeal. Decisions of the Planning Commission may be appealed to the City Council within 15 days.

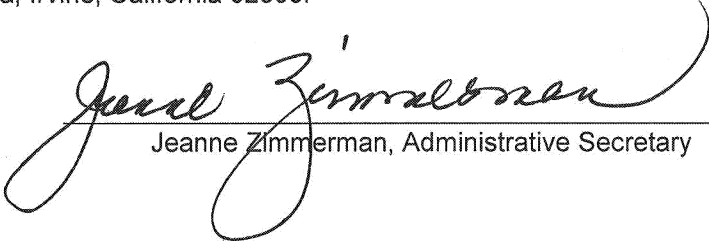
**AMERICANS WITH DISABILITIES ACT (ADA)**

It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or participant of this meeting, you will need assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact the Zoning Administrator support staff at (949) 724-6401 at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

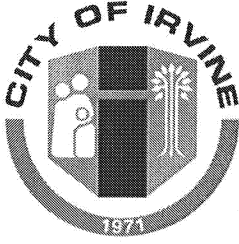
STATE OF CALIFORNIA )  
CITY OF IRVINE ) SS  
COUNTY OF ORANGE )

I declare under penalty of perjury that I am employed by the City of Irvine in the Community Development Department and that I posted this agenda in the binder located in the lobby of the Public Safety Department, One Civic Center Plaza, Irvine, California 92606.

Dated: April 6, 2012

  
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Jeanne Zimmerman, Administrative Secretary

AGENDA ITEM NO 1



# Minutes

## ZONING ADMINISTRATOR REGULAR MEETING

March 14, 2012

Irvine Civic Center  
One Civic Center Plaza  
Community Development Department  
Conference Room L102  
Irvine, California

### CALL TO ORDER

A regular meeting of the Zoning Administrator was called to order at 1:30 p.m., on March 14, 2012, in Conference Room L102, One Civic Center Plaza, Irvine, California, Zoning Administrator, Paul Connolly, presiding.

### ADDITIONS AND DELETIONS

There were none.

### PUBLIC COMMENTS

There were no public comments.

### BUSINESS

#### 1. APPROVAL OF MINUTES

#### RECOMMENDED ACTION:

- 1) Approved the Minutes of a regular meeting of the Zoning Administrator held on February 22, 2012.

**PUBLIC HEARING (S)**

**2. REQUEST FOR A CONDITIONAL USE PERMIT TO EXTEND THE OPERATION OF A TEMPORARY MANUFACTURED STRUCTURE FOR A PERIOD OF FIVE YEARS AT THE VOYAGERS BIBLE CHURCH IN ORANGETREE (PLANNING AREA 12)**

Zoning Administrator Connolly opened the public hearing.

Justin Equina, Assistant Planner, presented the staff report.

Rich Kredel, Voyagers Bible Church, was present and available for questions.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to approve Zoning Administrator Resolution No. 12-1112, and grant the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 12-1112 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00535809-PCPM TO ALLOW A MANUFACTURED STRUCTURE FOR AN ADDITIONAL FIVE YEARS AT THE VOYAGERS BIBLE CHURCH LOCATED AT 6000 IRVINE CENTER DRIVE IN PLANNING AREA 12 (ORANGETREE)

**3. SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF TO APPROVED SIGN PROGRAM 85-SS-0180, FOR A TWO-BUILDING MULTI-TENANT OFFICE COMPLEX IN THE IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36)**

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report.

Debra Bryant, Ware Malcomb Graphics, was present and available for questions.

Kelli Rapiseudi, Alie Lee and Curt Stromstedt from Edge Core Real Estate Group representing the applicant, were present and available for questions.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.



**ACTION: Zoning Administrator Connolly moved to approve Zoning Administrator Resolution No. 12-1113, and grant the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 12-1113 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN MODIFICATION 00536598-PSS WITH ADMINISTRATIVE RELIEF 00540347-PAR FOR A TWO-BUILDING MULTI-TENANT OFFICE COMPLEX LOCATED AT 2600 MICHELSON DRIVE AND 1851 TELLER AVENUE IN THE IRVINE BUSINESS COMPLEX (IBC) IN PLANNING AREA 36

4. **FINDING THAT A "TYPE 20" (OFF-SALE BEER AND WINE) ALCOHOLIC BEVERAGE CONTROL LICENSE (00537509-PABC) IS OF PUBLIC CONVENIENCE OR NECESSITY FOR MITSUWA MARKETPLACE LOCATED IN HERITAGE PLAZA IN ELCAMINO REAL (PLANNING AREA 11)**

Zoning Administrator Connolly opened the public hearing.

Stacy Tran, Senior Planner, presented the staff report.

Mori Miyata, representing Mitsuwa Corporation, was present and available for questions.

Sherrie Olson, Anllex Corporation (Mitsuwa Corporation), was present and available for questions.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to approve Zoning Administrator Resolution No. 12-1114, and grant the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 12-1114 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE FIND THAT A "TYPE 20" (OFF-SALE BEER AND WINE) ALCOHOLIC BEVERAGE CONTROL LICENSE (00537509-PABC) IS OF PUBLIC CONVENIENCE OR NECESSITY FOR MITSUWA MARKETPLACE LOCATED AT 14230 CULVER DRIVE, SUITE 4F, IN HERITAGE PLAZA IN EL CAMINO REAL (PLANNING AREA 11)

**5. APPROVAL OF CONDITIONAL USE PERMIT 005330990-PCPM MODIFYING CONDITIONAL USE PERMIT 00497896-PCPM TO ALLOW LOW VOLUME OUTDOOR SPEAKERS ON THE ENCLOSED 818 SQUARE FOOT PATIO OF THE EXISTING BUFFALO WILD WINGS RESTAURANT IN EL CAMINO REAL (PLANNING AREA 11)**

Zoning Administrator Connolly opened the public hearing.

Bill Rodrigues, AICP, Senior Planner, presented the staff report.

Randy Yamamoto, of Buffalo Wild Wings, was present and available for questions.

Zoning Administrator Connolly requested public comments.

Bruce Hunter, a resident located at 14172 Moore Court in Irvine, requested to speak regarding opposition of the installation of speakers inside of the restaurant. Mr. Hunter stated that he believes the applicant installed the speakers prior to approval of the project.

As a result, a revision "H" was added under Condition 6.20 with respect to speakers within the confines of the enclosed patio per the following:

- H. The speakers shall not be used on Monday through Friday between the hours of 11:00 p.m. and 11:00 a.m.; and on Saturday and Sunday from 11:00 p.m. and 9:00 a.m.

Also added was Condition 6.21 as follows:

The Zoning Administrator shall retain primary jurisdiction over this approved conditional use permit to ensure all conditions are properly and fully implemented such that the use does not become a nuisance to its residential and commercial neighbors. This conditional use permit may be reviewed by the Zoning Administrator from time to time or as necessary should there be evidence the use has become a nuisance. The Zoning Administrator retains the right to modify any existing condition, impose additional conditions, or rescind this conditional use permit based upon legitimate reasons to ensure appropriate compatibility of land uses in this neighborhood.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly moved to approve Zoning Administrator Resolution No. 12-1115, with changes, and grant the administrative relief subject to the findings and conditions contained in that resolution:**

**Adopted Resolution No. 12-1115 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00533099-PCPM MODIFYING CONDITIONAL USE PERMIT 00497896-PCPM BY ALLOWING LOW VOLUME OUTDOOR SPEAKERS ON THE ENCLOSED 818 SQUARE FOOT PATIO, LOCATED AT 14110 CULVER DRIVE IN EL CAMINO REAL (PLANNING AREA 11); FILED BY BUFFALO WILD WINGS

**ADJOURNMENT**

The Zoning Administrator adjourned the meeting at 3:10 p.m., to a regular meeting, March 28, 2012, 1:30 p.m., City of Irvine City Hall, Conference Room L102, One Civic Center Plaza, Irvine, California.

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ZONING ADMINISTRATOR

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Date

**AGENDA ITEM NO 2**



# REQUEST FOR ZONING ADMINISTRATOR ACTION

**MEETING DATE:** ZONING ADMINISTRATOR MEETING OF APRIL 11, 2012

**TITLE:** LAMBERT RANCH SIGN PROGRAM (00539499-PSS) WITH ADMINISTRATIVE RELIEF (00541810-PAR) IN THE VILLAGE OF PORTOLA SPRINGS (PLANNING AREA 6)

  
\_\_\_\_\_  
Zoning Coordinator

## RECOMMENDED ACTION

Staff recommends the Zoning Administrator approve the Lambert Ranch Sign Program (00539499-PSS) with Administrative Relief (00541810-PAR), subject to conditions contained in Zoning Administrator Resolution No. 12-1117 (ZA Attachment 5).

## PROJECT DESCRIPTION

**Applicant:** Baab & Associates on behalf of The New Home Company

**Location:** Lambert Ranch is located at the northeast corner of Portola Parkway and Ridge Valley in the Village of Portola Springs (Planning Area 6)

**Proposed:** Permanent and temporary directional signage to identify residential development and model home complexes.

The applicant is requesting approval of a sign program with administrative relief from Section 7-3-1 of the Irvine Sign Code for the following:

- Sign Type A (Permanent Neighborhood Identification Monument):
  - Exceed the maximum sign height of 4-feet to 5-feet.
  - Exceed the maximum sign width of 8-feet to 15-feet.
  - Exceed the maximum sign panel width of 8-feet to 10-feet.
  - Exceed the maximum sign panel area of 24 square feet to 30 square feet.

- Sign Type B (Temporary Future Facility):
  - Exceed the maximum number allowed from 2 to 3 signs.
  - Exceed the maximum symbol height of 18-inches to 36-inches.
- Sign Type D (Temporary Flags)
  - Allow 17 flags to identify "Lambert Ranch" along main entry drive.
  - Allow sign copy (text and symbol) on flags.
- Sign Type E (Temporary Model Home Directional)
  - Exceed the maximum sign height of 6-feet to 7-feet.
  - Allow sign copy to identify community center name "Ranch House".
- Sign Type F (Temporary Neighborhood Directional)
  - Allow signage to identify a neighborhood exclusively.
  - Allow signage on non-major intersections.

Zoning: 2.3M Medium Density Residential

Existing Land Use: Future 169 single family homes currently under construction

General Plan Design: Medium Density Residential

### **COMMISSION/BOARD/COMMITTEE RECOMMENDATION**

Not applicable.

### **ANALYSIS**

The New Home Company is requesting approval of a Sign Program with Administrative Relief for the Lambert Ranch development (ZA Attachment 3). Approvals for Lambert Ranch were granted in June 2011 as a gated development community comprised of 169 single family detached residential homes with two private parks.

The project is located in the northern portion of the City at the northeast corner of Portola Parkway and Ridge Valley, approximately one mile east of Sand Canyon Avenue and southwest of the Foothill Transportation Corridor (SR-241) in the Village of Portola Springs, Planning Area 6 (ZA Attachment 1). Project access will be gained from the main entry on Portola Parkway or secondary access on Ridge Valley.

The proposed Sign Program will establish design criteria for permanent monument identification of the neighborhood as well as temporary directional signage to lead patrons to the neighborhood and model home complexes. Lambert Ranch will consist of three separate model home complexes.

Chapter 7 (Signs) of the Zoning Code establishes specific sign criteria that are based on; but not limited to, use, location, size, maximum number, letter height, and sign height. Administrative Relief can be granted from any of the established sign criteria with sufficient justification subject to the approval of the Zoning Administrator per Section 2-31-4.B of the Zoning Code.

#### Sign Type A (Permanent Neighborhood Identification Monument Sign)

The sign program requests for one neighborhood monument sign at the main entry along Portola Parkway. The proposed sign requires Administrative Relief from certain provisions of the Zoning Code (Sign Type #4). The first request would allow for a 5-foot high by 15-foot wide sign structure, where the City's sign criteria allows a maximum 4-foot high by 8-foot wide sign structure. The second request would allow for 10-foot wide sign panel, where the City's sign criterion allows an 8-foot wide sign panel. The last request allows for the sign panel area to be increased to 30 square feet from the City's sign criteria of 24 square feet maximum.

Staff supports the proposed requests as it would allow for a monument sign that would be legible along Portola Parkway keeping in scale with the design of the neighborhood entry. The increased sign height is requested in order to provide adequate space at the foot of the sign for landscaping. As such, the sign panels need to be adjusted to be proportionate with the sign structure. It should be noted that while the Code allows for two signs per major entry, the development will be served by a single monument sign.

#### Sign Type B (Temporary Future Facility Sign)

The sign program features three temporary future facility signs that identify the future use of the site. The proposed signs will be located along the two project frontages on Portola Parkway and Ridge Valley. Administrative Relief is required since the Zoning Code (Sign Type #33) allows one sign per street frontage, where the applicant is proposing three signs. The sign program requests to exceed the maximum number of signs permitted (one per street frontage) to allow for one additional sign located at the corner of Portola Parkway and Ridge Valley. The second request allows for a maximum symbol height of 36 inches, while the City's sign criteria require 18 inches. This is requested in order to accommodate Lambert Ranch's logo.

Staff supports the applicant's request for Administrative Relief for one additional temporary sign due to the fact that the project frontage along Portola Parkway is limited in length; therefore an additional sign is warranted. The project is shaped similar to a

rectangle where the frontage along Portola Parkway is half the length of the depth of the site.

#### Sign Type D (Temporary Flags)

The sign program features temporary flags intended to convey thematic branding of the Lambert Ranch development as well as direct patrons to the model home complexes. These signs will measure 20 feet high with a maximum flag size of 20 square feet. There are two types of flags that are being proposed; one to identify "Lambert Ranch" and the other to identify the model home complexes. The flags will be attached to either freestanding posts or on private streetlights.

Administrative Relief is being requested from the Zoning Code (Sign Type #35) which only allows single solid color flags, and does not allow flags to feature any lettering and logos. The proposed "Lambert Ranch" and model home flags will feature a solid color with white sign copy, including symbols, in order to provide distinct identification of each of the three model home complexes and the "Lambert Ranch" development.

Additionally, Administrative Relief is being requested to allow for 17 flags located along both sides of the main street, Lambert Ranch Road, to identify "Lambert Ranch." The City's sign criteria only allows flags to identify model homes complexes; however, the applicant feels that installation of these flags further enhances the development by promoting the neighborhood's name as you enter along the main entry. The length of Lambert Ranch Road spans over 800 feet before you reach the first model home complex.

Staff supports the applicant's request for Administrative Relief as the requests to allow sign copy. Symbols on the flags create added interest along Lambert Ranch Road and also identifies pertinent information for each distinct model home complex which is dispersed throughout the development. Additionally, the flags will be internal to the site and will be removed when homes sales are completed.

#### Sign Type E (Temporary Model Homes Directional Sign)

The sign program features temporary directional signs intended to direct visitors within the development to the three model home complexes and the community center. Administrative Relief is required as the Zoning Code (Sign Type #36) allows directional signs to be a maximum 6 feet in height and used exclusively to provide direction to the models. The proposed directional signs are 7 feet high and also include identification of the community center "Ranch House."

Staff supports the applicant's request for Administrative Relief to allow an increase in sign height as the signs are scaled appropriately based on the amount of information



provided on the signs. The community center is a key element of the neighborhood; therefore, it is important it is featured in the directional signage.

#### Sign Type F (Temporary Neighborhood Directional Sign)

The sign program features temporary directional signs intended to direct motorists from other parts of the City to the Lambert Ranch neighborhood. Administrative Relief is required as the Zoning Code (Sign Type #37) allows directional signs to identify villages under development. The City considers village names the same as planning area names, which are listed in Chapter 9 of the City's Zoning Code. The Lambert Ranch development is considered a neighborhood that is located within the village of Portola Springs (Planning Area 6).

The sign program is requesting for approval of 11 directional signs to identify Lambert Ranch exclusively within the City's public right-of-way. However, there are several existing signs in the surrounding area that already provide directional information to the village of Portola Springs (ZA Attachment 4) owned by the Irvine Company. The signs have been designed to allow maximum flexibility in that panels can be inserted, removed, or painted. This specific sign type is used exclusively for direction and not considered a sign for marketing.

Staff does not support the applicant's request to install 4 additional signs in the City's public right-of-way (Signs F3 – F6) along Sand Canyon Avenue and the intersection of Sand Canyon Avenue/Portola Parkway as they are unnecessary, resulting in clutter along the City's major arterial streets. Numerous signs may cause confusion to drivers who are trying to read the signs while driving.

Staff does support seven of the proposed eleven directional signs as they provide necessary directional guidance to motorists at locations where there are either no directional signs or, the existing signs lack clear guidance to Lambert Ranch. As such, Administrative Relief is also being requested to allow for directional signs at minor intersections as there are alternative routes to Lambert Ranch that are not located on major arterial streets.

There are existing signs in the same general location of the Sand Canyon and Portola Springs public right-of-way as the applicant is proposing. As a reasonable compromise, staff recommends the sign program be modified to remove four directional signs with the provision of inserting Lambert Ranch sign panels into the existing signs. There is nothing in the Sign Ordinance precluding the applicant from applying for these additional signs. It is staff contention that there are signs within the public right-of-way that already serve what the applicant is requesting, which is direction to Lambert Ranch. Condition 6.19 of ZA Attachment 5 requires the applicant to revise the Sign Program to add one sign panel onto the existing four Sand Canyon and Portola Parkway right-of-

way directional signs to reduce the overall number of signage and meets the intent for what the applicant is requesting; to provide concise and clear direction from major roads to Lambert Ranch.

## **ENVIRONMENTAL REVIEW**

Pursuant to Section 4 of the City of Irvine CEQA procedures and Article 19 of the State California Environmental Quality Act (CEQA) Guidelines, it has been determined that the proposed project has been found to be categorically exempt from the requirements of CEQA under Section 15311, Class 11, Accessory Structures (on premises signs). A Notice of Exemption has been prepared for the project and is attached for reference (ZA Attachment 2).

## **ALTERNATIVES CONSIDERED**

The Zoning Administrator may deny all requests for Administrative Relief contained within the Sign Program, which would require the applicant to revise all signs to comply with the City's sign criteria. The Zoning Administrator could also approve the sign program as proposed by the applicant for eleven separate neighborhood directional signs as opposed to Staff's recommendation of integrating Lambert Ranch panels within four existing directional signs. Specifically, this would permit four additional directional signs within the Sand Canyon Avenue and Portola Parkway City right-of-way.

## **FINANCIAL IMPACT**

Not applicable.

## **REPORT PREPARED BY**

Stacy Tran, Senior Planner

## **ATTACHMENTS:**

- ZA Attachment 1: Vicinity Map
- ZA Attachment 2: Environmental Determination – Categorical Exemption
- ZA Attachment 3: Sign Program
- ZA Attachment 4: Examples of Existing Village Directional Signs
- ZA Attachment 5: Zoning Administrator Resolution 12-1117 approving Sign Program (00539499-PSS) with Administrative Relief (00541810-PAR)

Zoning Administrator Meeting

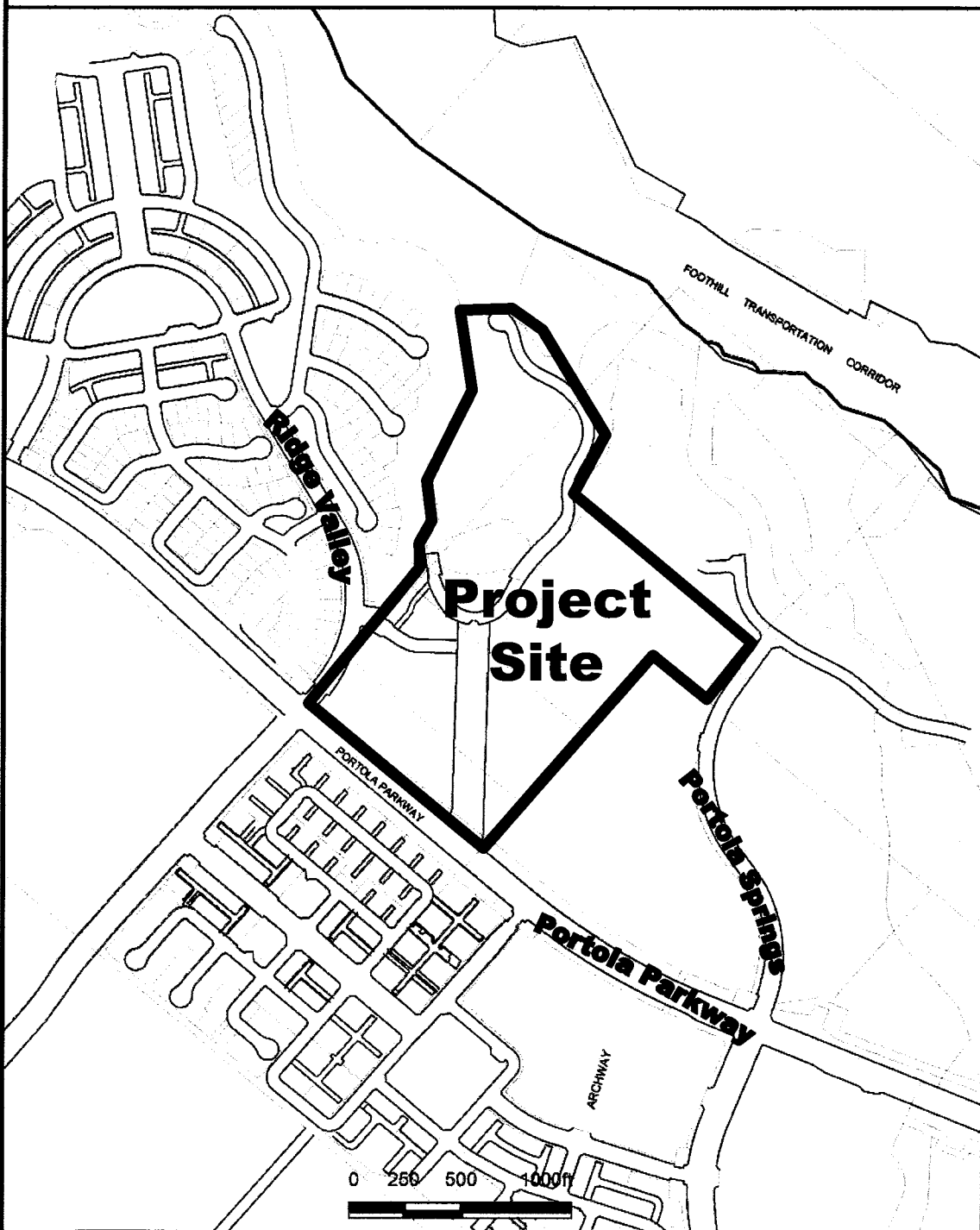
April 11, 2012

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cc: David Baab, Baab & Associates ([dbaab@baabcorp.com](mailto:dbaab@baabcorp.com))  
Megan Codd, The New Home Company ([mcodd@thenewhomecompany.com](mailto:mcodd@thenewhomecompany.com))  
Jeff Davis, Irvine Company ([JSDavis@irvinecompany.com](mailto:JSDavis@irvinecompany.com))  
John Ernst, Principal Planner  
Tran Tran, Development Engineering

File: 00539499-PSS

# Vicinity Map



- ### LEGEND
- CITY BOUNDARY
  - IRVINE SPHERE
  - DRIVEWAY NAMES
  - STREET NAMES
  - ARTERIAL STREET NAMES
  - ARTCL START DRIVEWAYS
  - 1
  - 2
  - LAND LINES
  - 1
  - ROW
  - LOTS



*The City of Irvine, and its officials and employees, make no warranty, representation or guaranty of any kind regarding the content, sequence, accuracy, timeliness or completeness of any of the database information on this map, including tables, numbers, graphics, and text, provided herein. The City of Irvine shall assume no liability for any errors, omissions, or inaccuracies in the information provided, regardless of how caused, or any decision made or action taken by the user in reliance of any information or data furnished hereunder.*



# NOTICE OF EXEMPTION



**TO:**  State of California  
Office of Planning & Research  
PO Box 3044  
Sacramento, CA. 95812-3044

County Clerk  
County of Orange  
PO Box 238  
Santa Ana, CA. 92702

**FROM:** City of Irvine  
Community Development Department  
PO Box 19575  
Irvine, CA. 92623-9575  
**Attn:** Stacy Tran  
Senior Planner  
949-724-6316

**SUBJECT:** Filing of Notice of Exemption in compliance with Section 15062 of the Public Resources Code.

**Project Title and File No.:** Lambert Ranch Sign Program (00539499-PSS) With Administrative Relief (00541810-PAR)

**Project Location:** (include County) The project is located in the City of Irvine, County of Orange. Specifically, Lambert Ranch is located at the northeast corner of Portola Parkway and Ridge Valley in the Village of Portola Springs (Planning Area 6).

**Project Description:** The project is a Sign Program with Administrative Relief from Section 7-3-1 of the Irvine Sign Code to allow 6 sign types. The Sign Program includes permanent and temporary directional signage to identify residential development and model home complexes.

**Approving Public Agency:** City of Irvine  
Zoning Administrator  
PO Box 19575  
Irvine, CA 92623-9575

**Approval Date:** April 11, 2012  
**Resolution No.** 12-1117

**Project Applicant:** David Baab & Associates  
1469 Voyager Drive  
Tustin, CA 92782  
**Attn:** David Baab  
949-729-9210

**Exempt Status:**  
(check one)

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Section 21080(b)(3); 15269(a))
- Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Statutory Exemption:
- Categorical Exemption Section 15311, Class 11 for Accessory Structures;
- General Rule Exemption (Section 15061(b)(3))

**Reasons Why Project Is Exempt:** Project is exempt because Class 11 consists of construction, or placement of minor structures accessory to existing facilities including on-premise signs. The signs proposed are on-premise and are accessory to the residential facility.

Stacy Tran, Senior Planner  
Name and Title

Signature

04/12/12  
Date

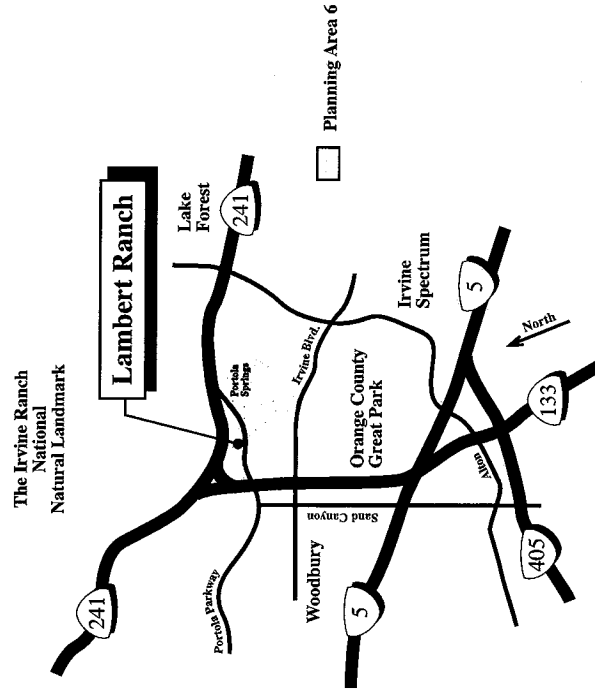
# LAMBERT RANCH

## SIGN PROGRAM

PROPERTY OWNER:  
LR8 OWNER, LLC c/o THE NEW HOME COMPANY  
CONTACT: MEGAN CODD (949) 382-7808  
mcodd@thenewhomecompany.com

PROGRAM DESIGNER:  
BAAB & ASSOCIATES  
CONTACT: DAVID J. BAAB (949) 729-9210  
dbaab@baabcorp.com

ZA ATTACHMENT 3



LOCATION: PORTOLA PARKWAY / RIDGE VALLEY  
IRVINE, CALIFORNIA

ZONING: 2.3M MEDIUM DENSITY RESIDENTIAL

PLANNING AREA: 6

PROGRAM TITLE

PAGE 1

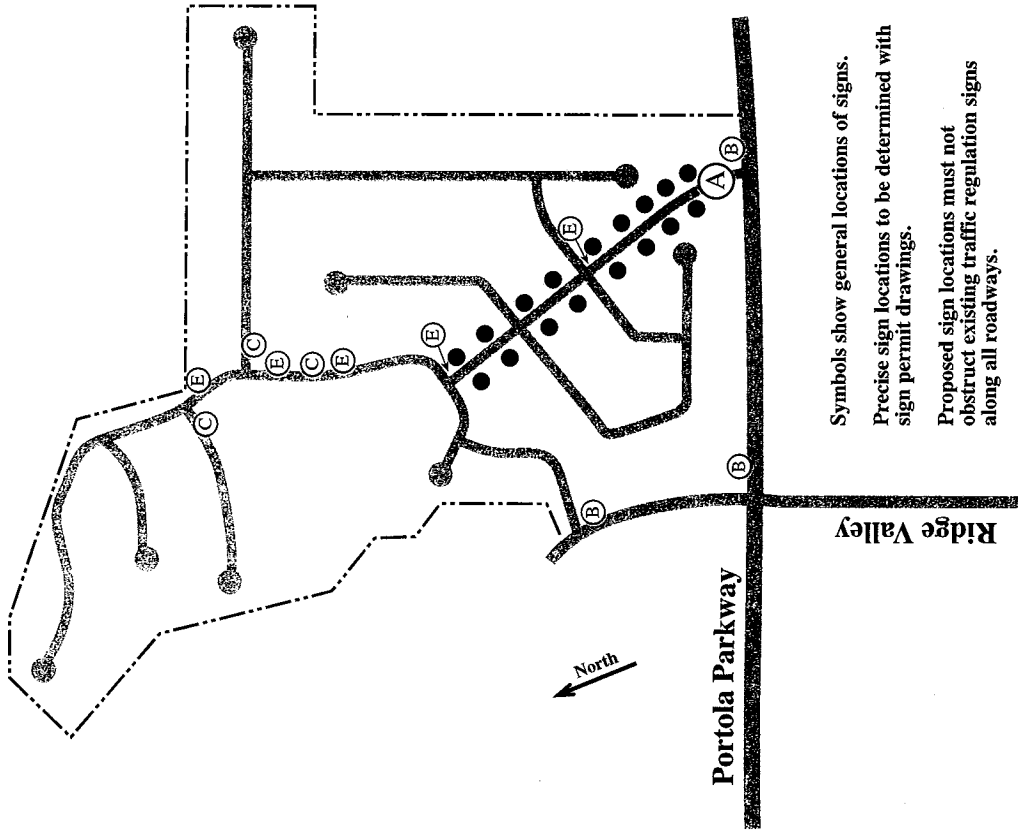
LAMBERT RANCH SIGN PROGRAM  
CASE No. 00539499-PSS

April 3, 2012

| SIGN TYPE | DESCRIPTION | SIGN CLASSIFICATION PER ZONING ORDINANCE | SIGN LOCATION | MAX. QUANTITY | MAX. SIGN AREA | MAX. LETTER HEIGHT | MAX. HEIGHT OF SIGN ABOVE GROUND | SYMBOLS ALLOWED? | ILLUMINATION PERMITTED? |
|-----------|-------------|--|---------------|---------------|----------------|--------------------|----------------------------------|------------------|-------------------------|
|-----------|-------------|--|---------------|---------------|----------------|--------------------|----------------------------------|------------------|-------------------------|

|   |                                  |               |        |           |         |        |        |     |     |
|---|----------------------------------|---------------|--------|-----------|---------|--------|--------|-----|-----|
| A | NEIGHBORHOOD IDENTIFICATION SIGN | SIGN TYPE #4  | GROUND | 1         | 75 SF   | 18 IN. | 5 FT.  | YES | YES |
| B | FUTURE FACILITY SIGN             | SIGN TYPE #33 | GROUND | 3         | 96 SF   | 18 IN. | 12 FT. | YES | NO  |
| C | MODEL HOME IDENTIFICATION SIGN   | SIGN TYPE #34 | GROUND | SEE P. 4C | 30 SF   | 24 IN. | 6 FT.  | YES | YES |
| D | FLAGS                            | SIGN TYPE #35 | GROUND | SEE P. 4D | 20 SF   | 24 IN. | 20 FT. | YES | NO  |
| E | MODEL HOME DIRECTIONAL SIGN      | SIGN TYPE #36 | GROUND | SEE P. 4E | 35 SF   | 12 IN. | 7 FT.  | YES | NO  |
| F | LAMBERT RANCH DIRECTIONAL SIGN   | SIGN TYPE #37 | GROUND | 11        | 13.5 SF | 12 IN. | 10 FT. | YES | NO  |

SIGN SUMMARY

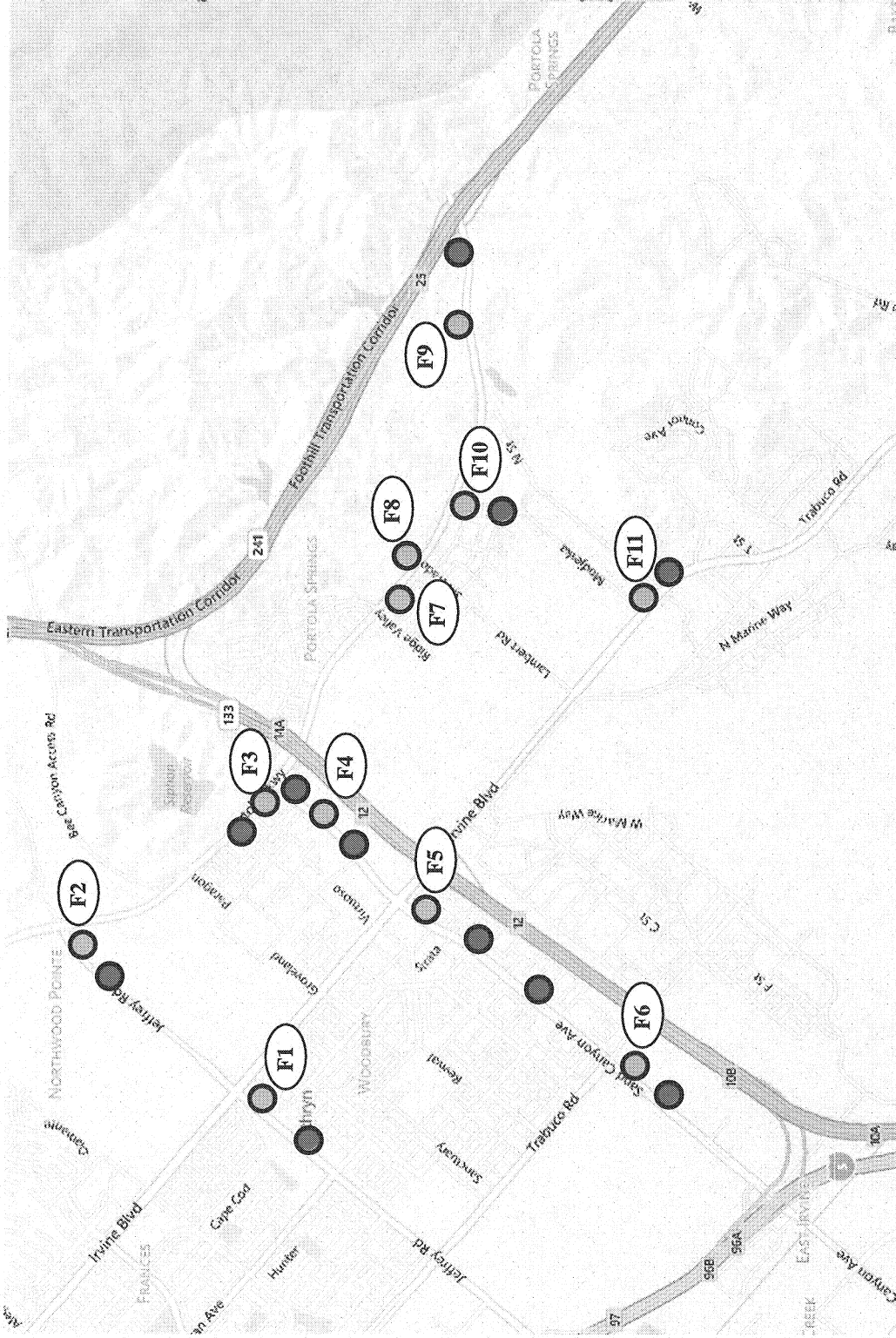


# LEGEND

- (A) SIGN TYPE A Neighborhood identification sign
- (B) SIGN TYPE B Future facility sign
- (C) SIGN TYPE C Model home identification sign (up to two signs per symbol)
- SIGN TYPE D Flags
- (E) SIGN TYPE E Model home directional sign

Symbols show general locations of signs.  
 Precise sign locations to be determined with sign permit drawings.  
 Proposed sign locations must not obstruct existing traffic regulation signs along all roadways.





# LEGEND

- proposed Lambert Ranch directional sign (SIGN TYPE F)
- existing Irvine Company village directional sign located near proposed Sign Type F as of March 2012

# SIGN TYPE A

## NEIGHBORHOOD IDENTIFICATION SIGN

**Purpose:** Permanent sign to identify Lambert Ranch

**Zoning Classification:** Sign Type #4

**Maximum Number:** One

**Location:** On private property  
10 feet minimum from face of public street curb  
2 feet minimum from back of sidewalk  
In median of Lambert Ranch Road at Portola Parkway  
Outside of sight distance triangle.

**Sign Copy:** "Lambert Ranch" and symbol allowed

**Max. Sign Structure Size:** 5 feet high at sign midpoint \*  
15 feet wide \*  
75 SF

**Max. Sign Panel Size:** 3 feet high  
10 feet wide \*  
30 SF \*

**Maximum Letter Height:** 18 inches, with a 4-inch margin of blank space between the sign copy and the edge of the sign panel

**Maximum Symbol Height:** 24 inches

**Sign Construction/Material:** Panel applied to a freestanding wall  
Plastic is permitted for sign copy only

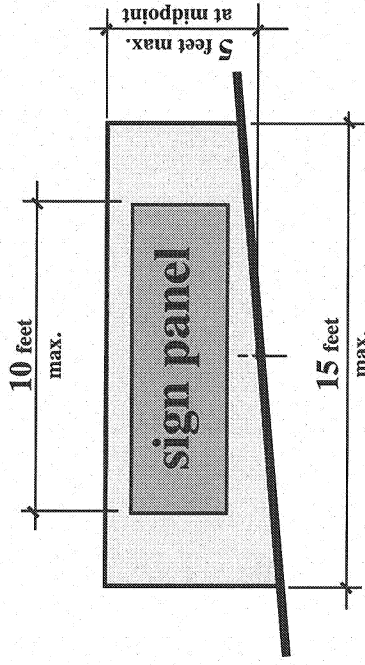
**Illumination:** Concealed, external, low-profile, floodlighting; or internally-illuminated in a manner that lights only the copy and not the sign background.  
Exposed neon is not permitted

**Symbol:** Permitted

**Color:** Sign copy color should contrast with background color

\* administrative relief

April 3, 2012



**SIGN TYPE A**  
**ELEVATION / SPECIFICATIONS**

**PAGE 4A**

LAMBERT RANCH SIGN PROGRAM  
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Purpose: Temporary ground sign to provide information about Lambert Ranch

Zoning Classification: Sign Type #33

Maximum Number: Three

Location: On private property  
 10 feet minimum from face of public street curb  
 2 feet minimum from back of sidewalk

One sign at Andrews / Ridge Valley  
 One sign at Ridge Valley / Portola Parkway \*  
 One sign at Portola Parkway / Lambert Ranch Road

Behind right-of-way, outside of sight distance triangles.  
 Not obstructing regulatory signs or traffic signal controllers.

Sign Copy: Name and symbol of Lambert Ranch, phone number, statements such as "Coming Fall 20XX," name and website address of builder, "welcome to," and related information allowed

Brand names and information which makes the sign appear to be advertisement, such as ® and TM, "for lease," "now available," and similar derivations are prohibited

Maximum Sign Size: 12 feet high, 8 feet wide  
 Maximum Sign Area: 96 square feet  
 Maximum Letter Height: 18 inches  
 Maximum Symbol Height: 36 inches \*

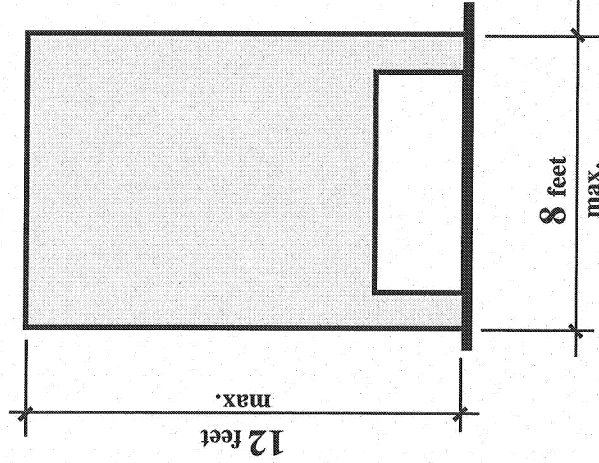
Sign Construction/Material: Metal or wood panels with vinyl letters on a post  
 Illumination: Not permitted  
 Color: Sign copy color should contrast with background color

Sign Use: Only allowed at site before and during construction and up to 6 months after certificate of occupancy issued

\* administrative relief

# SIGN TYPE B

## FUTURE FACILITY SIGN



### SIGN TYPE B ELEVATION / SPECIFICATIONS

# SIGN TYPE C

## MODEL HOME IDENTIFICATION SIGN

**Purpose:** Temporary ground sign which identifies a model home complex

**Zoning Classification:** Sign Type #34

**Maximum Number:** Two signs per street frontage with access to the model home complex

**Location:** Along street, but not in public right-of-way  
Outside of sight distance triangles  
Not obstructing regulatory signs or traffic signal controllers

**Sign Copy:** Name and symbol of model home complex, name of builder, name and/or symbol of Lambert Ranch, and related information allowed.

Brand names and information which makes the sign appear to be advertisement, such as ® and TM, are prohibited

**Maximum Sign Size:** 6 feet high  
5 feet wide

**Maximum Sign Area:** 30 square feet

**Maximum Letter Height:** 24 inches

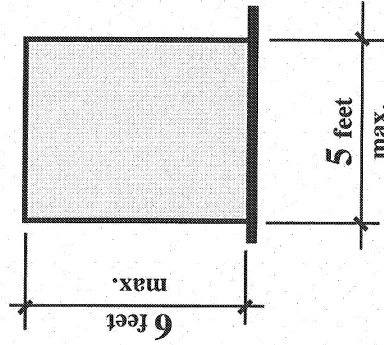
**Maximum Symbol Height:** 24 inches

**Sign Construction/Material:** Metal or wood

**Illumination:** Permitted

**Symbol:** Permitted

**Color:** Sign copy color should contrast with background color



**SIGN TYPE C**  
**ELEVATION / SPECIFICATIONS**

**PAGE 4C**

LAMBERT RANCH SIGN PROGRAM  
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April 3, 2012

**Purpose:** Temporary ground sign to identify location of model homes complex and to enliven Lambert Ranch Road

# SIGN TYPE D

**Zoning Classification:** Sign Type #35

**Maximum Number:** 10 flags per model home complex  
17 flags along Lambert Ranch Road \*

# FLAGS

**Location:** Along street frontage leading to a model home complex and along Lambert Ranch Road, on freestanding posts or on streetlights with owner's approval

**Sign Copy:** Name and/or symbol of model home complex \*  
Name and/or symbol of Lambert Ranch \*

**Maximum Sign Size:** 20 feet high

**Maximum Flag Area:** 20 SF

**Maximum Letter Height:** 24 inches

**Maximum Symbol Height:** 24 inches

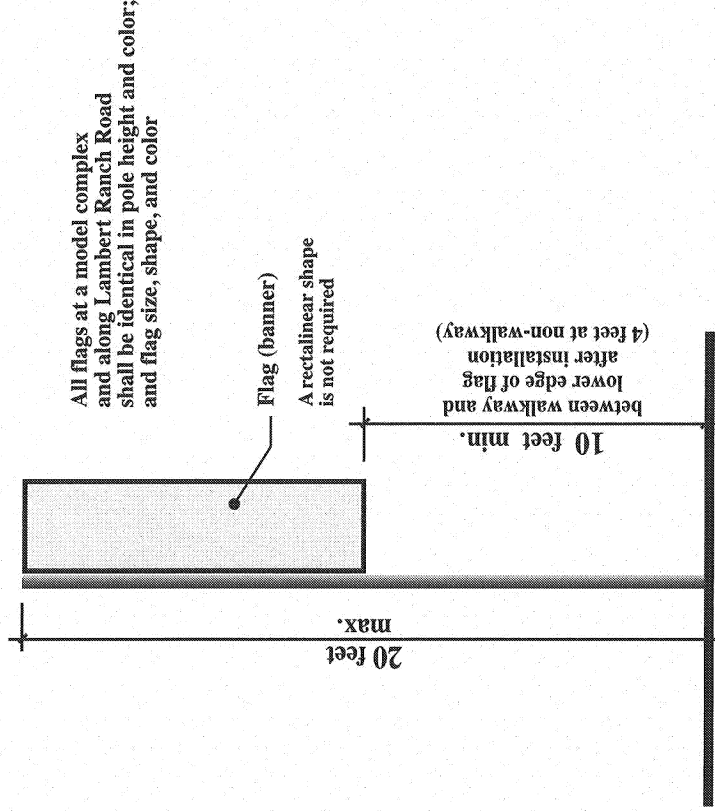
**Sign Construction/Material:** Fabric, metal, vinyl, or similar material

**Illumination:** Not permitted

**Color:** Single solid color with white sign copy \*

**Sign Removal:** Flags shall be removed when model home complex no longer exists

**SIGN TYPE D**  
**ELEVATION / SPECIFICATIONS**



\* administrative relief

# SIGN TYPE E

## MODEL HOME DIRECTIONAL SIGN

**Purpose:** Temporary ground sign which provides directions to a model home complex

**Zoning Classification:** Sign Type #36

**Maximum Number:** Five

**Location:** As shown on Page 3A  
In right-of-way or on private property with owner's consent  
Outside of sight distance triangles  
Not obstructing regulatory signs or traffic signal controllers

**Sign Copy:** Name and/or symbol of Lambert Ranch; name of model home complexes; name of community center (such as "Ranch House"); \* and directional information, including arrows, allowed

Brand names and information which makes the sign appear to be advertisement, such as ® and TM, are prohibited

**Maximum Sign Size:** 7 feet high \*  
5 feet wide

**Maximum Sign Area:** 35 square feet

**Maximum Letter Height:** 12 inches

**Maximum Symbol Height:** 12 inches

**Sign Construction/Material:** Metal or wood

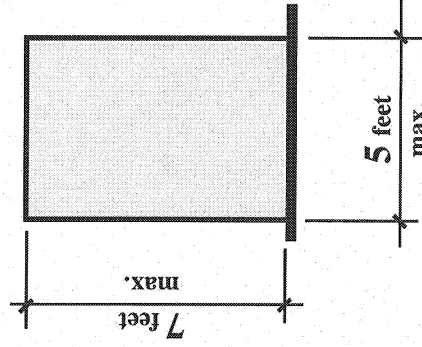
**Illumination:** None

**Symbol:** Permitted

**Color:** Sign copy color should contrast with background color

**Sign Removal:** Signs shall be removed when model home complex no longer exists

\* administrative relief



**SIGN TYPE E**  
**ELEVATION / SPECIFICATIONS**

**PAGE 4E**

LAMBERT RANCH SIGN PROGRAM  
CASE No. 00539499-PSS

# SIGN TYPE F

## LAMBERT RANCH

### DIRECTIONAL SIGN

**Purpose:** Temporary sign to direct potential homebuyers to Lambert Ranch \*

**Zoning Classification:** Sign Type #37

**Maximum Number:** 11

**Location:** As shown on Page 3B \*\*

**Sign Copy:** "Lambert Ranch" and arrow

**Brand names and information which makes the sign appear to be advertisement, such as ® and TM, are prohibited**

**Maximum Sign Panel Size:** 3 feet high  
4.5 feet wide

**Maximum Sign Panel Area:** 13.5 square feet

**Maximum Height Above Grade:** 10 feet

**Maximum Letter Height:** 12 inches

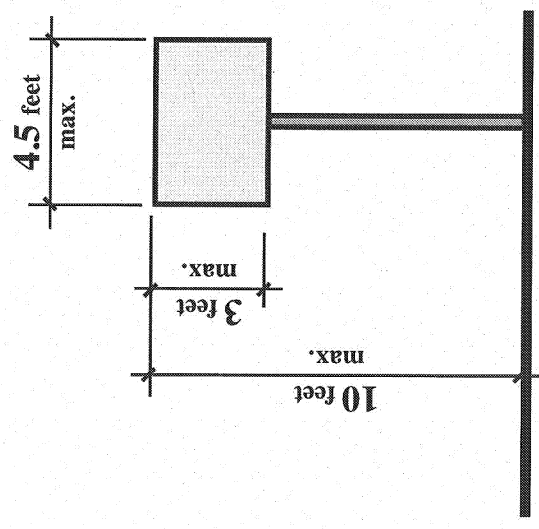
**Maximum Symbol Height:** 12 inches

**Sign Construction/Material:** Metal or wood panel on pole

**Illumination:** None

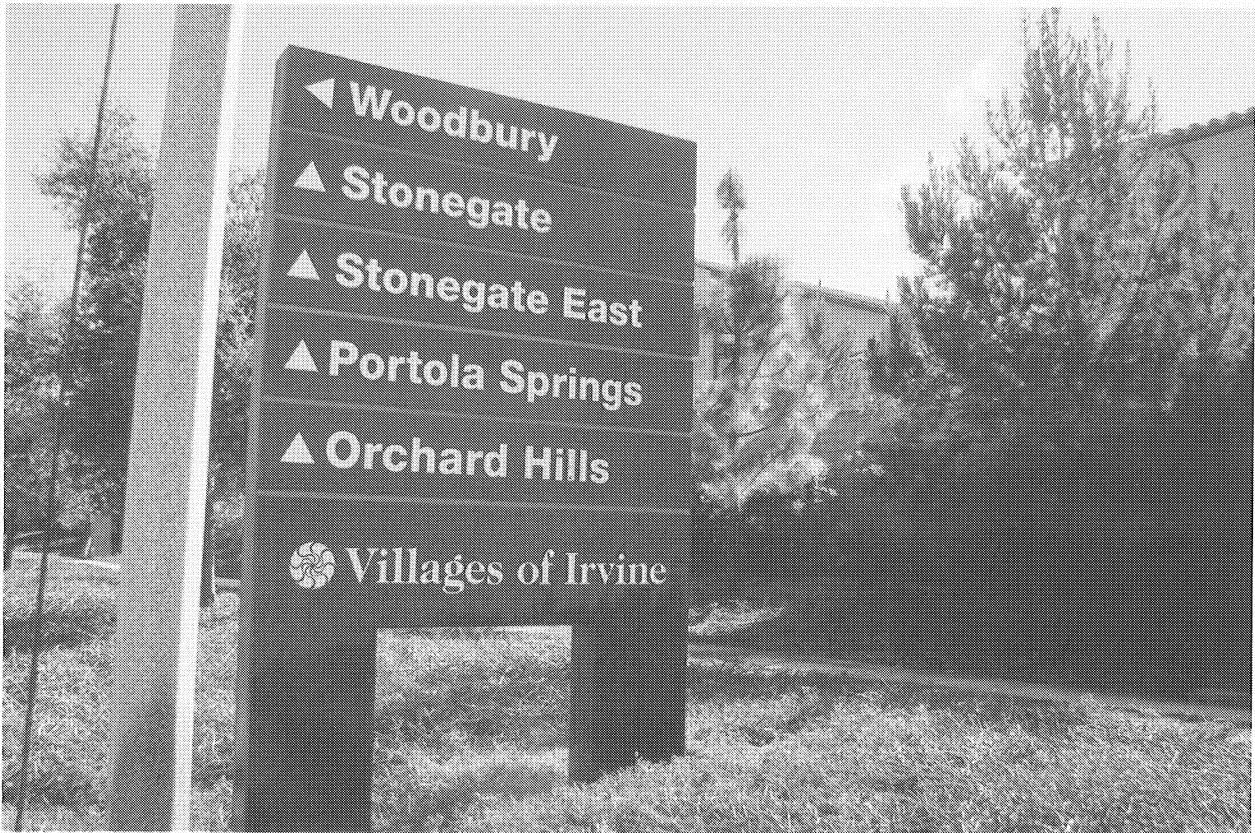
**Symbol:** Not permitted

**Color:** Sign copy color should contrast with background color

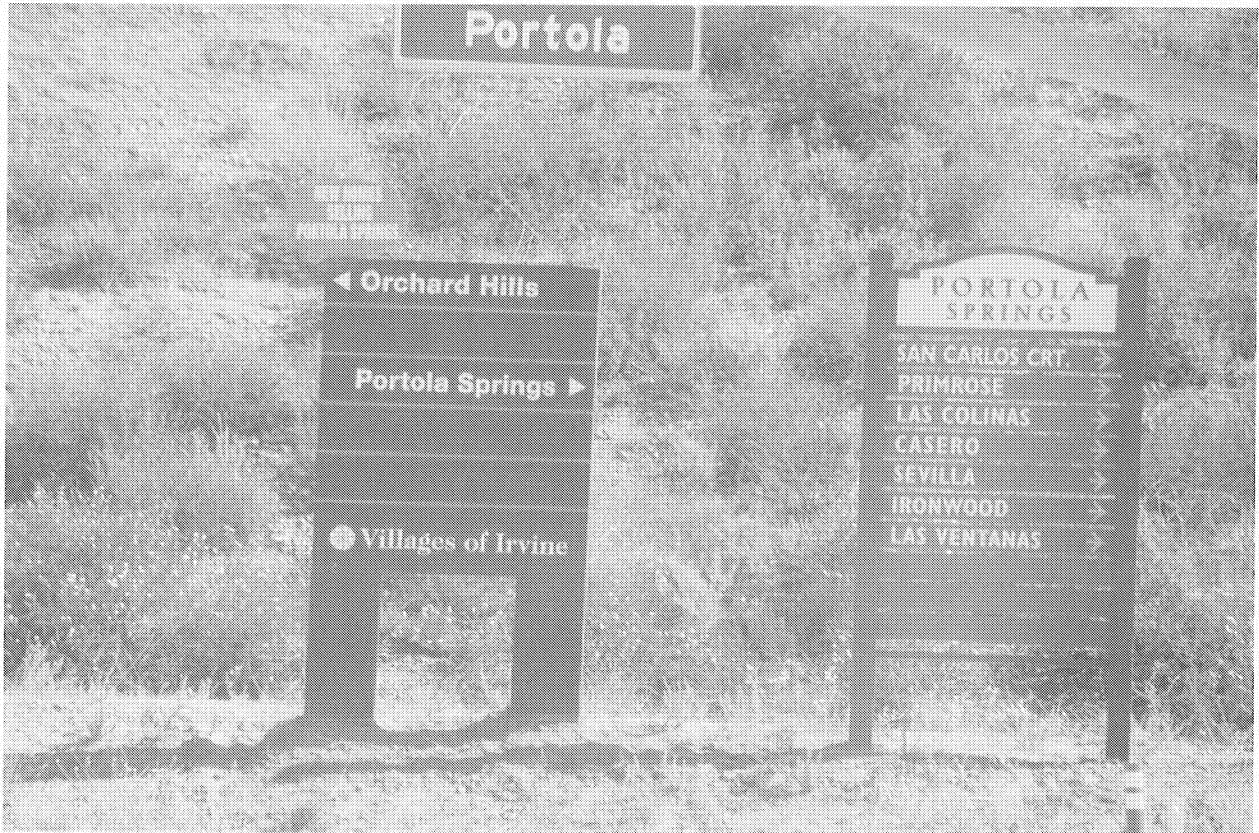
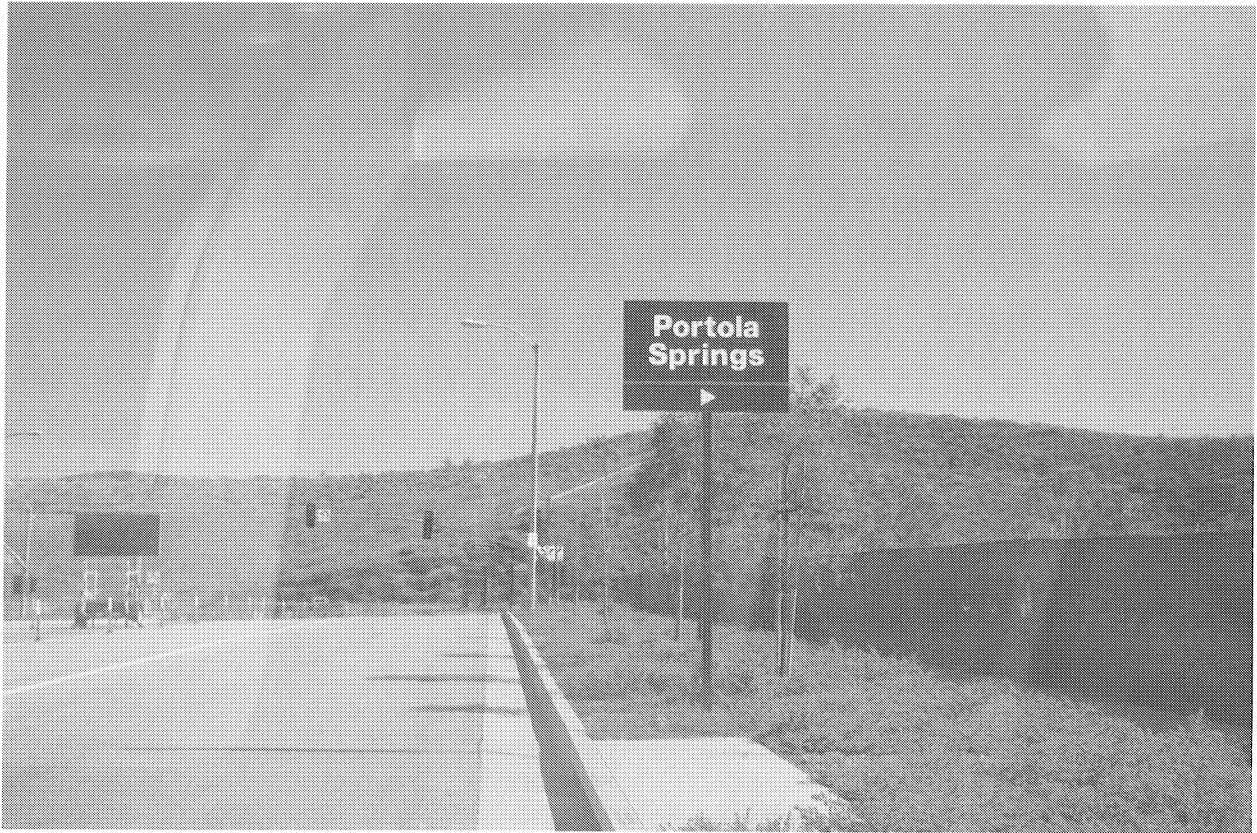


SIGN TYPE F  
ELEVATION / SPECIFICATIONS

\* administrative relief to identify a neighborhood exclusively  
 \*\* administrative relief to allow signage on non-major intersections







ZONING ADMINISTRATOR RESOLUTION NO. 12-1117

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM 00539499-PSS WITH ADMINISTRATIVE RELIEF (00541810-PAR) FOR LAMBERT RANCH NEIGHBORHOOD IN THE VILLAGE OF PORTOLA SPRINGS (PLANNING AREA 6)

WHEREAS, The New Home Company filed Amended Vesting Tentative Tract Map 16868 and associated master plan for the Lambert Ranch neighborhood and was approved by the Planning Commission on June 17, 2011; and

WHEREAS, an application was filed by Baab and Associates, on behalf of The New Home Company, requesting approval of Sign Program 00539499-PSS with Administrative Relief (00541810-PAR) for various sign types; and

WHEREAS, administrative relief is requested for the following elements of the sign program:

- To allow a Neighborhood Identification Monument Sign (Sign Type A) for the following:
  - Exceed the maximum sign height of 4-feet to 5-feet.
  - Exceed the maximum sign width of 8-feet to 15-feet.
  - Exceed the maximum sign panel width of 8-feet to 10-feet.
  - Exceed the maximum sign panel area of 24 square feet to 30 square feet.
- To allow Temporary Future Facility Signs (Sign Type B) for the following:
  - Exceed the maximum number allowed from 2 to 3 signs.
  - Exceed the maximum symbol height of 18-inches to 36-inches.
- To allow Temporary Flags (Sign Type D) for the following:
  - Allow seventeen flags to identify "Lambert Ranch" along main entry drive.
  - Allow sign copy (text and symbol) on flags.
- To allow Temporary Model Home Directional Signs (Sign Type E) for the following:
  - Exceed the maximum sign height of 6-feet to 7-feet.
  - Allow sign copy to identify community center name "Ranch House".
- To allow Temporary Neighborhood Directional Signs (Sign Type F) for the following:
  - Allow signage to identify a neighborhood exclusively.
  - Allow signage on non-major intersections.

WHEREAS, the Zoning Administrator of the City of Irvine has considered information presented by the applicant, the Community Development Department, and other interested parties at a public hearing held on April 11, 2012.

NOW, THEREFORE, the Zoning Administrator of the City of Irvine DOES HEREBY RESOLVE as follows:

SECTION 1. Pursuant to Section 4 of the City of Irvine CEQA procedures and Article 19 of the State of California Environmental Quality Act (CEQA) Guidelines, it has been determined that the proposed project has been found to be categorically exempt from the requirements of CEQA, under Section 15311 (Class 11), Accessory Structures.

SECTION 2. That the findings required for approving the Sign Program and establishing the sign criteria for the project site as set forth in Section 2-31-3 of the Zoning Ordinance have been made as follows:

- A. The proposed sign program satisfies the intent of Division 2 (Administration) of the Irvine Zoning Ordinance.

The proposed sign program satisfies the intent of Division 2 (Administration) of the Zoning Ordinance, which is to provide general rules associated with the administration of the Zoning Ordinance and applications pursuant thereto. This sign program provides comprehensive signage for the Lambert Ranch residential development in Portola Springs.

- B. The proposed signs enhance the development, and are in harmony with and visually related to other signs in the sign program, the building and/or development they identify and the surrounding development.

The proposed signs enhance the development and are in harmony through the use of common design elements. The proposed signs are tied together through common themes found throughout the residential neighborhood.

- C. The proposed sign program shall not adversely affect surrounding land uses or obscure adjacent signs.

The proposed sign program shall not adversely affect surrounding land uses or obscure adjacent signs through their location, limited number, and design. Majority of the signs are temporary in nature and intended to serve visitors internal to the development.

- D. The proposed sign program criteria shall be sufficiently comprehensive and flexible to accommodate changes in building tenants, and their sign needs.

The Sign Program is sufficiently comprehensive and flexible to accommodate changes, through the use of maximums and general principals, rather than absolute numbers and specific designs.

- E. The proposed sign program will comply with all the regulations of Chapter 2-31 (Sign Program Procedures) of the Zoning Code, except where administrative relief has been requested, in which case, additional findings must be made per Section 2-2-8 of the Code.

The proposed sign program will comply with all the regulations of Chapter 2-31 (Sign Program Procedures) of the Zoning Code, except where administrative relief has been requested.

SECTION 3. That the findings required for approving administrative relief as set forth in Section 2-2-8 of the City of Irvine Zoning Code have been made as follows:

- A. The intent of Division 7 (Signs) of this Zoning Code is being preserved.

The intent of Division 7 (Signs) of the Irvine Zoning Code is to promote and protect the public health, safety and welfare by regulating existing and proposed signs to assure that they are legible, compatible with the surroundings, appropriate to the type of activity, and expressive of the identity and uniqueness of the site.

The requests for Administrative Relief are primarily limited to increases in sign size and number of signs in order to maintain legibility while also keeping in scale with the design of the neighborhood. The use of temporary directional signs are intended to assist in providing guidance to motorist and visitors and will not impact public health or safety.

- B. The proposed signs will enhance and harmonize with other on-site signs and with the site, building, and/or use being identified by the signs.

The proposed sign program provides criteria for complete, cohesive signage. Signs complying with the criteria will improve visibility of the neighborhood and model home complexes. The Sign Program will not have an adverse affect on surrounding land uses, and will not obscure other signs in the vicinity. The proposed signs enhance the development and are in harmony through the use of common design elements. The proposed signs are tied together through common themes found throughout the residential neighborhood.

- C. The proposed signs will not negatively impact the aesthetics of the subject site or the surrounding properties.

The Sign Program provides criteria resulting in signs of a size and design that will be compatible in scale and configuration with the development, and will not negatively impact the surrounding uses. The Sign Program has been designed to harmonize with surrounding residential developments, and is similar in scope and scale to existing residential signage throughout the City.

The request for increases in the number of signs and sign sizes for Sign Types A, B, D, and E are justified as the proposed signage is scaled appropriately for the area and provide enhanced wayfinding. The temporary neighborhood directional signs (Sign Type F) will be allowed in areas where there are either no directional signs or, the existing signs lack clear guidance to Lambert Ranch, therefore it will not result in a cluttered appearance.

SECTION 4. That based on the above findings, the Zoning Administrator of the City of Irvine DOES HEREBY APPROVE Sign Program 00539499-PSS with administrative relief (00541810-PAR) subject to the following conditions:

**MISCELLANEOUS**

**Standard Condition 6.1**

**DISCRETIONARY CASE CHARGES**

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

**Standard Condition 6.2**

**LEGAL ACTION – HOLD HARMLESS**

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Condition 6.19

SIGN PROGRAM REVISIONS

The proposed sign program shall be modified with the addition of sign panels into the existing four Sand Canyon Avenue and Portola Parkway right-of-way directional signs to reduce the overall number of signage while also providing concise and clear direction to the Lambert Ranch neighborhood.

Condition 6.20

SIGN PERMIT REQUIRED

Prior to changing out and/or installing a tenant name or any on-site signage, a sign permit for each shall be obtained in accordance with this approved Sign Program. Issuance of a sign permit shall be subject to all on-site signage being in compliance with the Irvine Sign Code.

PASSED AND ADOPTED by the Zoning Administrator of the City of Irvine at a regular meeting held on the 11<sup>th</sup> of April, 2012. Unless an appeal is filed by 5:00 p.m. on April 26, 2012, this action shall become effective on April 30, 2012.

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ZONING ADMINISTRATOR