



County of Orange

MEMO

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DATE:

TO: FILE PDSD/Current Planning Services Division

FROM: Robert E. Gill, Chief, Development Processing Center

SUBJECT: Changed Plan CP02-0049 for PA98-0173, CP00-0033,
CP010011 and
CP01-0050 - Ladera Ranch Sign Program Phase IV

OWNER: DMB Ladera LLC

The subject Changed Plan CP 02-0049 to has been reviewed by Trudy Teshima of Current Planning Services Division 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 Director. The proposed changes are as follows:

Previously approved Site Plan PA 98-0173, was granted on February 16, 1999 to establish a comprehensive on-site sign program for the Ladera Planned Community. This approval specifically established a sign program for Planning Area One. Planning Application PA98-0173 also established the master developer sign program for the entire Ladera Ranch Planned Community.

Subsequently, Changed Plans CP00-0033, CP01-0011 and CP01-0050 were approved to address the signage needs for Phases 2 and 3 of the Ladera Ranch Planned Community as follows:

(changed plan)
8/2/2007

- Changed Plan CP 00-0033 is a supplemental to PA 98-0173, Village One Ladera Ranch Sign Program comprised of the Bridgepark District, the Flintridge District and the Township District.
- Changed Plan CP01-0011 provides for minor modifications and additional sign locations to the previous approvals of PA98-0173 and Changed Plan CP00-0033. Changed Plan CP01-0011 was approved in accordance with the original framework of the master Sign Program for Planning Area Two, Village Two comprised of the Bridgepark District, the Flintridge District and the Township District.
- Changed Plan CP01-0050 is a Sign Program including general locations, size and specification for Planning Area 3B, Phase III for Avendale Village.
- Changed Plan CP02-0049 is signage for Ladera Ranch Phase 4. The Ladera Ranch Phase 4 Sign Program includes general locations, sizes and specifications for Planning Subarea 3A including Flintridge Extension, Wycliffe and Echo. Changed Plan CP02-0049 provides for Tentative Tract 16203 (Final Tract Maps 16234, 16235 and 16203) of the Ladera Ranch Planned Community Planning Sub Area 3A.

CONDITIONS:

1. Prior to issuance of any sign permit, the Conditions of Approval from PA 98-0173 shall be satisfied to the satisfaction of the Manager, Current Planning Services Division. These existing conditions of approval apply to all signs approved by this Changed Plan CP 02-0049, and shall remain in full force and effect

Robert Gill, Chief

NOTES: TIS APPROVAL APPLIES TO DISCRETIONARY ACTIONS RELATED TO THE ORANGE COUNTY ZONING CODE.

APPROVAL OF THIS CHANGED PLAN DOES NOT INCLUDE ANY OTHER APPROVALS REQUIRED TO COMPLY WITH COUNTY PROCEDURE.

