



County of Orange

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CP03-0024

FILE: PA02-0116

CP03-0024

DATE: June 10, 2003
TO: RECORD/FILE/APPLICANT
FROM: Chad G. Brown, Chief, CPSD/Site Planning Section
SUBJECT: Changed Plan CP03-0024 For Project No. PA02-0116
Mercantile East Sign Program, Ladera Ranch
APPLICANT: Rancho Mission Viejo Company

The subject Changed Plan has been reviewed by Bill Melton of the 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 of Planning. The proposed changes are as follows:

Revisions to the Mercantile East Sign Program providing for additional sign locations and permitting creative sign styles not shown on the original Sign Program approved under PA02-0116. The revisions do not increase the total square footage of signs permitted by the Ladera PC or PA02-0116. The revisions also reflect current tenants in the center as well as the final architectural design of the buildings. To reflect the changes, new pages have been added to the sign program package. This Changed Plan effectively replaces PA02-0116, however, the Conditions of Approval are readopted. A detailed list of the changes is shown on the attached letter.

Chad G. Brown

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.

ATTACHMENT:

Letter dated June 9, 2003 from Planning Solutions, Inc.

ATTACHMENT (Reproduced from original letter on file)

June 9, 2003

Mr. Chad Brown
Current Planning Services
COUNTY OF ORANGE
300 North Flower Street
Post Office Box 4048

Subject: Changed Plan CP03-0024 • Mercantile East Sign Program (PA02-0116)

Dear Mr. Brown,

Following up on our two conversations over the past few weeks, as you will note on the attached plans (three booklets), we have made the following adjustments and/or additions to the PA02-0116 UAC Retail (Mercantile East) sign program:

- Page 6: ARGO and KFC/A&W were added to the list of tenants
- Pages 8 & 10: Project monument/entry will be externally illuminated, brass letters replaced by 24" by 36" sign
- Pages 9 & 11: LARMAC, SDG&E and Scenic Easement have been better defined
- Page 13: Aluminum sign can removed, replaced by externally illuminated 15" letters
- Page 15 and typical throughout: Specifications listed for aluminum screen & letters, Rights-of-Way and LARMAC easement added
- Pages 16 & 17: True signage and slope shown
- Page 18-21, the LARMAC and R-O-W easements have been corrected
- New Page 20: KFC/A&W sign (TM-7) detail added, consistent with McDonald's (TM-5)
- New Page 22: Kohl's sign details added
- New Page 27: Expanded "Permitted Combinations of Sign Types" (per text on page 3)
- New Page 28: Expanded definition and diagrams to explain allowed signage
- New Pages 30 & 31: New sign section details
- Old Pages 31 & 32: Deleted photos
- New Page 36: North elevation of Building "A" to allow 3'0" x 30'4" sign
- New Page 38: New details regarding Building "C" signage (Staples)
- New Page 39: South elevation of Building "C", no signage shown
- New Page 40: New details regarding Building "D" signage
- New Pages 41 and 42: Added "Projection Walkway Theme Sign"
- New Page 43: New sign added
- New Page 45: Discrepancy between 36" letters and 24" letters alleviated (to be 24"), sign now "externally illuminated"
- New Pages 46 & 47: Note added allowing Projection Walkway Theme Sign
- New Page 47: New south elevation for Building "K"
- New Pages 50-52: New details of KFC/A&W signage
- New Page 53: Slightly revised McDonald's signage

Our hope is that these modified plans will be satisfactory, and administrative approval of a changed plan to PA02-0116 will occur within a few days. Please contact me with any questions or requests for additional information.