



County of Orange

MEMO

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PA98-0173

FILE:

CP03-0035

DATE: August 11, 2003
TO: RECORD/FILE/APPLICANT
FROM: Chad G. Brown, Chief, CPSD/Site Planning Section
SUBJECT: Changed Plan CP03-0035 For Project No. PA98-0173 Ladera PC Sign Program
APPLICANT: DMB Ladera, LLC, master community developer

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.

The proposed changes are as follows:

Phase 5 and Phase 6 modification to the Ladera PC Sign Program approved under Planning Application PA98-0173 (and as modified by Changed Plan numbers CP00-0033, CP01-0011, CP01-0050 and CP02-0049). The Phase 5 Sign Program covers Planning Area 4B (Terramor Village). The Phase 6 Sign Program covers Planning Areas 4A and 5 (Covenant Hills).

The following Conditions of PA98-0173 are applicable to this Changed Plan:

Condition No. 7 - Prior to the issuance of any relative sign or building permits, County Property Encroachment Permits shall be required for any signage, monument wall entries or flags proposed within the following areas, either onsite or offsite, relative to the Ladera Planned Community:

- a. Fee dedicated County Regional Park Land.
- b. Dedicated Scenic or Resource Preservation Easements.
- c. Irrevocably offered Public Local Parks
- d. County Owned Open Space
- e. Road Rights-Of-Way

Condition No. 9 - Prior to the issuance of any sign permits, encroachment permits, or relative building permits, the applicant shall submit a written statement providing adequate assurance and a method or procedure which guarantees the continued maintenance of the sign or signs and the removal of such sign or signs upon expiration or revocation of the sign permit for approval by the Manager, Current Planning Services Division.

Condition No.10 - Any temporary sign which no longer directs, promotes, or advertises a bonafide business, lessee, owner, product or activity conducted on the premises where such sign is displayed must be removed within thirty (30) days.

Condition No. 12 - Prior to the issuance of an encroachment permit, all signs within road right-of-way shall be reviewed to determine their compliance with PF&RD Standard Plan 1117, in a manner meeting the approval of the Manager, Subdivision and Grading.

Chad G. Brown

NOTES:

This Changed Plan satisfies Condition of Approval No. 11 of PA98-0173.

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.