



FILE: PA02-0125

DATE: March 24, 2003
TO: File/Record/Applicant
FROM: Larry Leaman, Interim Director, Planning and Development Services Department
SUBJECT: Planning Application PA02-0125, a Site Development Permit for a Sign Program
APPLICANT: Rancho Mission Viejo Co., DMB Ladera, LLC and Lutzky & Associates

I. NATURE OF PROJECT:

The applicant requests approval of a Site Development Permit to establish a Sign Program for wall signs and monument signs in the mixed-use portion of Planning Area 6 – Urban Activity Center (marketed as Corporate Terrace) in the Ladera Planned Community. Signs within the Ladera PC are subject to the provisions of Section IX “Sign Regulations” of the PC development text or as otherwise approved by a Site Development Permit for a Sign Program.

The Orange County Zoning Administrator originally approved site Development Permit PA01-0060 November 8, 2001 to allow offices and other non-residential uses within a portion of the Urban Activity Center of Ladera Ranch (Planning Area 6). The monument signs proposed under this Sign Program generally conform to the signs conceptually shown in PA01-0060. Specifically, this proposed sign program complies with Condition 41 of PA01-0060 (Comprehensive Sign Program):

Prior to the issuance of any sign permits, the applicant shall submit a comprehensive sign program, including but not limited to; monument signs, building signs, and directional signs and shall include all dimensions, materials specifications, copy size specifications, color specifications, and location specifications, to be reviewed through a Changed Plan process in a manner meeting the approval of the Manager, Current Planning Services Division.

All signage specifications shall be in accordance with the Ladera PC, Sign Regulations. If any signs are not in conformance with the Planned Community regulations, the applicant shall process a Site Development Permit per Zoning Code Section 7-9-150 for the Comprehensive Sign Program.

Because the proposed signage program for Corporate Terrace modifies the Ladera PC sign regulations, this application requires a site development permit.

The proposed Sign Program includes 3 types of monument signs and 7 different sizes of wall signs. As summarized below, the Sign Programs proposes:

- Four (4) entrance Identification monument signs (identified as signs 1.01 thru 1.04) located on both sides of Corporate Drive at its intersection with Windmill and Terrace. Sign 1.03 is wall mounted.
- Nine (9) building identification monument signs (identified as signs 2.01 through 2.11), for buildings located adjacent to Corporate Drive (the private street which bisects the site). These building identification monument signs will serve seven (7) buildings in this portion of the site (100 Corporate Drive, 111 Corporate Drive, 333 Corporate Drive, 600 Corporate Drive, 777 Corporate Drive, 800 Corporate Drive and 999 Corporate Drive) and two (2) for the future mixed use area as noted below.
- Three (3) site identification monument signs (identified as signs 3.01 through 3.03) along Antonio Parkway at the top of the slope, outside of the San Diego Gas and Electric (SDG&E) easement and well outside of the County of Orange Scenic Preservation Easement related to the classification of Antonio Parkway as a Viewscape Corridor by the Orange County General Plan Master Plan of Scenic Highways.
- Identification wall signs (identified as signs ST1 through ST7) proposed to be located at the top of eight of the nine buildings on site. Each building is allowed up to three (3) wall signs with no more than one (1) on each building face. Typical elevations are provided in the approved Sign Program package and illustrate optional sign locations. However, it should be made clear that the sign location(s) depicted on the building elevations are for visual representation only, and only one (1) wall sign is permitted on each building side (elevation). A separate design for the wall signs proposed for the KinderCare facility, identified as Building 1000 Child Care, is included with this proposal.

SIGN TYPE	NUMBER	MONUMENT SIZE	SIGN AREA SIZE
Monument - Entrance Identification (types 1.01 thru 1.04)	4	6' high by 22'-9" wide	24" high by 14' wide
Monument - Building Identification (types 2.01 thru 2.11)	9*	4' high x 8'-6" wide	Up to four sign panels, each 7" high x 5'-8" wide
Monument - Site Identification (types 3.01 thru 3.03)	3*	14'-8" high (above finished grade) x 16'-6" wide	5' high x 12' wide
Wall Sign - Top of Building (types ST1 through ST7)	24 (a maximum of 3 signs per building/1 per side by 8 buildings)	Wall mounted	Maximum 36" high by 12' – 37' wide (24" max. height for building sides adjacent to Antonio Pkw)

* One Site Identification monument sign (type 3.03) and two Building Identification monument signs (Type 2.10 and 2.11) are adjacent and to the south of this Corporate Terrace proposal in an area proposed for future mixed use area. Building wall signs in this area are subject to the Ladera sign regulations and may require approval of a sign program.

A Companion Sign Program was previously approved under Planning Applications PA02-0116 for the "Mercantile East" development located on the east side of Antonio Parkway immediately north of the office campus. A required Sign Program for the "Mercantile West" development (PA02-0104) located to the west of Mercantile East on the west side of Antonio Parkway is yet to be approved.

II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures" and the program text of the Ladera Planned Community.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is Categorically Exempt (Class 11, construction or placement of accessory or temporary structures) from the requirements of CEQA. Appendix A contains the required CEQA Finding.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Larry Leaman, Interim Director
Planning and Development Services Department

By: _____
Chad G. Brown, Chief
CPSD/Site Planning Section

WVM

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ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to the Planning and Development Services Dept.