



September 8, 2026

Ms. Michele Kazerooni
Outdoor Dimensions, LLC
5325 E. Hunter Avenue
Anaheim, CA 92807

Sent Via Email

Subject: Approval of Sign Program Modification 00978778-PSS for Great Park Neighborhoods in Planning Area 51 (Great Park)

Dear Ms. Kazerooni:

Community Development Department staff has reviewed Sign Program Modification 00978778-PSS to modify the Great Park Neighborhoods Sign Program. The project site covers the entire Great Park Neighborhoods area, which is bounded by the Eastern Transportation Corridor (SR-133) to the west, Irvine Spectrum (Planning Area 35) to the east, Southern California Regional Rail Authority rail lines to the south, and Irvine Boulevard and Portola Parkway to the north, and is located in Planning Area 51 (Great Park).

On August 8, 2013, the Planning Commission approved Sign Program 00568732-PSS for temporary and permanent park signs in Planning Area 51. The Sign Program included administrative relief to allow a variety of permanent and temporary ground mounted signs, a decorative construction fence sign, and a temporary wall mural. Since that original approval, the Great Park Neighborhoods Sign Program has been modified, as follows:

- January 19, 2017 (File Nos. 00634744-PSS and 00659621-PSS): Planning Commission approval of a modification to add temporary icon signs, add additional small village directional signs with administrative relief to increase the overall number of small village directional signs from 27 to 31 signs, and add temporary construction fencing throughout the Great Park Neighborhoods site.
- February 6, 2020 (File No. 00795887-PSS): Planning Commission approval of a modification to add a new freeway monument sign with administrative relief from sign standards, and to remove icon signs from the sign program.

The proposed changes to the approved sign program are intended to better direct visitors to the new districts within Great Park Neighborhoods and remove signs that are no longer needed or not being used. Specifically, the proposed modification would:

- Delete Sign Type A (Large Village Directional), Sign Type J (Freeway Monument Sign), and Sign Type K (Decorative Construction Fence Sign) from the existing sign program;
- Reduce the number of larger (the version that measures 6 feet by 10 feet) Sign Type B signs by one (from 31 to 30) that were placed outside of Great Park Neighborhoods in favor of providing more of the smaller signs along Great Park Boulevard and Marine Way. The new count for Sign Type B would be:
 - seven signs measuring 6 feet wide by 10 feet tall
 - four signs measuring 4 feet, 5 inches wide by 3 feet tall panel on a 10-foot-high pole
 - 19 signs measuring 4 feet, 2 inches wide by 10 feet tall;
- Relocate a number of Sign Type B signs closer to areas where new residential development is occurring; and
- Correct existing errors within the previously approved sign program specific to Sign Type B and provide more specifics about prior administrative relief approvals. These changes are minor in nature and remain consistent with the prior approval and the Sign Ordinance (Division 7 of the Irvine Zoning Ordinance) for the corresponding sign type, Irvine Sign Type #37.

Because Sign Program Modification 00634744-PSS allowed 31 Sign Type B signs via administrative relief and the proposed modification reduces the quantity that was previously approved, no further administrative relief is required. Additionally, Condition 6.21 of Planning Commission Resolution No. 17-3587 authorizes the Community Development Director to approve the relocation of any sign within the Great Park Neighborhoods Sign Program via a minor modification.

Section 2-31-5 of the Irvine Zoning Ordinance allows for modifications to approved sign programs to be approved by the Director of Community Development unless administrative relief is requested. Since no administrative relief is requested with this modification, the sign program may be approved by the Director of Community Development. Pursuant to Section 2-31-3 of the Irvine Zoning Ordinance, the following findings must be made to approve a sign program:

A. The proposed sign program satisfies the intent of this division.

The sign program modification satisfies the intent of Division 2 (Administration) of the Irvine Zoning Ordinance, which is to provide general rules associated with the administration of the Ordinance, including sign procedures (Chapter 2-31). The original sign program for Great Park Neighborhoods established several sign types for the area and provides general standards for the design and implementation of signage throughout the area, including the quantity permitted, locations allowed, and maximum/minimum size requirements.

The proposed sign program modification has been reviewed against the sign standards set forth in Division 7 of the Irvine Zoning Ordinance and has been

determined to be sufficient. Therefore, the modified sign program satisfies the intent of Division 2 of the Irvine Zoning Ordinance.

- 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 modification would revise the quantity and location standards for Sign Type B (Irvine Sign Type #37) and delete three Sign Types A, J, and K from the sign program. All signage within the modified sign program is appropriate with the residential uses of the site and the nearby Great Park. The proposed modification has been designed to ensure visual harmony and consistency with other signs in the sign program and with overall on-site development. As such, the modification to the sign program is in harmony and visually related to other on-site signage and buildings, as well as the surrounding developments.

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

The proposed sign program modification will not adversely affect surrounding land uses or obscure adjacent signs. The signs are appropriately sized for their respective locations on-site, complement the architectural designs of the project, and are appropriate for the context in which they are displayed. Therefore, the sign program modification will not detract from surrounding properties through a proliferation of signs nor will the proposed obscure any adjacent signs.

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

The proposed sign program modification adequately addresses the signage needs for the site by providing standards and regulations for signs within Great Park Neighborhoods. The modification would revise standards for Sign Type B (Irvine Sign Type #37) and remove three unused/obsolete Sign Types A, J, and K. As such, the sign program would continue to capture the anticipated needs of the site and the standards within the overall sign program are flexible enough to accommodate future revisions should signage needs change at the site.

- E. The proposed sign program will comply with all the regulations of this division except where administrative relief has been requested, in which case additional findings must be made per Chapter 2-2.

The proposed modification to the sign program is compliant with the regulations of Chapter 2-31 (Sign Program Procedures) of the Irvine Zoning Ordinance. Administrative relief was approved to allow for 31 small village directional signs via Planning Commission Resolution No. 17-3587. The proposed modification reduces the quantity of small village directional signs by one to 30, which continues to comply

with the previously approved administrative relief. Therefore, the application does not include any new administrative relief requests.

Based on the above findings, the Director of Community Development determines that the sign program modification is consistent with Section 2-31 of the Irvine Zoning Ordinance. Therefore, Sign Program Modification 00978778-PSS for Great Park Neighborhoods is hereby approved, subject to the following conditions:

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 6.2A

LEGAL ACTION – HOLD HARMLESS (ARDA)

In the event of any Third-Party Legal Challenge to this map or its associated environmental approvals ("Third-Party Legal Challenge"), City shall have the right, but not the obligation, to defend such Third-Party Legal Challenge and Heritage Fields shall be responsible for the legal expenses incurred by City in connection therewith. Heritage Fields also shall have the right but not the obligation to defend any Third-Party Legal Challenge. If Heritage Fields defends any such Third-Party Legal Challenge, so long as Heritage Fields is not in default under the Amended and Restated Development Agreement (ARDA), City shall not allow any default or judgment to be taken against it or compromise the defense of the action without Heritage Field's prior written approval. The Parties shall act jointly in filing motions, briefs, trial statements, and other appropriate court documents, and in approving settlement of such action.

Nothing herein shall obligate the City or Heritage Fields to settle such Third-Party Legal Challenge on terms that would constitute an amendment or modification of the ARDA, or which would materially impact the beneficial uses of that party's property.

In the event City elects to defend the Third-Party Legal Challenge, Heritage Fields shall indemnify and hold harmless City and its officials and employees from and against any claims, losses or liabilities, including any award of attorneys' fees against the City, assessed or awarded against City by way of judgment, settlement or stipulation. If Heritage Fields defends any such Third-Party Legal Challenge, Heritage Fields shall indemnify and hold harmless City and its officials and employees from and against any claims, losses or liabilities assessed or awarded, including any award of attorneys' fees, against City by way of judgment, settlement or stipulation.

Condition 6.40

PRIOR APPROVALS

All applicable conditions of approval associated with the underlying Great Park Neighborhood Sign Program 00568732-PSS, as set forth in Planning Commission Resolution No. 13-3245, and subsequent Modifications 00634744-PSS and 00659621-PSS (Planning Commission Resolution No. 17-3587) and Modification 00795887-PSS (Planning Commission Resolution No. 20-3772) shall apply.

Condition 6.41

SIGN PERMIT REQUIRED

Prior to installation, the applicant shall obtain a sign permit for each sign in accordance with the approved sign program and the Irvine Sign Regulations.

Condition 6.42

SIGNS WITHIN THE RIGHT-OF-WAY

Prior to the installation of any temporary signage within the public right-of-way, the applicant shall obtain an encroachment permit.

Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending Tuesday, September 15, 2026 at 5 p.m., the approval granted by this letter shall become effective Wednesday, September 16, 2026.

The stamped-approved plans for Sign Program Modification 00978778-PSS are being transmitted electronically along with this letter. Should you wish to obtain a hard copy of the stamped-approved plans, please drop off a set of plans at the Planning Counter. Please note that permits cannot be issued until all fees associated with this application are paid in full. Should you have any questions regarding this approval, please contact Associate Planner Michael O'Toole at 949-724-6102 or by email at motoole@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Enclosure - Approved Sheets for Great Park Neighborhoods Sign Program (File No. 00978778-PSS)

ec: Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
File(s): 00978778-PSS; 00795887-PSS; 00659621-PSS; 00634744-PSS;
00568732-PSS

GREAT PARK NEIGHBORHOODS SIGN PROGRAM

GREAT PARK NEIGHBORHOODS SIGN PROGRAM MODIFICATION #4

DEVELOPMENT NAME

Irvine Boulevard / East of SR 133 / North of Interstate 5

ADDRESSES OF ALL BUILDINGS TO WHICH THIS SIGN PROGRAM APPLIES

1.4 Preservation, 1.9 Orange County Great Park, 8.1 Trails and Transit Oriented
Development, 8.1 B Trails and Transit Oriented Development, 9.1 ARDA Recreation

ZONING LAND USE CATEGORY OF PROPERTY

Planning Area 51

PLANNING AREA NUMBER

NOTE: Where a sign program's requirements are more restrictive than the City Zoning Ordinance, the sign program will be enforced by the City. However, it should be noted that a strict sign program with a significant level of detail may require more frequent modification as tenant or market circumstances change. Please take this into consideration when preparing your sign program.

APPROVAL HISTORY:

00568732-PSS Approved 08/08/2013
00634744-PSS Approved 01/19/2017
00659621-PSS Approved 01/19/2017
00795887-PSS Approved 02/06/2020

PROPERTY OWNER:

Heritage Fields El Toro, LLC

APPLICANT:

FivePoint Communities Management, Inc.
Contact: Jann Rowe (949) 349-1014
[REDACTED]

PROGRAM DESIGNER:

OUTDOOR DIMENSIONS

Contact: Maureen Cougnet (714) 578-9555
[REDACTED]

LOCATION MAP



PROGRAM TITLE PAGE 1

GREAT PARK NEIGHBORHOODS SIGN PROGRAM
Modification #4/ 00978778-PSS

DEVELOPMENT NAME

August 31, 2026

ENCLOSURE

GREAT PARK NEIGHBORHOODS SIGN PROGRAM

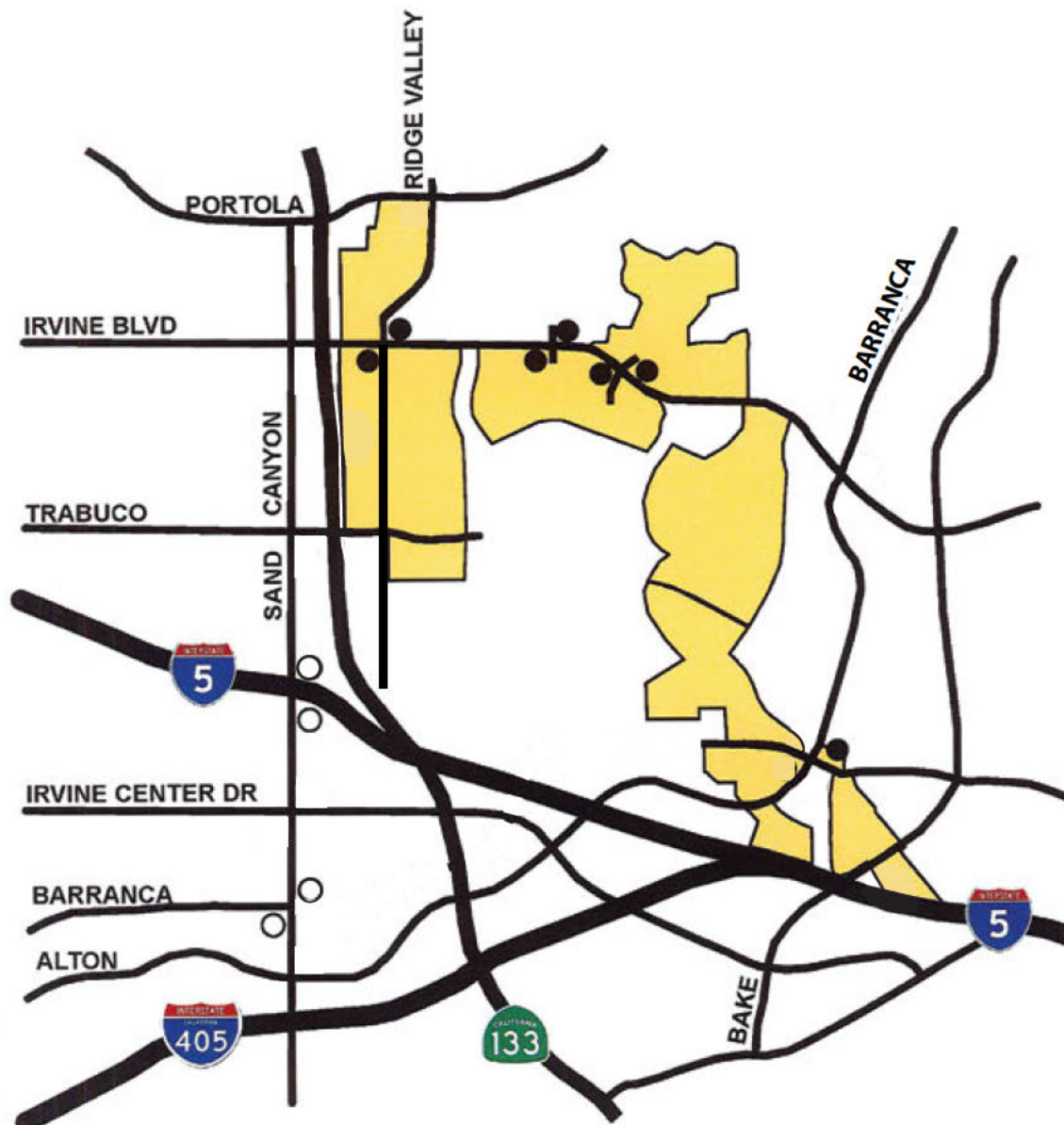
SIGN TYPE	DESCRIPTION	SIGN CLASSIFICATION PER ZONING ORDINANCE	SIGN LOCATION	MAX. QUANTITY	MAX. SIGN AREA	MAX. LETTER HEIGHT	MAX. HEIGHT OF SIGN ABOVE GROUND	SYMBOLS ALLOWED?	ILLUMINATION PERMITTED?
B**	SMALL VILLAGE DIRECTIONAL	SIGN TYPE #37	GROUND	30	60 SF	12 IN.	10 FT.	YES	No
C*	FLAG	SIGN TYPE #35	GROUND	SEE P. 4C	20 SF	24 IN.	20 FT.	YES	No
D*	MODEL HOME DIRECTIONAL	SIGN TYPE #36	GROUND	SEE P. 4D	66 SF	12 IN.	11 FT.	YES	No
E*	MODEL HOME IDENTIFICATION	SIGN TYPE #34	GROUND	SEE P. 4E	60 SF	24 IN.	6 FT.	YES	YES
F*	PRIVATE PARK SIGN	SIGN TYPE #5	GROUND	SEE P. 4F	SEE P. 4F	SEE P. 4F	6 FT.	YES	YES
G*	PEDESTRIAN DIRECTIONAL	SIGN TYPE #101	GROUND	SEE P. 4G	8 SF	12 IN.	4 FT.	YES	YES
H*	INFORMATION PLAQUE	SECTION 7-2-2 A3	GROUND	SEE P. 4H	1 SF	11 IN.	FLUSH	YES	No
I*	FUTURE FACILITY SIGN	SIGN TYPE #33	GROUND	SEE P. 4I	96 SF	18 IN.	12 FT.	YES	No

- * Administrative Relief was approved by the Planning Commission on August 8, 2013 (00568732-PSS)
- ** Administrative Relief was approved by the Planning Commission on August 8, 2013 (00568732-PSS). The sign type was subsequently modified and approved by the Planning Commission on December 15, 2016 (00634744-PSS/00659621-PSS)

SIGN SUMMARY PAGE 2
GREAT PARK NEIGHBORHOODS SIGN PROGRAM
Modification#4 / 00978778-PSS

 DEVELOPMENT NAME

GREAT PARK NEIGHBORHOODS SIGN PROGRAM



LEGEND



Great Park Neighborhoods



SIGN TYPE B - Small Village Directional (6' x 10')* (Existing)



SIGN TYPE B - Small Village Directional (4' 5" x 3' panel on post)* (Existing)

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.

*Sign Type B shall be located adjacent to the intersections as indicated on the site plan. Precise sign locations to be determined with sign permit drawings.

SIGN SUMMARY

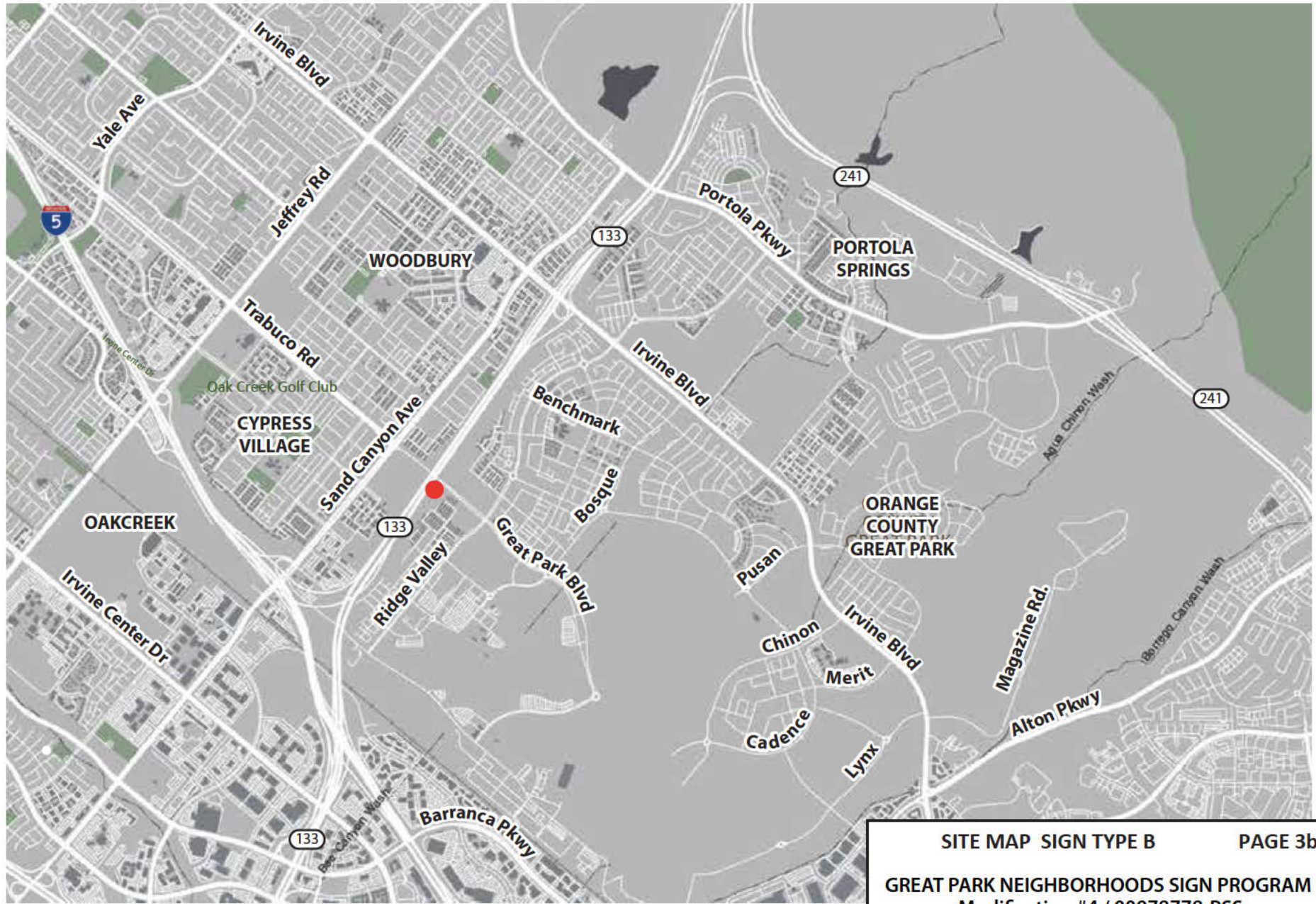
PAGE 3a

GREAT PARK NEIGHBORHOODS SIGN PROGRAM

Modification#4 / 00978778-PSS

DEVELOPMENT NAME

GREAT PARK NEIGHBORHOODS SIGN PROGRAM



LEGEND

● SIGN TYPE B EXISTING 4' 2" W x 10' H

SITE MAP SIGN TYPE B

PAGE 3b

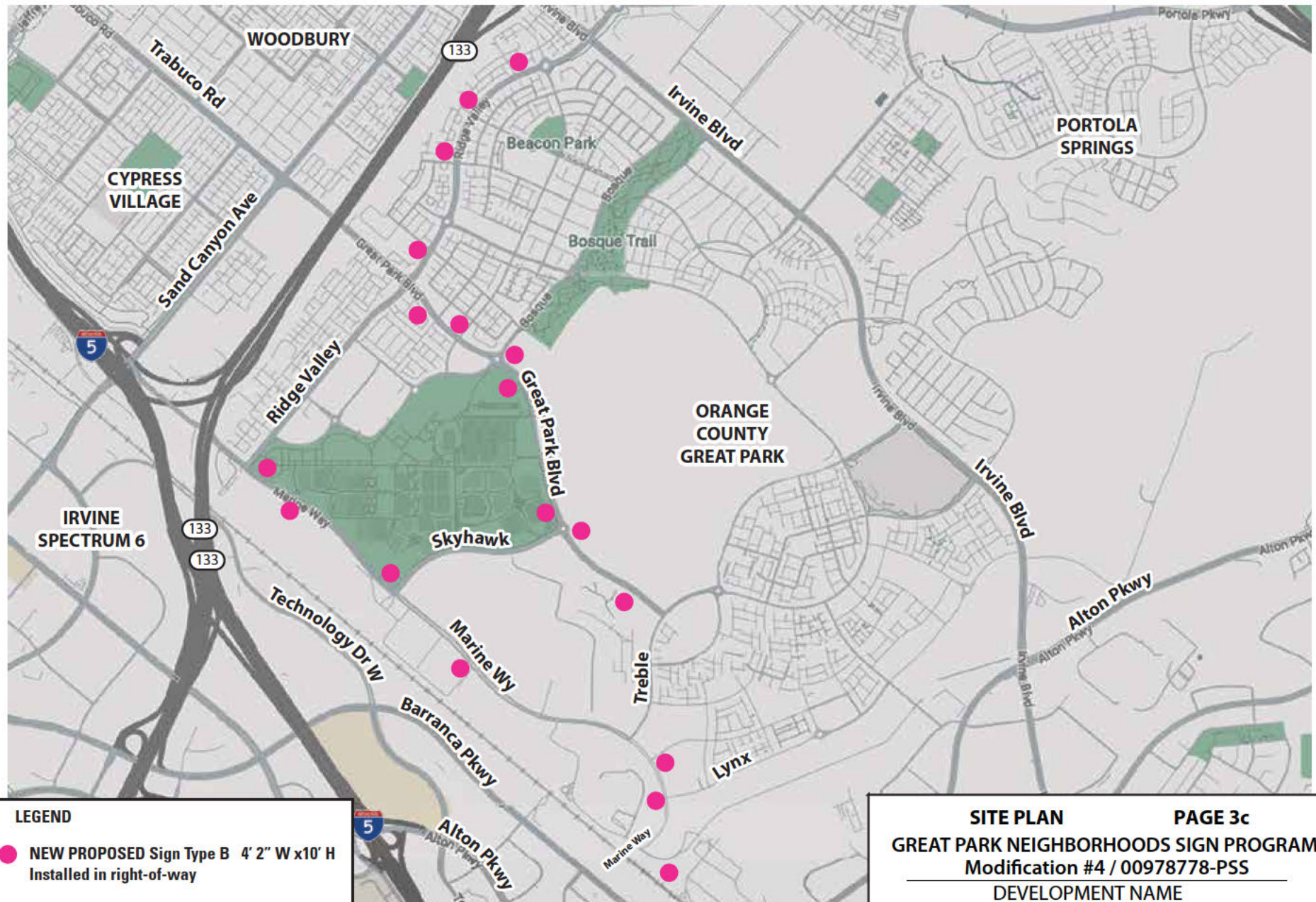
GREAT PARK NEIGHBORHOODS SIGN PROGRAM

Modification #4 / 00978778-PSS

DEVELOPMENT NAME

August 31, 2026

GREAT PARK NEIGHBORHOODS SIGN PROGRAM



GREAT PARK NEIGHBORHOODS SIGN PROGRAM

Purpose: To direct potential homebuyers to districts within PA 51

Zoning Classification Sign Type #37

Maximum Number: 30 total signs. 7 signs at 6 feet x 10 feet, 4 signs at 4 feet 5 inches x 3 feet, and 19 signs at 4 feet 2 inches x 10 feet.

Location: In right-of-way or on private property with owner's consent
Outside of sight distance triangles
Proposed sign location shall conform to the City Standard Plan 403
Not obstructing regulatory signs or traffic signal controllers

Allowed Sign Copy: Name and/or symbol of the community, such as "Great Park Neighborhoods"

Name of each district within the community, such as "Luna Park"

Directional information, including street names and arrows

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

Maximum Sign Size: 7 signs at 6 feet x 10 feet, 60 SF as shown on Page 3a
4 signs at 4 feet 5 inches x 3 feet, 13.5 SF as shown on Page 3a
19 signs at 4 feet 2 inches x 10 feet, 42 SF as shown on Page 3b and 3c

Maximum Letter Height: 12 inches

Maximum Symbol Height: 12 inches

Sign Construction Material: Metal, aluminum or wood panels with vinyl letters and symbols; or dimensional letters and symbols up to 6 inches thick

Illumination: None:

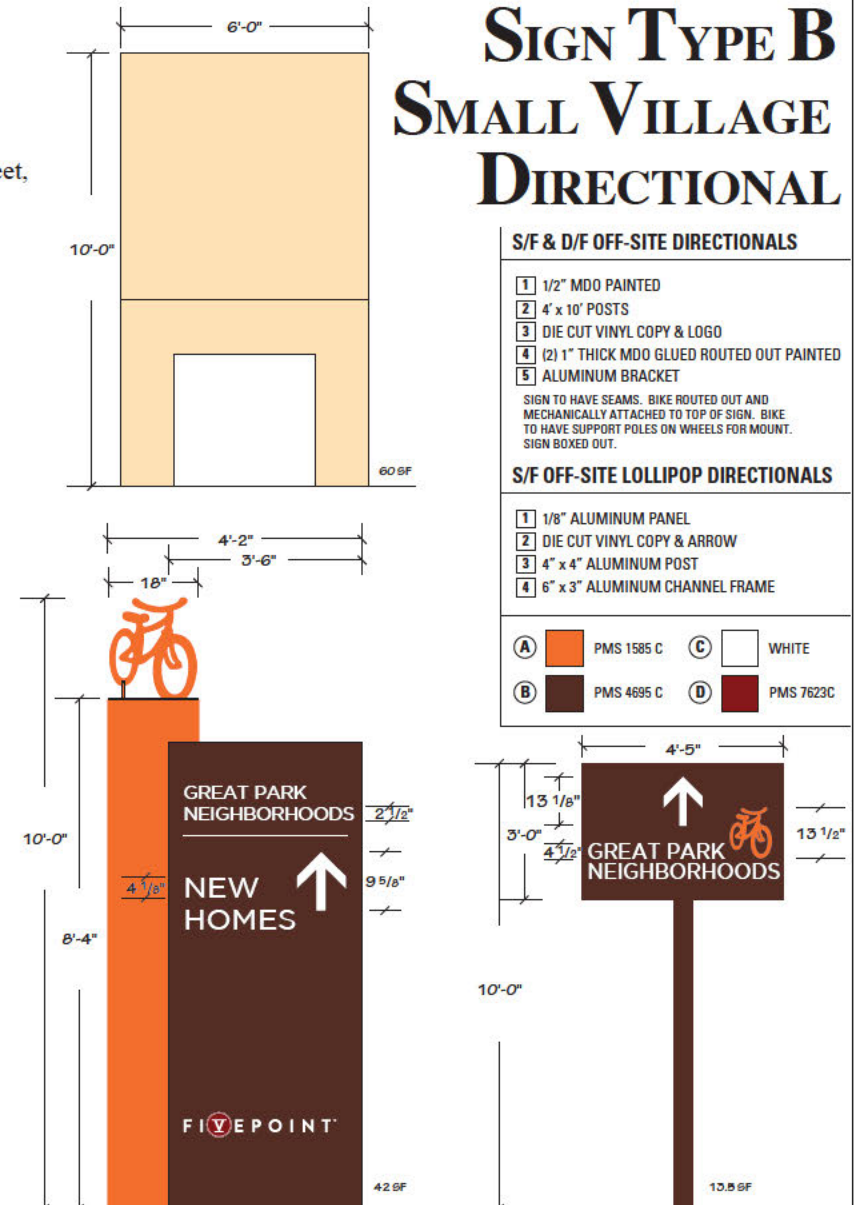
Sign Removal: Sign shall be removed when model home complexes no longer exist

Administrative Relief Approved via 005687322-PSS

- Allow sign copy to identify community name and district name
- Allow sign material of dimensional characters (up to 6" thick)
- Allow multiple sign locations either in public right-of-way or on private property with owner's consent
- Exceed the maximum numbers of signs allowed

Administrative Relief Approved via 00634744-PSS

- To exceed the maximum quantity of signs allowed to allow a total of 31 small village directional signs.



SIGN TYPE SPECIFICATION B PAGE 4b
GREAT PARK NEIGHBORHOODS SIGN PROGRAM
Modification #4 / 00978778-PSS
DEVELOPMENT NAME