



January 22, 2026

Mr. Derek Kegley  
Lennar Homes of California  
2000 FivePoint, 3rd Floor  
Irvine, CA 92618

**Sent Via Email:**  
[derek.kegley@lennar.com](mailto:derek.kegley@lennar.com)

**Subject: Approval of Modification 00969511-PMP to Master Plan 00959034-PMP for Von Karman Corporate Center Residential; Located at the Northwest Corner of Von Karman Avenue and Alton Parkway in Planning Area 36 (Irvine Business Complex)**

Dear Mr. Kegley:

Staff reviewed Modification 00969511-PMP for refinements to the approved master plan for the Von Karman Corporate Center (VKCC) residential project. The project site is located at the northwest corner of Von Karman Avenue and Alton Parkway in Planning Area 36 (Irvine Business Complex [IBC]). The project site is designated as Urban/Industrial in the General Plan Land Use Element and is zoned 5.1 IBC Multi-use per the Irvine Zoning Ordinance.

On September 18, 2025, the Planning Commission approved Master Plan 0095034-PMP, along with Vesting Tentative Tract Map No. 19424 (File No. 00959036-PTT) and Park Plan 00959081-PPP. The entitlement applications allowed for the future development of up to 426 for-sale residential condominium units, comprised of multiple product offerings including duplexes, attached townhomes, staked flats, and single-family detached units.

Since the approval of the original entitlement, Lennar Homes has assumed the role of project applicant. This modification seeks to refine the product offering at VKCC. Specifically, the application removes the staked flats product, which were three-story multi-family buildings originally anticipated for the northwestern portion of the VKCC project site. In lieu of the staked flats, Lennar Homes intends to provide additional attached townhomes. The change in product types results in a reduction of 14 units on-site, adjusting the total VKCC unit count from 426 to 412 units.

In conjunction with the transition in product type, the modification includes minor design refinements to common landscape areas, park spaces, and private streets and courts. These adjustments optimize site circulation and functional usability of open space to align with the revised residential footprints. The project site will continue to meet all applicable development regulations including setbacks, building height, parking, landscaping, park requirements, and site coverage.

Section 2-19-2 of the Irvine Zoning Ordinance contains criteria to determine when a proposed modification is classified as a “major modification.” A major modification must be reviewed by the original approving authority at a public hearing. However, where none of the criteria are met, the application is a “minor modification” and reviewed by the Director of Community Development.

Based on the submittal, the Director of Community Development determines that the proposed modification does not meet any of the five criteria to be classified as a major modification. Therefore, the project is a minor modification for the following reasons.

1. Proposed addition, deletion, and/or relocation of approved structures and/or land uses which would cause significant or potentially significant environmental impacts, based on staff's analysis prepared in accordance with City policy.

The modification proposes to refine certain product offerings within the previously approved 25-acre residential development. Specifically, the modification will redesign the previously anticipated staked flats product situated in the northwest portion of the project site into attached townhomes. The application does not introduce new land uses or substantially alter the overall residential development intensity of the site, and the project will continue to provide a variety of residential condominium product types across the project site. The project site is in a fully improved area that does not contain any sensitive habitats, and the modification will not cause any significant environmental impacts. Additionally, Pursuant to Section 15183 of the State California Environmental Quality Act (CEQA) Guidelines, this project is statutorily exempt from additional environmental review as it is consistent with the previously certified General Plan Update Environmental Impact Report (EIR) (SCH No. 2023070463). This modification does not result in any peculiar environmental effects or new significant impacts not previously analyzed within the original EIR or the project specific consistency analysis completed during the original entitlement, and no further environmental analysis is required. A Notice of Exemption has been prepared by staff and provided with this letter (Enclosure 2).

2. Proposed addition, deletion and/or relocation of approved structures and/or land uses which would cause significant or potentially significant on-site and off-site traffic impacts, based on staff's analysis of the transportation issues prepared in accordance with City policy.

The shift from staked flats to attached townhome product does not alter the residential nature of the site. While the modification makes minor refinements and adjustments to internal site circulation around the altered residential units, the project site continues to provide the same primary vehicular access points off Von Karman Avenue and same internal site circulation hierarchy of private streets as originally approved. The modification also reduces the total number of units slightly, effectively reducing the total number of anticipated daily and peak hour trips generated by the project. Therefore, the project is not anticipated to cause significant or potentially significant on-site and/or off-site traffic impacts.

3. The intent of the findings and conditions of approval for the approved project would not be preserved.

The modification does not modify or otherwise alter the intended use of the site, which will continue to provide for-sale, residential condominium units within the mixed-use area of the IBC. The modification allows for the slight reduction in total unit count to accommodate the conversion of staked flat units to attached townhomes, but the project remains a multi-family residential project that is consistent with the General Plan Housing Element. The modification will continue to comply with all applicable development standards including setbacks, building height, parking, landscaping, park requirements, and site coverage. Therefore, the modification is consistent with the intent of the findings and conditions of the original approval.

4. Proposed addition, deletion, and/or relocation of structures would result in an impact to or introduction of sensitive uses not previously considered within the site. This includes, but is not limited to, uses not previously considered such as childcare centers, schools, residences, and medical establishments.

The modification does not introduce new sensitive uses that were not previously considered. The approved master plan established multi-family residential uses at the project site. The modification allows for product type adjustments, but will continue to be a for-sale, residential condominium development as originally analyzed. Additionally, no new categories of sensitive uses, such as childcare centers, schools, or medical establishments, are being introduced, and the refinement of building footprints within the site does not create conflict with any nearby sensitive uses in manners that were previously unconsidered. Therefore, there will be no impact to, or introduction of, sensitive uses.

5. Reconfiguration of the site plan resulting in: a) a significant reduction of landscaping; or b) a significant change in parking.

The project's scope involves minor site plan refinements in order to convert the previously anticipated staked flats product to attached townhomes. While the adjustment in product type results in subtle shifts to common landscape areas, open space, and park amenity areas, the modification provides a net increase in landscaping and expands the provided park and landscape areas on site from 2.12 acres to 2.34 acres. The project will continue to comply with parking by providing all required resident parking in unit garages. Additionally, the modification provides a revised site plan that includes sufficient on-site parking to accommodate the minimum guest parking requirements. While the total number of provided parking spaces has been reduced in conjunction with the reduced unit count, the net surplus of code-required parking has increased by four spaces. Therefore, the proposed modification does not result in a significant reduction of landscaping or change in parking.

Based on the information submitted with this application, the Director of Community Development makes the following finding pursuant to Section 2-19-7 of the Zoning Ordinance and hereby approves Minor Modification 00969511-PMP.

1. The modification does not alter or affect the intent of the findings and conditions of the original project approval.

The modification does not result in a change of land use; the site will continue to function as a for-sale, multi-family, residential condominium development as originally intended and approved. The refinement is consistent with the goals of the General Plan Housing Element. The modification does not substantially alter the site design, circulation hierarchy, or the overall residential character of the project as originally approved. All previous conditions of approval will continue to apply to the project. Therefore, the modification will preserve the intent of the findings and conditions of the original approval. All applicable conditions of approval shall remain in full force and effect.

This approval is subject to the following conditions of approval:

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 6.2

LEGAL ACTION – HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Condition 6.19

COMPLIANCE WITH PRIOR CONDITIONS

Development of this project shall comply with all applicable conditions of approval from Vesting Tentative Tract Map No. 19424 (File No. 00959036-PTT), Master Plan 00959034-PMP, and Park Plan 00959081-PPP, as established in Planning Commission Resolutions 25-4029, 25-4030, and 25-4031, respectively.

Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending at 5 p.m. on Thursday, January 29, 2026, the approval granted by this letter shall become effective Friday January 30, 2026.

The stamped-approved plans for Master Plan Modification 00969511-PMP 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 Consultant Planner Calvin Mingione at 949-724-6089 or by email at [cmingione@cityofirvine.org](mailto:cmingione@cityofirvine.org).

Sincerely,

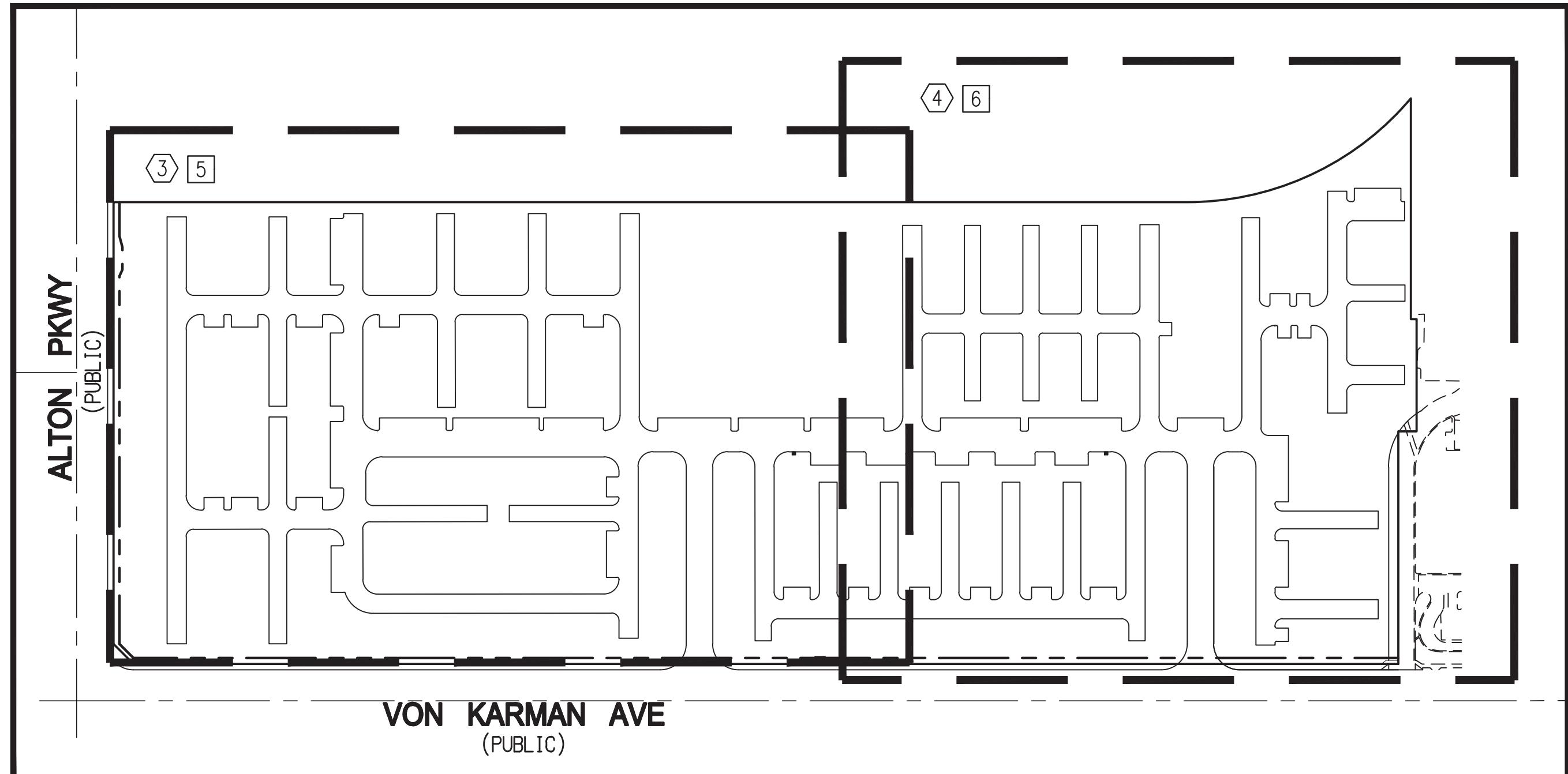


Stephanie Frady, AICP  
Director of Community Development

Enclosures:

1. Approved Project Plans
2. Notice of Exemption

cc: Soul Parness, Lennar Homes, [soul.parness@lennar.com](mailto:soul.parness@lennar.com)  
Robert Savosh, IRA Capital, [rsavosh@iracapital.com](mailto:rsavosh@iracapital.com)  
File(s): 00969511-PMP; 00959034-PMP



## INDEX MAP

NOT TO SCALE

(3) TECHNICAL SITE PLAN  
(5) PARKING & TRASH PLAN

### PLAN MIX SUMMARY-DUPLEXES

PLAN TYPE	DESCRIPTION	SQUARE FOOTAGE	NUMBER OF UNITS	NUMBER OF ACCESSIBLE/ADAPTABLE UNITS
PLAN A1	3 BEDROOM 3.5 BATHROOM	2,579	27 (34%)	N/A
PLAN A2	4 BEDROOM 3.5 BATHROOM	2,685	30 (38%)	N/A
PLAN A3	4 BEDROOM 4.5 BATHROOM	2,674	23 (28%)	N/A
TOTAL			80 (100%)	N/A

### PLAN MIX SUMMARY-SINGLE FAMILY

PLAN TYPE	DESCRIPTION	SQUARE FOOTAGE	NUMBER OF UNITS	NUMBER OF ACCESSIBLE/ADAPTABLE UNITS
PLAN B1	3 BEDROOM 3.5 BATHROOM	2,296	35 (39%)	N/A
PLAN B2	3 BEDROOM+DEN 2.5 BATHROOM	2,312	29 (32%)	N/A
PLAN B3	4 BEDROOM 3.5 BATHROOM	2,655	26 (29%)	N/A
TOTAL			90 (100%)	N/A

### PLAN MIX SUMMARY-TOWNHOMES

PLAN TYPE	DESCRIPTION	SQUARE FOOTAGE	NUMBER OF UNITS	NUMBER OF ACCESSIBLE/ADAPTABLE UNITS*
PLAN C1	3 BEDROOM 3 BATHROOM	2,068	68 (54%)	0
PLAN C2	3 BEDROOM 2.5 BATHROOM	2,321	58 (46%)	12**
TOTAL			126 (100%)	12**

\*ACCESSIBLE UNIT CALCULATION: (126 UNITS - 15 TRIFLEX UNITS) X 10% = 11.1 UNITS ---> 12 UNITS

\*\*ACTUAL DISTRIBUTION OF ADA UNITS TO BE DETERMINED DURING PRECISE GRADING PLAN APPROVAL

### PLAN MIX SUMMARY-BACK TO BACK TOWNHOMES

PLAN TYPE	DESCRIPTION	SQUARE FOOTAGE	NUMBER OF UNITS	NUMBER OF ACCESSIBLE/ADAPTABLE UNITS*
PLAN D1	2 BEDROOM 2.5 BATHROOM	2,039	60 (52%)	0
PLAN D2	3 BEDROOM 2.5 BATHROOM	2,179	56 (48%)	12**
TOTAL			116 (100%)	12**

\*ACCESSIBLE UNIT CALCULATION: 116 UNITS X 10% = 11.6 UNITS ---> 12 UNITS

\*\*ACTUAL DISTRIBUTION OF ADA UNITS TO BE DETERMINED DURING PRECISE GRADING PLAN APPROVAL

# MINOR MODIFICATION TO MASTER PLAN FOR TRACT 19424

## LEGAL DESCRIPTION

REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

### PARCEL A:

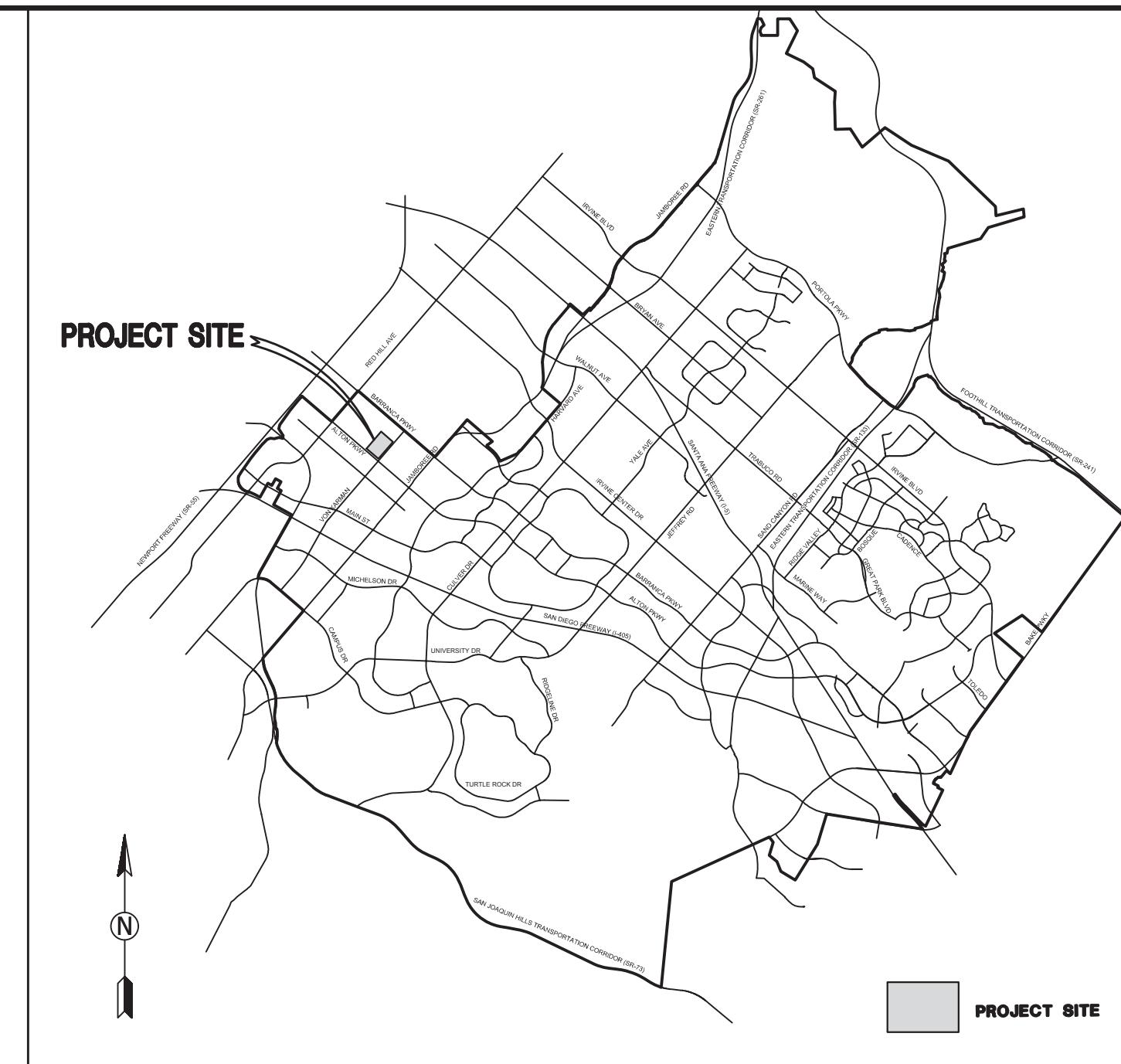
PARCEL 1, 2 AND 3 OF PARCEL MAP NO. 81-613, CITY OF IRVINE, COUNTY OF ORANGE, STATE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND UNDER HYDROCARBONS BY WHATSOEVER NAME KNOWN, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREIN ABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OILOR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OF THE UPPER 500 FEET OF THE SUBSURFACE OF THE SAID LAND, AS RESERVED IN DEED FROM IRVINE INDUSTRIAL COMPLEX, A CORPORATION RECORDED SEPTEMBER 25, 1969, IN BOOK 9089, PAGE 261, OFFICIAL RECORDS.

### PARCEL B:

PARCEL 2, IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE CALIFORNIA, AS SHOWN ON EXHIBIT "B" ATTACHED TO LOT LINE ADJUSTMENT NO. 87-LL-0062 RECORDED APRIL 27, 1987 AS INSTRUMENT NO. 87-227853 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS, AND UNDER HYDROCARBONS BY WHATSOEVER NAME KNOWN, THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREIN ABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OILOR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OF THE UPPER 500 FEET OF THE SUBSURFACE OF THE SAID LAND, AS RESERVED IN DEED FROM IRVINE INDUSTRIAL COMPLEX, A CORPORATION RECORDED SEPTEMBER 25, 1969, IN BOOK 9089, PAGE 261, OFFICIAL RECORDS.



LOCATION MAP

## SHEET INDEX

C-1	TITLE SHEET	AC3	ELEVATIONS
C-2	STREET CROSS SECTIONS	AC4	ELEVATIONS
C-3	TECHNICAL SITE PLAN	AC5	BUILDING PLANS
C-4	TECHNICAL SITE PLAN	AC6	BUILDING PLANS
C-5	PARKING AND TRASH COLLECTION PLAN	AC7	BUILDING PLANS
C-6	PARKING AND TRASH COLLECTION PLAN	AC8	UNIT PLANS
AA1	PERSPECTIVES	AC9	UNIT PLANS
AA2	ELEVATIONS	AD1	PERSPECTIVES
AA3	ELEVATIONS	AD2	ELEVATIONS
AA4	ELEVATIONS	AD3	ELEVATIONS
AA5	BUILDING PLANS	AD4	ELEVATIONS
AA6	BUILDING PLANS	AD5	BUILDING PLANS
AA7	BUILDING PLANS	AD6	BUILDING PLANS
AA8	UNIT PLANS	AD7	BUILDING PLANS
AA9	UNIT PLANS	AD8	UNIT PLANS
AA10	UNIT PLANS	AD9	UNIT PLANS
AB1	STREET SCENE	AE1	PERSPECTIVES
AB2	ELEVATIONS	AE2	ELEVATIONS
AB3	ELEVATIONS	AE3	BUILDING PLAN
AB4	ELEVATIONS	L-1	CONCEPTUAL LANDSCAPE PLAN
AB5	ELEVATIONS	L-2	CONCEPTUAL WALL AND FENCE PLAN
AB6	ELEVATIONS	L-3	CONCEPTUAL PLANTING PLAN

### PARKING SUMMARY

DESCRIPTION	REQUIRED	PROVIDED
RESIDENTS STALLS (UNITS X 2)	824	824
TOTAL VISITOR STALLS (UNIT x 0.7)	289	ON-STREET OFF-STREET TOTAL
	44 245 293	
TOTAL STALLS	1,113	1,117

NUMBER OF CONDOMINIUM UNITS THAT MEET 250' VISITOR STALL DISTANCE	412
NUMBER OF HANDICAP STALLS (5% OF OFF-STREET PARKING)	12
NUMBER OF EV CHARGING STALLS (10% OF OFF-STREET PARKING)	24

\* ALL REQUIRED RESIDENT STALLS ARE LOCATED WITHIN GARAGES ON-SITE

### VKCC IRVINE DEVELOPMENT STANDARDS

	DUPLEXES	SINGLE FAMILY	TOWNHOMES	BACK-TO BACK TOWNHOMES
LOTS CRITERIA*				
LOT SIZE, MIN.	NO REQUIREMENT	NO REQUIREMENT	NO REQUIREMENT	NO REQUIREMENT
LOT WIDTH, MIN.	NO REQUIREMENT	NO REQUIREMENT	NO REQUIREMENT	NO REQUIREMENT
LOT DEPTH, MIN.	NO REQUIREMENT	NO REQUIREMENT	NO REQUIREMENT	NO REQUIREMENT
SETBACKS				
MIN. SETBACKS FROM PRIVATE DRIVE	*GARAGE APRON: 3 FT SIDE TO CURB: 8 FT*	*GARAGE APRON: 3 FT SIDE TO CURB: 8 FT*	*GARAGE APRON: 3 FT SIDE TO CURB: 8 FT*	*GARAGE APRON: 3 FT SIDE TO CURB: 8 FT*
MIN. SETBACKS FROM PRIVATE COURT	*GARAGE APRON: 3 FT SIDE TO CURB: 8 FT*	*GARAGE APRON: 3 FT SIDE TO CURB: 8 FT*	*GARAGE APRON: 3 FT SIDE TO CURB: 8 FT*	*GARAGE APRON: 3 FT SIDE TO CURB: 8 FT*
PROPERTY LINE SETBACKS*				
SETBACKS FROM INTERIOR PROPERTY LINE	N/A	N/A	N/A	N/A
BUILDING SEPARATION				
MIN. DISTANCE BETWEEN STRUCTURES W/O PASEO OF GREENWAY (ZERO OPENING)	6'	6'	10'	10'
MIN. DISTANCE BETWEEN STRUCTURES SEPARATED BY PASEO OF GREENWAY	20'	10'	20'	20'
MIN. FRONT DOOR TO ADJACENT STRUCTURE	20'	10'	20'	20'
MIN. GARAGE DOOR TO GARAGE DOOR	28'	28'	28'	28'
MIN. BETWEEN LIVABLE AREAS ACROSS AN ALLEY (2nd AND 3rd LEVELS)	24'	22'	24'	24'
BUILDING HEIGHT				
MAX. BUILDING HEIGHT	50'	50'	50'	50'
OPEN SPACE	75 SF, 5 FT MIN. DIMENSION	200 SF, 10 FT MIN. DIMENSION	75 SF, 5 FT MIN. DIMENSION	75 SF, 5 FT MIN. DIMENSION

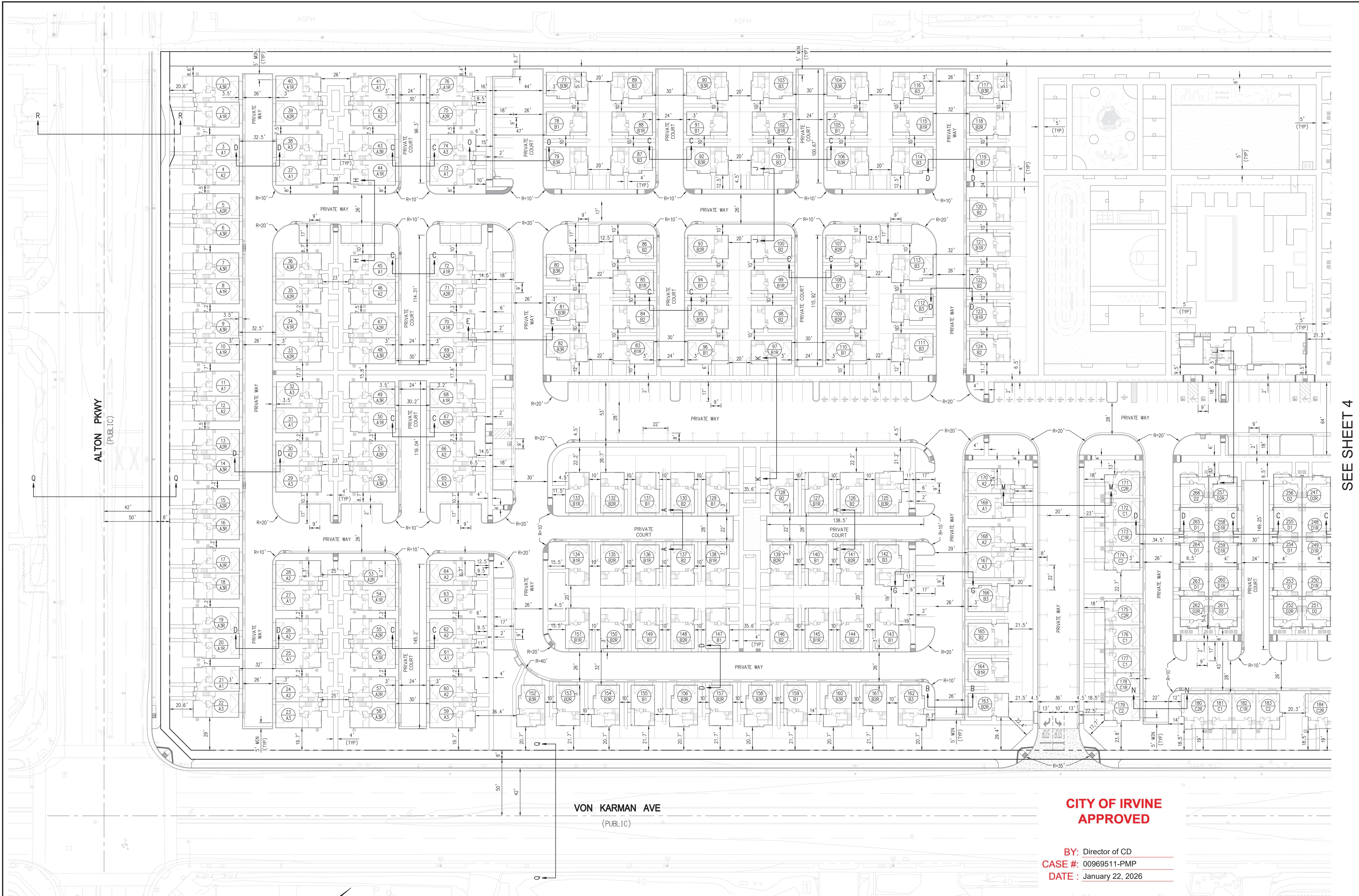
**CITY OF IRVINE  
APPROVED**

BY: Director of CD  
CASE #: 00969511-PM  
DATE : January 22, 2026

PROJECT SUMMARY	
SITE AREA:	25.41 AC
TOTAL UNITS:	412
DENSITY:	16.214
DUPLEX:	80
SFD:	90
TOWNHOMES:	126
B2B:	116
TOTAL:	412



SEE SHEET 4



**CITY OF IRVINE  
APPROVED**

BY: Director of CD  
CASE #: 00969511-PMP  
DATE: January 22, 2026

PRODUCT TYPE:  
A: DUETS  
B: SFD  
C: TOWNHOMES  
D: BACK-TO-BACK

UNIT NUMBER  
PRODUCT TYPE PLAN TYPE

30' 20' 10' 0' 30' 60'  
GRAPHIC SCALE: 1"=30'

REVISION DATE	DESCRIPTION	APPR. DATE
---------------	-------------	------------

PREPARED BY:  
**PROACTIVE**  
ENGINEERING CONSULTANTS  
27051 Towne Centre Drive, Suite 270  
Foothill Ranch, CA 92610 (949) 716-7460  
NSTREETER@PROENG.NET  
NICHOLAS A. STREETER, PE R.C.E. 70862 EXP. 06/30/27



OWNER/SUBDIVIDER:  
**LENNAR**  
15131 ALTON PARKWAY, SUITE 365  
IRVINE, CA 92618  
(714) 547-2322  
ATTN: DEREK KEGLEY  
DEREK.KEGLEY@LENNAR.COM

MINOR MODIFICATION TO MASTER PLAN  
VTTM 19424  
TECHNICAL SITE PLAN  
CITY OF IRVINE  
COMMUNITY DEVELOPMENT DEPARTMENT

JOB NO. 25.067  
MASTER PLAN  
FILE CASE # 00959034-PMP  
**C-3**  
SHEET 3 OF 49

SEE BELOW RIGHT

# SEE SHEET 3

# CITY OF IRVINE APPROVED

**BY:** Director of CD  
**CASE #:** 00969511-PMP  
**DATE :** January 22, 2026

This detailed architectural site plan illustrates a large residential complex, likely a multi-story apartment building, situated along Von Karman Ave. The plan is organized into several sections, each showing a grid of units with various room types and dimensions. Key features include:

- Units:** The plan identifies numerous units, such as 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 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571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 749, 750, 751, 752, 753, 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This architectural section drawing illustrates a building's vertical profile. The structure features a prominent, steep roof with a dark, angular profile. The interior is divided into several levels by thick vertical walls. A central vertical circulation core, represented by a thick black line, contains a staircase and a rectangular opening. On the left, a horizontal line with small circles indicates a series of rooms or openings. A horizontal line with a zigzag pattern at the bottom represents a foundation or a lower level. The drawing uses fine lines and cross-hatching to indicate materials and shadows, providing a detailed look at the building's internal organization and structural elements.

# SEE ABOVE LEFT

VON KARMAN AV

(PUBLIO)

## PRODUCT TYPE:

UNIT NUMBER

PRODUCT TYPE

PLAN TYPE

ARED BY:

**PROACTIVE**  
ENGINEERING CONSULTANTS

27051 Towne Centre Drive, Suite 270  
Foothill Ranch, CA 92610 (949) 716-7460  
NSTREETER@PROENG.NET

*Streeter*

LAS A. STREETER, PE R.C.E. 70862 EXP. 06/30/27



OWNER/SUBDIVIDER:  
**LENNAR**  
15131 ALTON PARKWAY, SUITE 365  
IRVINE, CA 92618  
(949) 507-1292  
ATTN: DEREK KEGLEY  
[DEREK.KEGLEY@LENNAR.COM](mailto:DEREK.KEGLEY@LENNAR.COM)

**MINOR MODIFICATION TO MASTER PLAN  
VTTM 19424  
TECHNICAL SITE PLAN**

---

JOB NO. 25.067  
MASTER PLAN  
CASE # 00959034-PMP  

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**C-4**

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**EET** **4** OF **49**

SEE SHEET 6

ALTON PKWY  
(PUBLIC)

VON KARMAN AVE

(PUBLIC)

CITY OF IRVINE  
APPROVED

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : January 22, 2026

GRAPHIC SCALE: 1"=30'

30' 20' 10' 0' 30' 60'

REVISION DATE	DESCRIPTION	APPR. DATE

PREPARED BY:  
**PROACTIVE**  
ENGINEERING CONSULTANTS  
27051 Towne Centre Drive, Suite 270  
Foothill Ranch, CA 92610 (949) 716-7460  
NSTREETER@PROENG.NET  
NICHOLAS A. STREETER, PE R.C.E. 70862 EXP. 06/30/27



OWNER/SUBDIVIDER:  
**LENNAR**  
15131 ALTON PARKWAY, SUITE 365  
IRVINE, CA 92618  
(714) 557-2322  
ATTN: DEREK KEGLEY  
DEREK.KEGLEY@LENNAR.COM

MINOR MODIFICATION TO MASTER PLAN  
VTTM 19424  
PARKING & TRASH PLAN  
CITY OF IRVINE  
COMMUNITY DEVELOPMENT DEPARTMENT

JOB NO. 25.067  
MASTER PLAN  
FILE CASE # 00959034-PMP  
**C-5**  
SHEET 5 OF 49

SEE SHEET 5



VON KARMAN AVE  
(PUBLIC)

REVISION DATE	DESCRIPTION	APPR. DATE

PREPARED BY:  
**PROACTIVE**  
ENGINEERING CONSULTANTS  
27051 Towne Centre Drive, Suite 270  
Foothill Ranch, CA 92610 (949) 716-7460  
NSTREETER@PROENG.NET  
NICHOLAS A. STREETER, PE R.C.E. 70862 EXP. 06/30/27



OWNER/SUBDIVIDER:  
**LENNAR**  
15131 ALTON PARKWAY, SUITE 365  
IRVINE, CA 92618  
(949) 574-2322  
ATTN: DEREK KEGLEY  
DEREK.KEGLEY@LENNAR.COM

JOB NO. 25.067  
MASTER PLAN  
FILE CASE # 00959034-PMP  
**MINOR MODIFICATION TO MASTER PLAN**  
**VTTM 19424**  
**PARKING & TRASH PLAN**  
CITY OF IRVINE  
COMMUNITY DEVELOPMENT DEPARTMENT  
**C-6**  
SHEET 6 OF 49

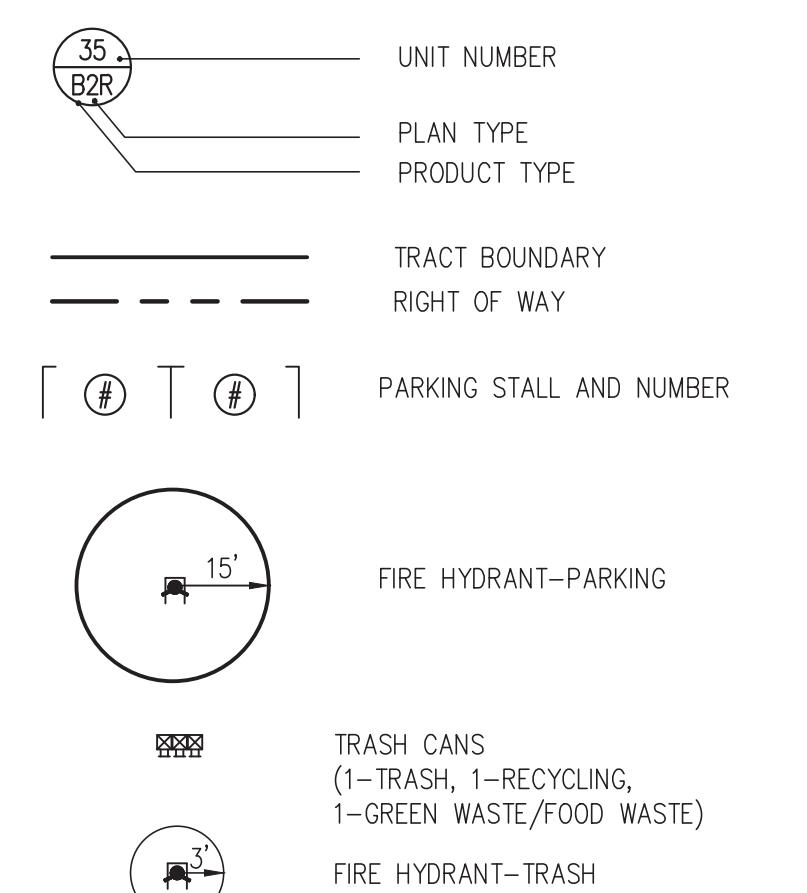
PARKING SUMMARY

DESCRIPTION	REQUIRED	PROVIDED
RESIDENTS STALLS (UNITS X 2)	824	824
TOTAL VISITOR STALLS (UNIT x 0.7)	289	289
TOTAL STALLS	1,113	1,113

NUMBER OF CONDOMINIUM UNITS THAT MEET 250' VISITOR STALL DISTANCE	412
NUMBER OF HANDICAP STALLS (5% OF OFF-STREET PARKING)	12
NUMBER OF EV CHARGING STALL (10% OF OFF-STREET PARKING)	24

\* ALL REQUIRED RESIDENT STALLS ARE LOCATED WITHIN GARAGES ON-SITE

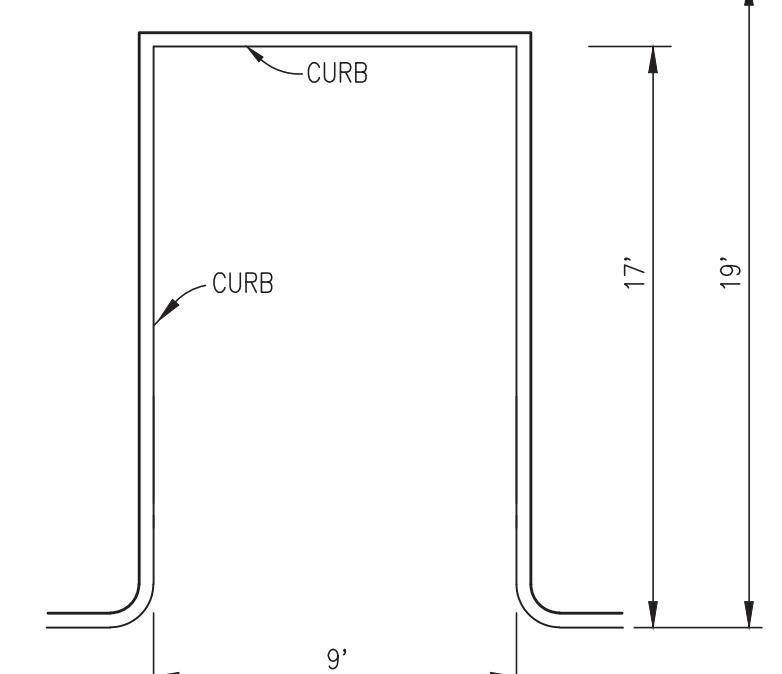
LEGEND



NOTES

1. RESIDENTS WILL BE ADVISED OF THE NEED TO BRING THEIR WASTE BINS TO DESIGNATED LOCATIONS ON THIS PLAN.
2. WASTE BINS WILL BE STORED IN SIDEYARDS/GARAGES.

\* PARKING STALL OVERHANG SHALL HAVE LOW-COVER LANDSCAPING OR A MINIMUM 6 FOOT WIDE SIDEWALK.

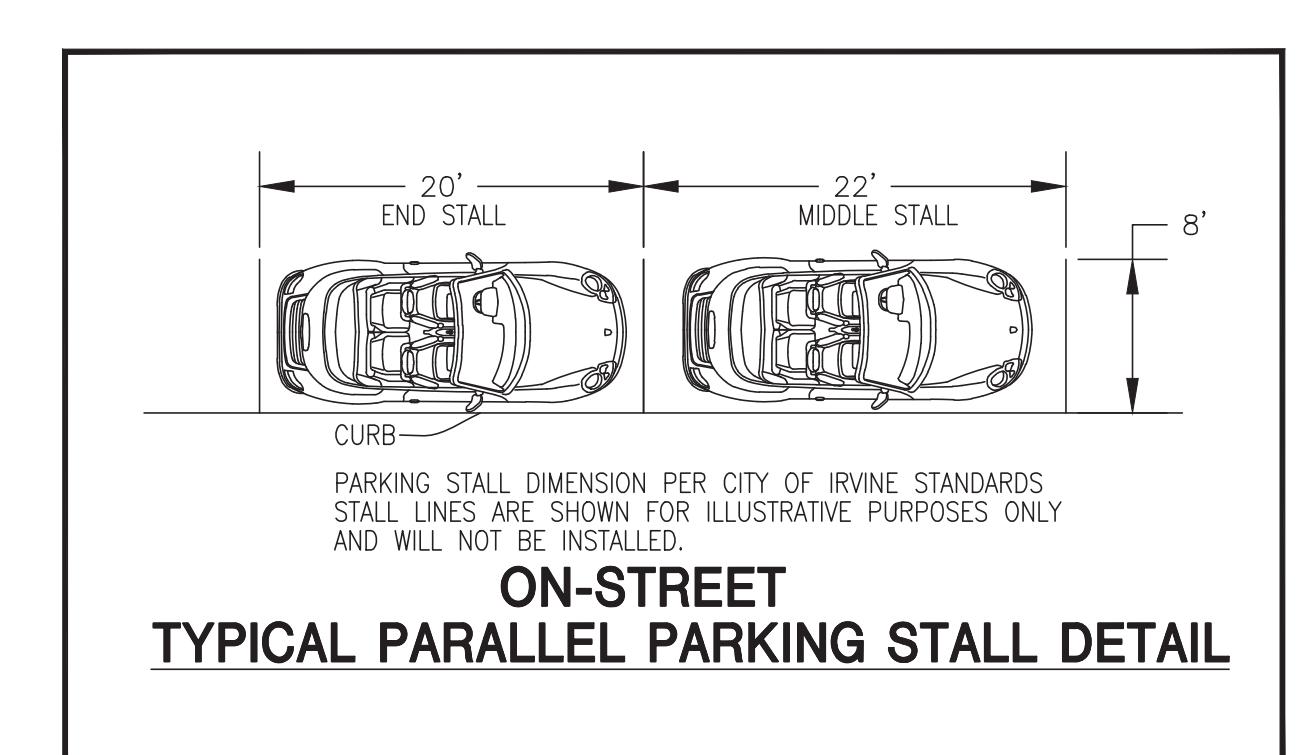


TYPICAL PARKING STALL DETAIL

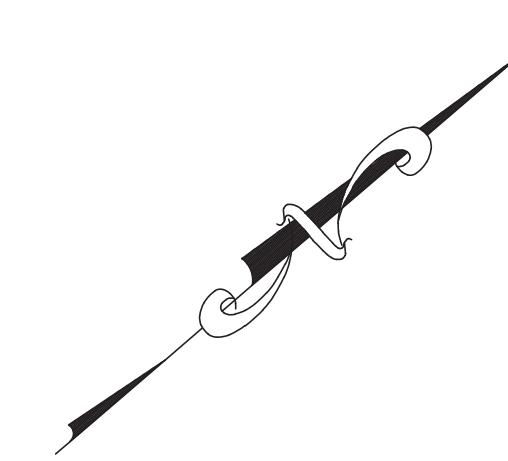
NOT TO SCALE  
(PER C.O.I STD PLAN NO. 411)

**CITY OF IRVINE APPROVED**

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : January 22, 2026



ON-STREET  
TYPICAL PARALLEL PARKING STALL DETAIL



JOB NO. 25.067

MASTER PLAN  
FILE CASE # 00959034-PMP

C-6

SHEET 6 OF 49



STYLE A

**CITY OF IRVINE  
APPROVED**

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : January 22, 2026



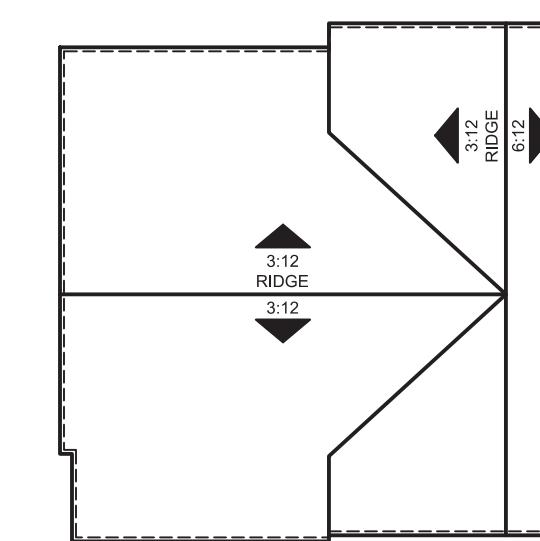
STYLE B



STYLE C

### MATERIAL LEGEND

- 1. STUCCO
- 2. STUCCO TRIM
- 3. VERTICAL SIDING
- 4. COMPOSITE SHINGLE ROOF
- 5. VINYL WINDOWS
- 6. FASCIA
- 7. SLIDING DOOR
- 8. ENTRY DOOR
- 9. SECTIONAL GARAGE DOOR
- 10. RAILING
- 11. ACCENT PANEL
- 12. DECORATIVE LIGHTS & ADDRESS SIGN



ROOF PLAN  
SCALE: 1/16"=1'-0"



**CITY OF IRVINE  
APPROVED**

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : Jan 22, 2026



ROOF PLAN  
SCALE: 1/16"=1'-0"



**CITY OF IRVINE  
APPROVED**

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : Jan 22, 2026

**MATERIAL LEGEND**

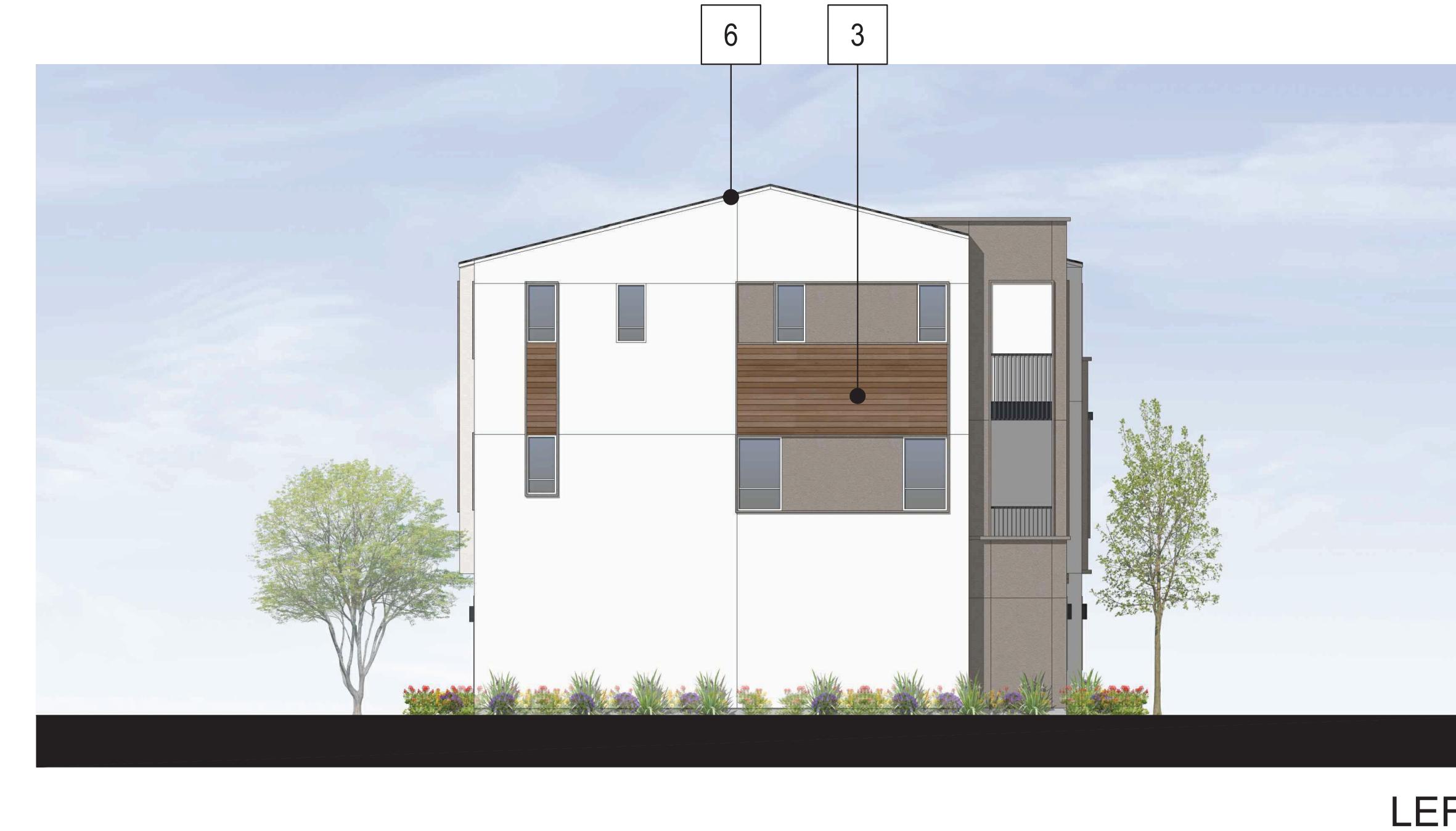
1. STUCCO	8. ENTRY DOOR
2. STUCCO TRIM	9. SECTIONAL GARAGE DOOR
3. VERTICAL SIDING	10. RAILING
4. COMPOSITE SHINGLE ROOF	11. ACCENT PANEL
5. VINYL WINDOWS	12. DECORATIVE LIGHTS & ADDRESS SIGN
6. FASCIA	
7. SLIDING DOOR	

**CITY OF IRVINE  
APPROVED**

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : Jan 22, 2026



RIGHT



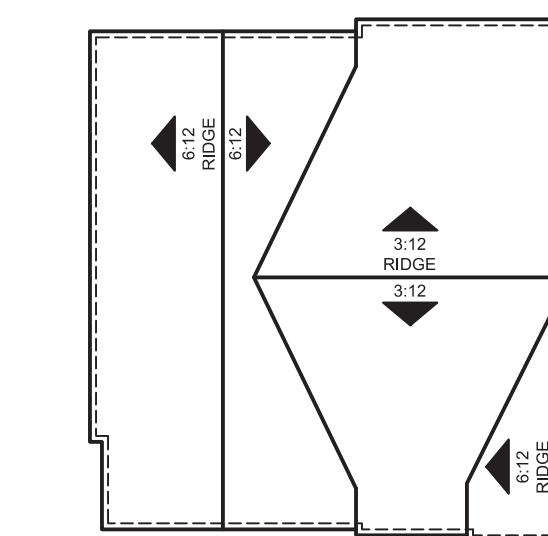
LEFT



FRONT



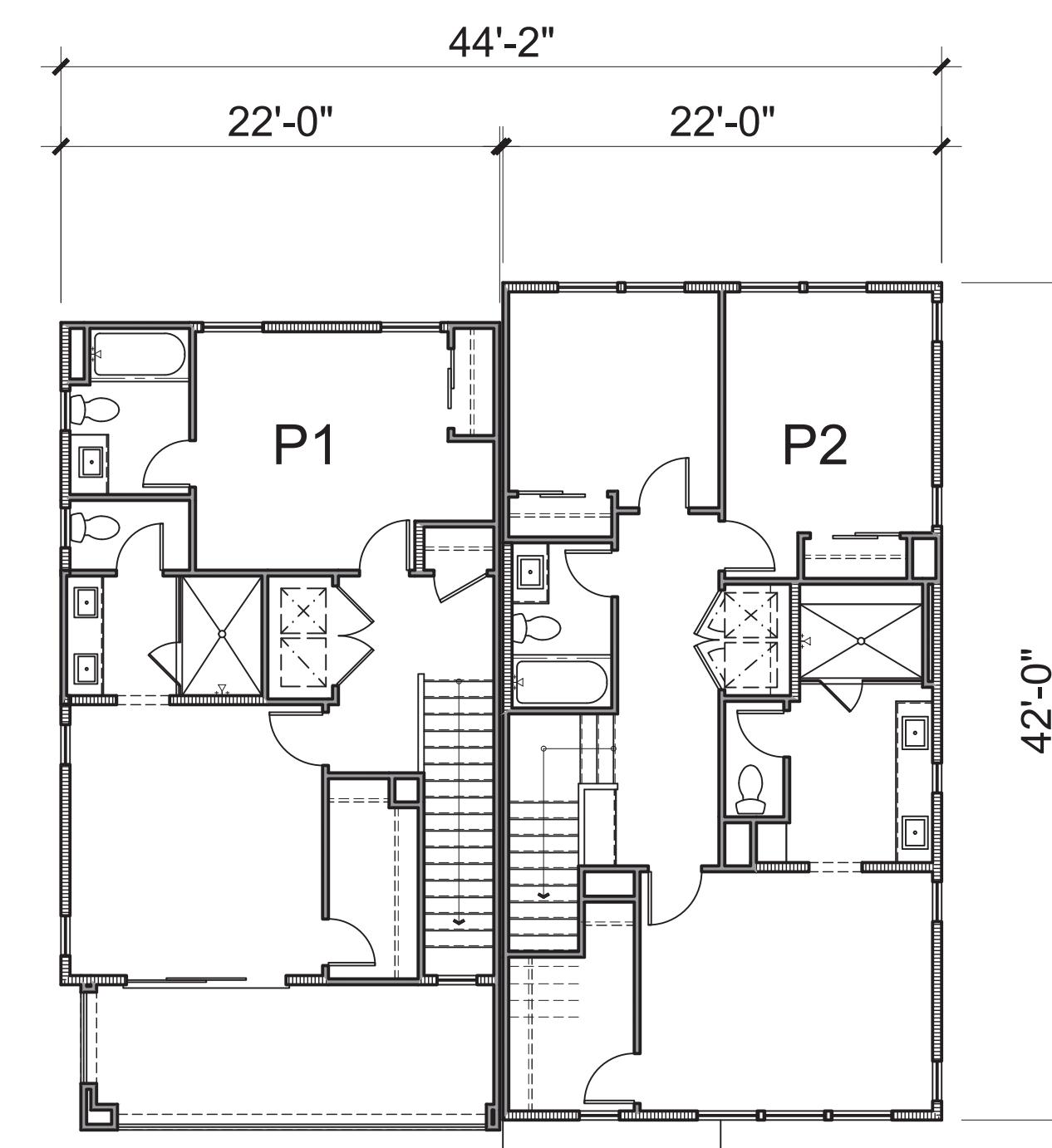
REAR



ROOF PLAN  
SCALE: 1/16"=1'-0"

#### MATERIAL LEGEND

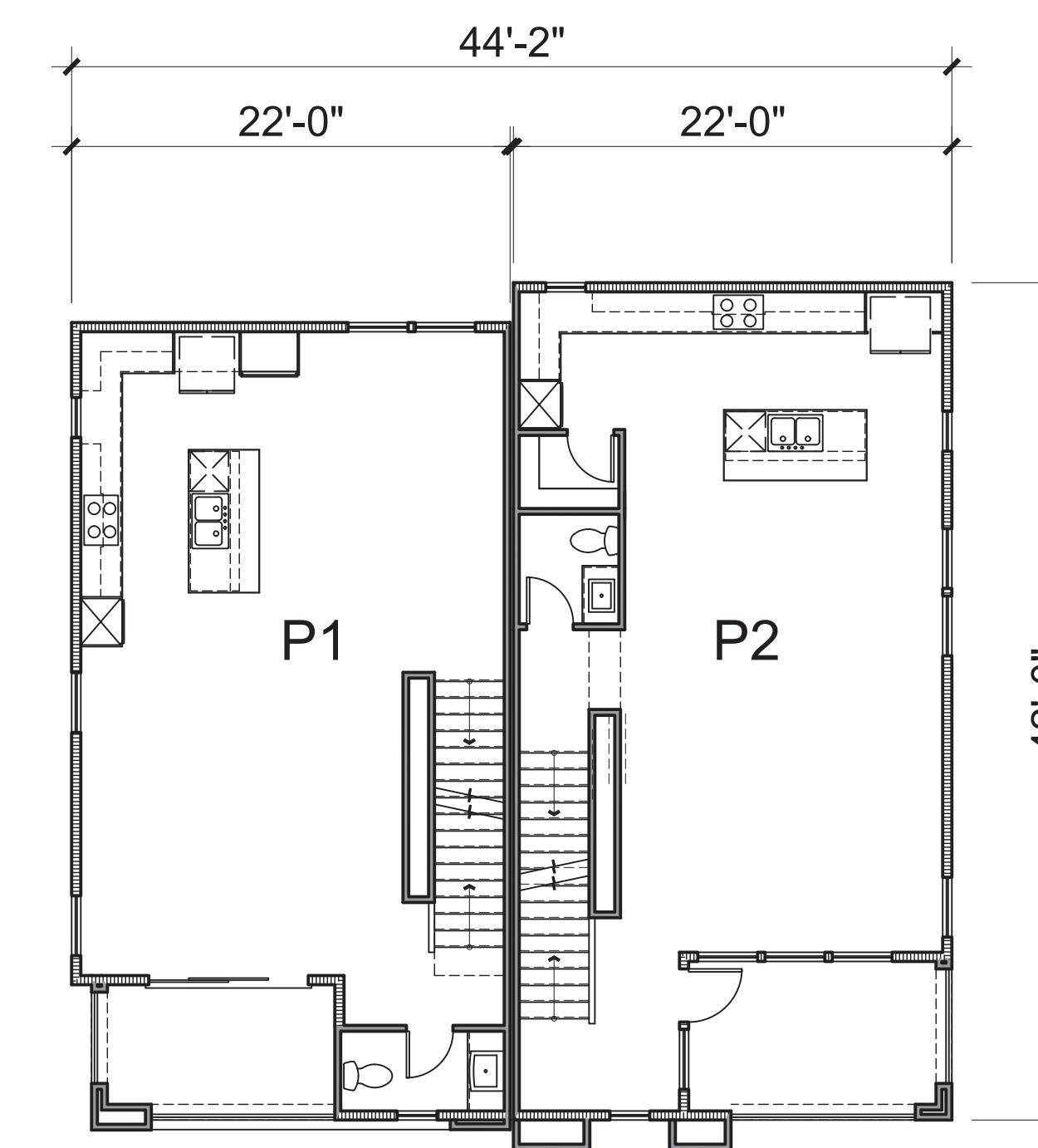
1. STUCCO	8. ENTRY DOOR
2. STUCCO TRIM	9. SECTIONAL GARAGE DOOR
3. HORIZONTAL SIDING	10. RAILING
4. COMPOSITE SHINGLE ROOF	11. ACCENT PANEL
5. VINYL WINDOWS	12. DECORATIVE LIGHTS &
6. FASCIA	ADDRESS SIGN
7. SLIDING DOOR	



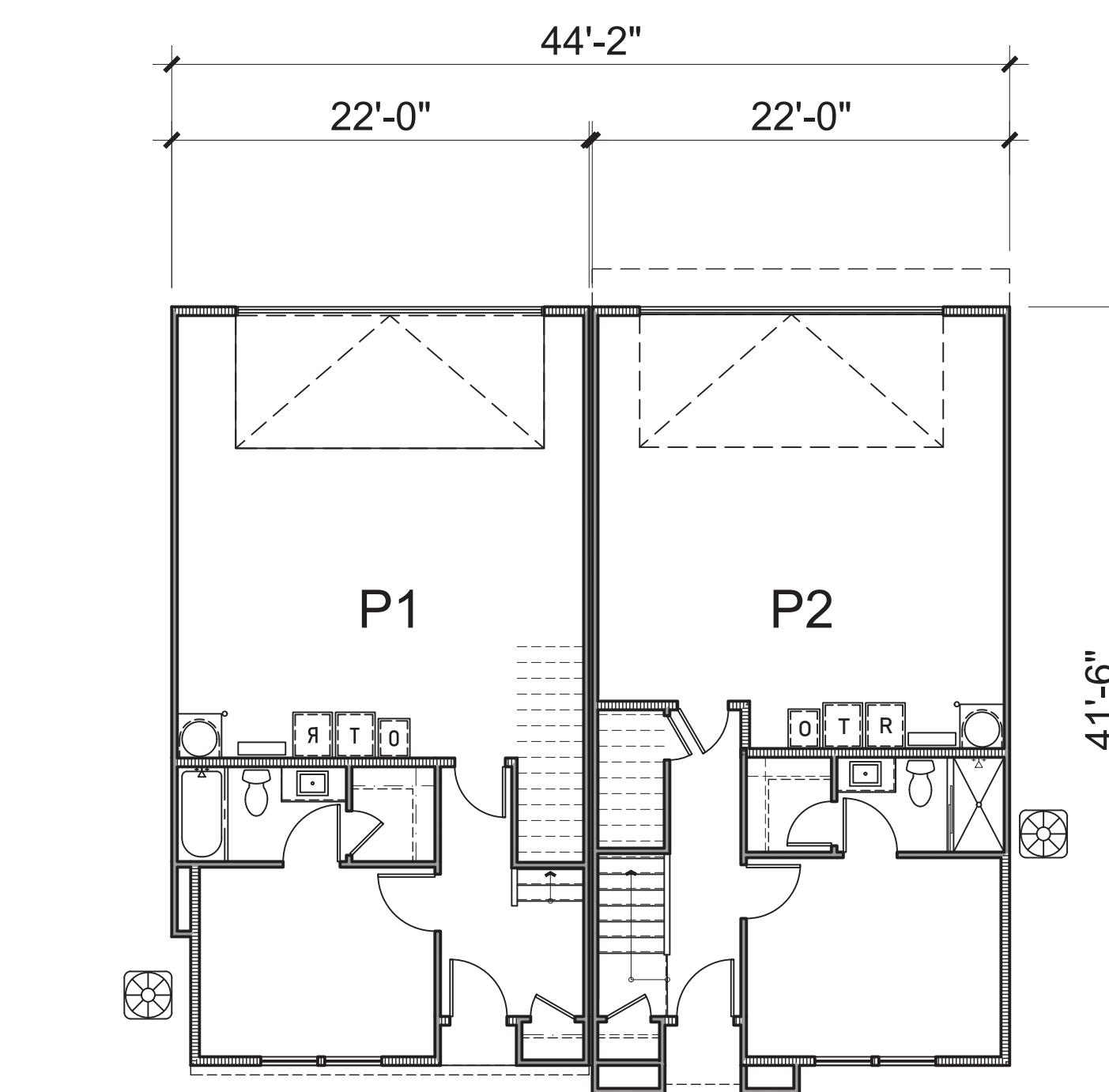
THIRD FLOOR

**CITY OF IRVINE  
APPROVED**

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : Jan 22, 2026



SECOND FLOOR



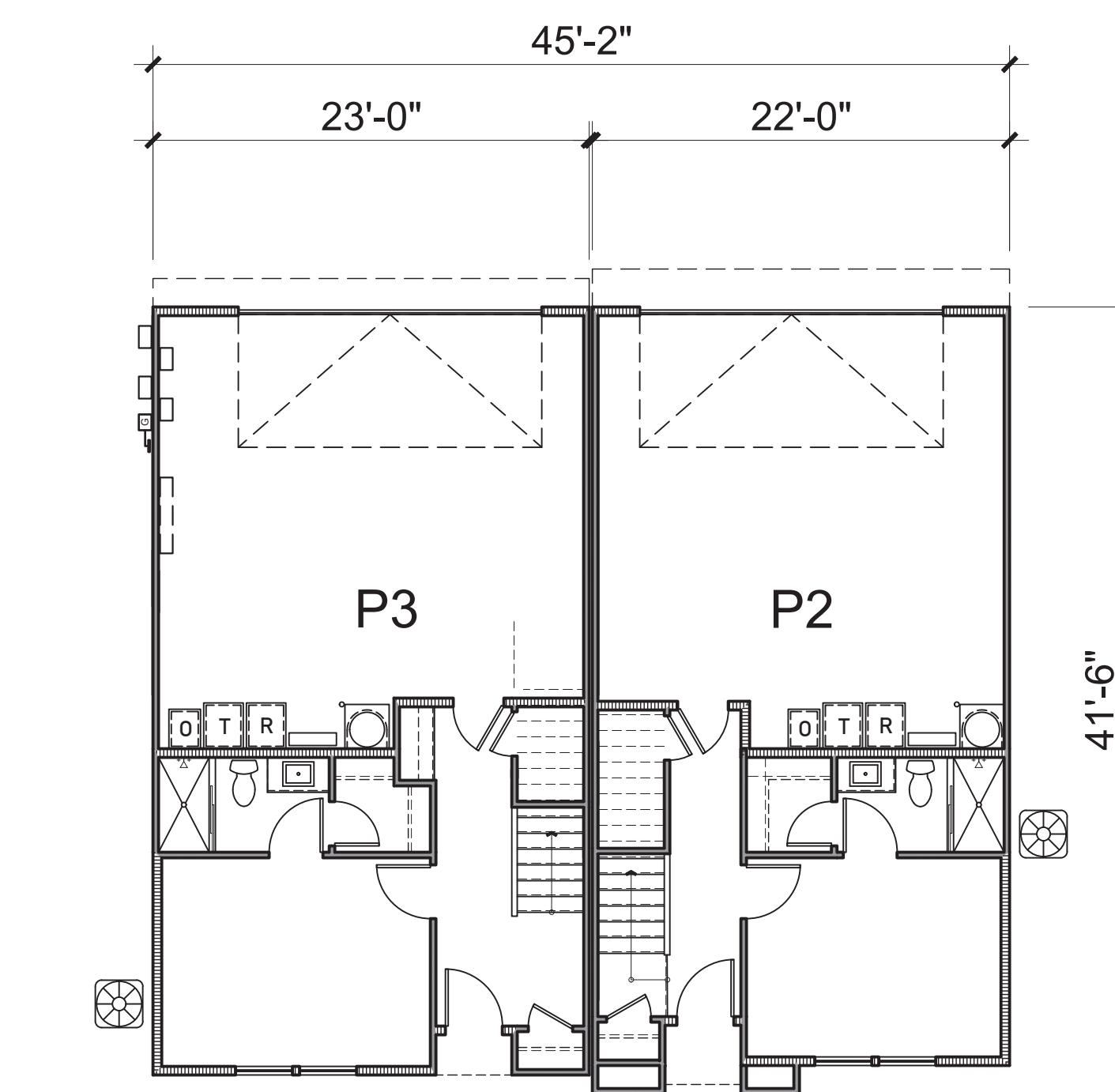
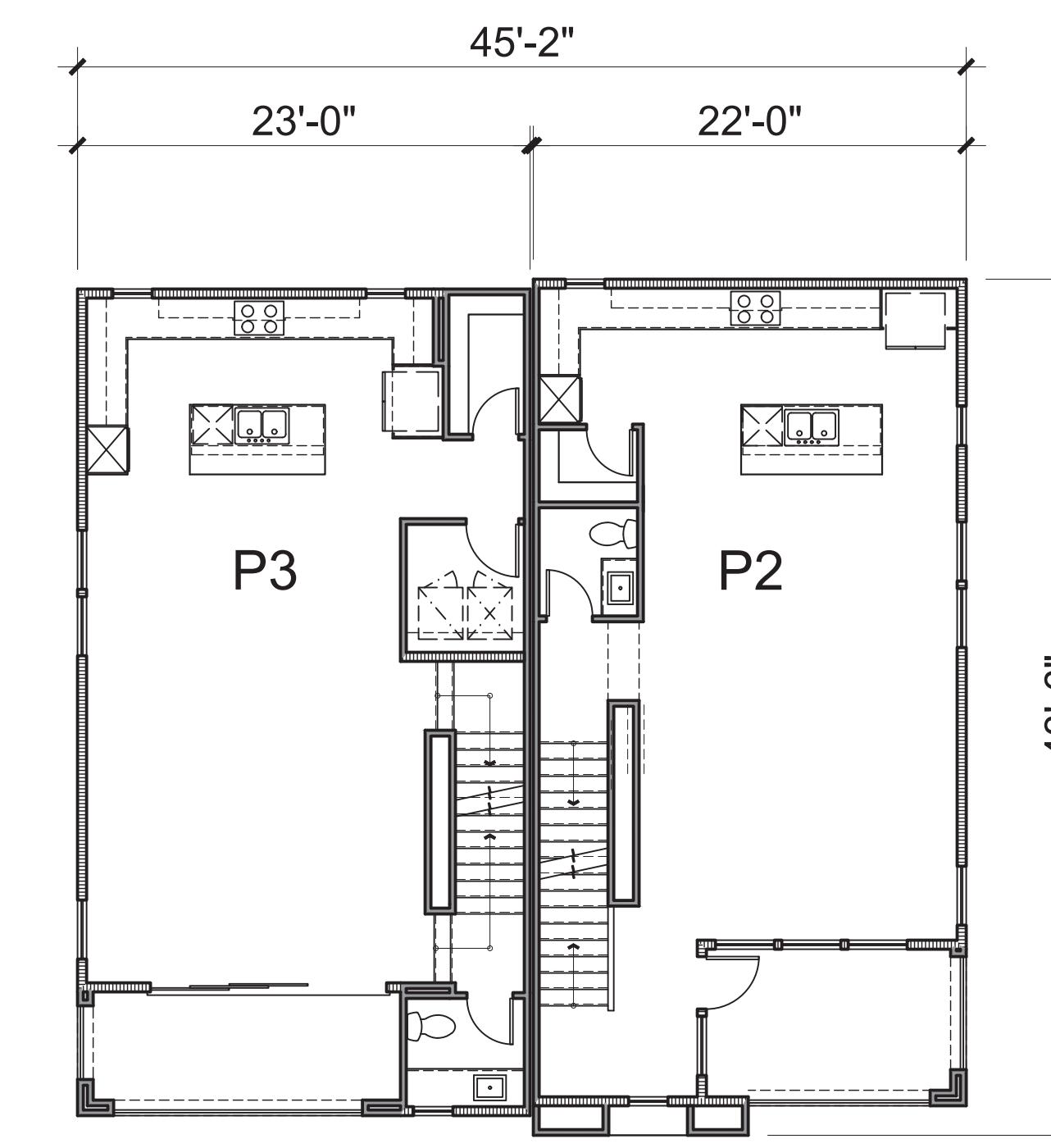
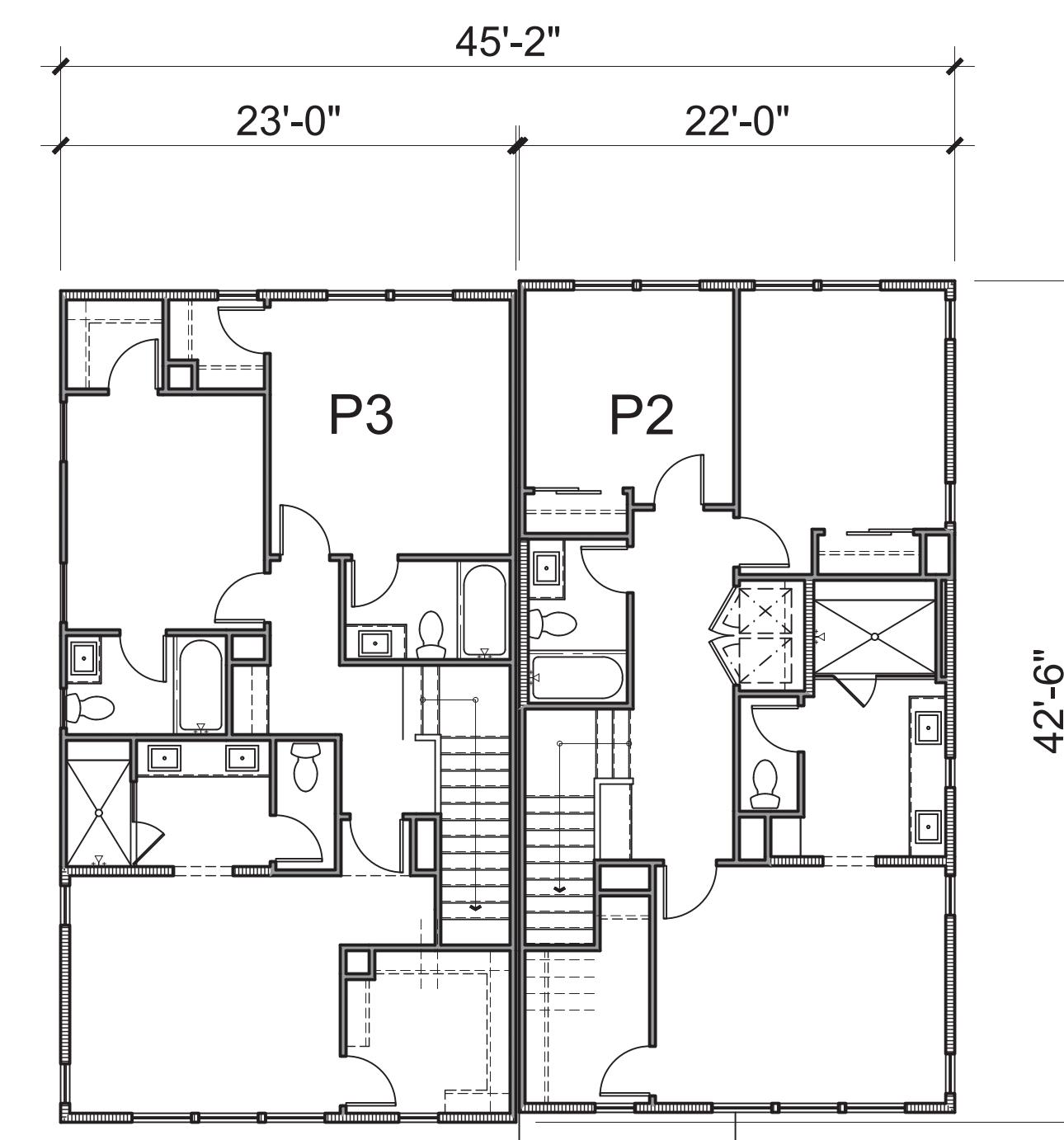
FIRST FLOOR

0 4 8 16  
Scale 1" = 8'

SCHEMATIC DESIGN  
October 14, 2025

BUILDING PLANS  
PRODUCT A | DUPLEX | BUILDING A

AA5



**CITY OF IRVINE  
APPROVED**

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

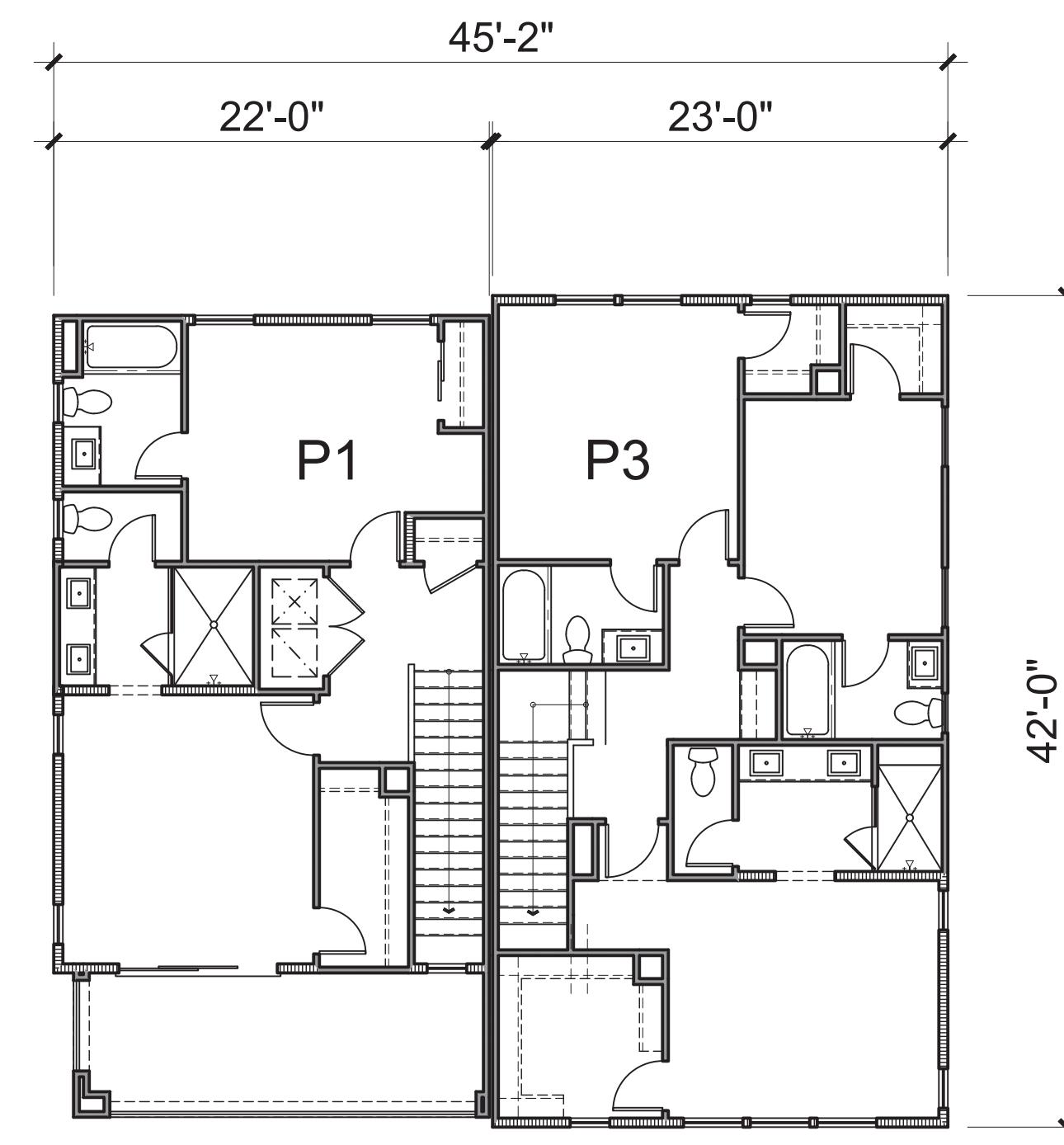
BY: Director of CD  
CASE #: 00969511-PMP  
DATE : Jan 22, 2026

0 4 8 16 Scale 1" = 8'

SCHEMATIC DESIGN  
October 14, 2025

BUILDING PLANS  
PRODUCT A | DUPLEX | BUILDING B

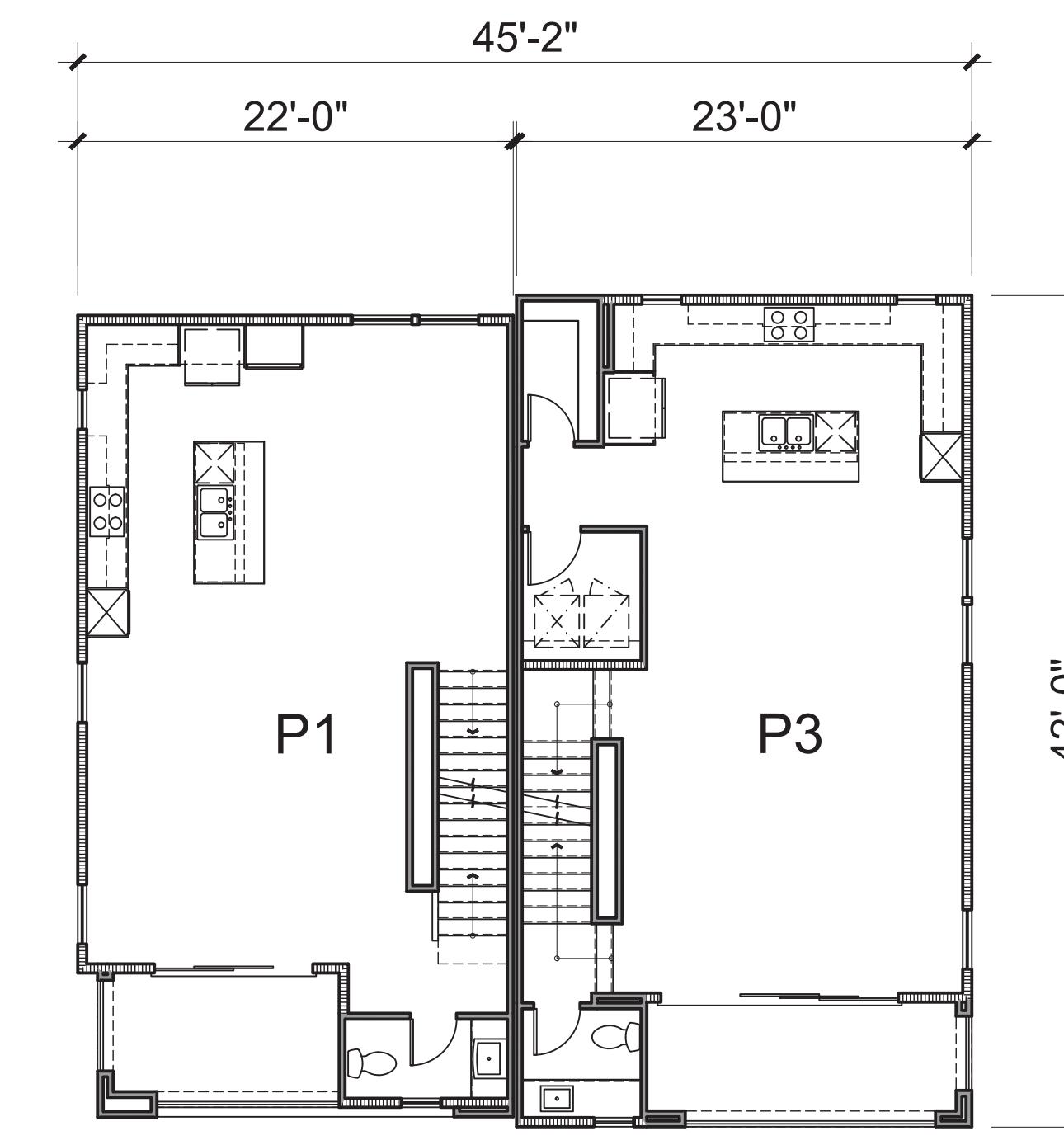
AA6



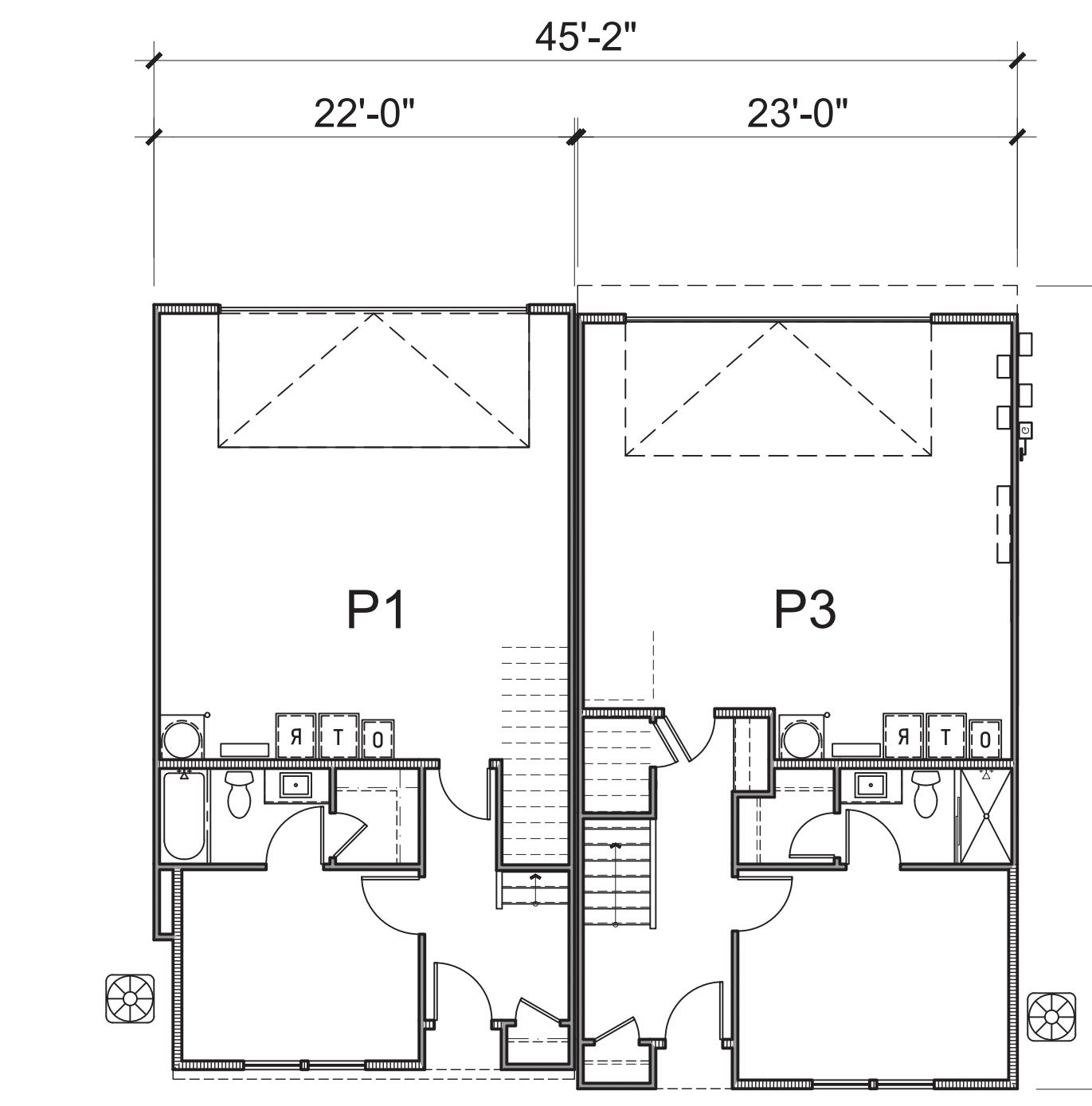
THIRD FLOOR

**CITY OF IRVINE  
APPROVED**

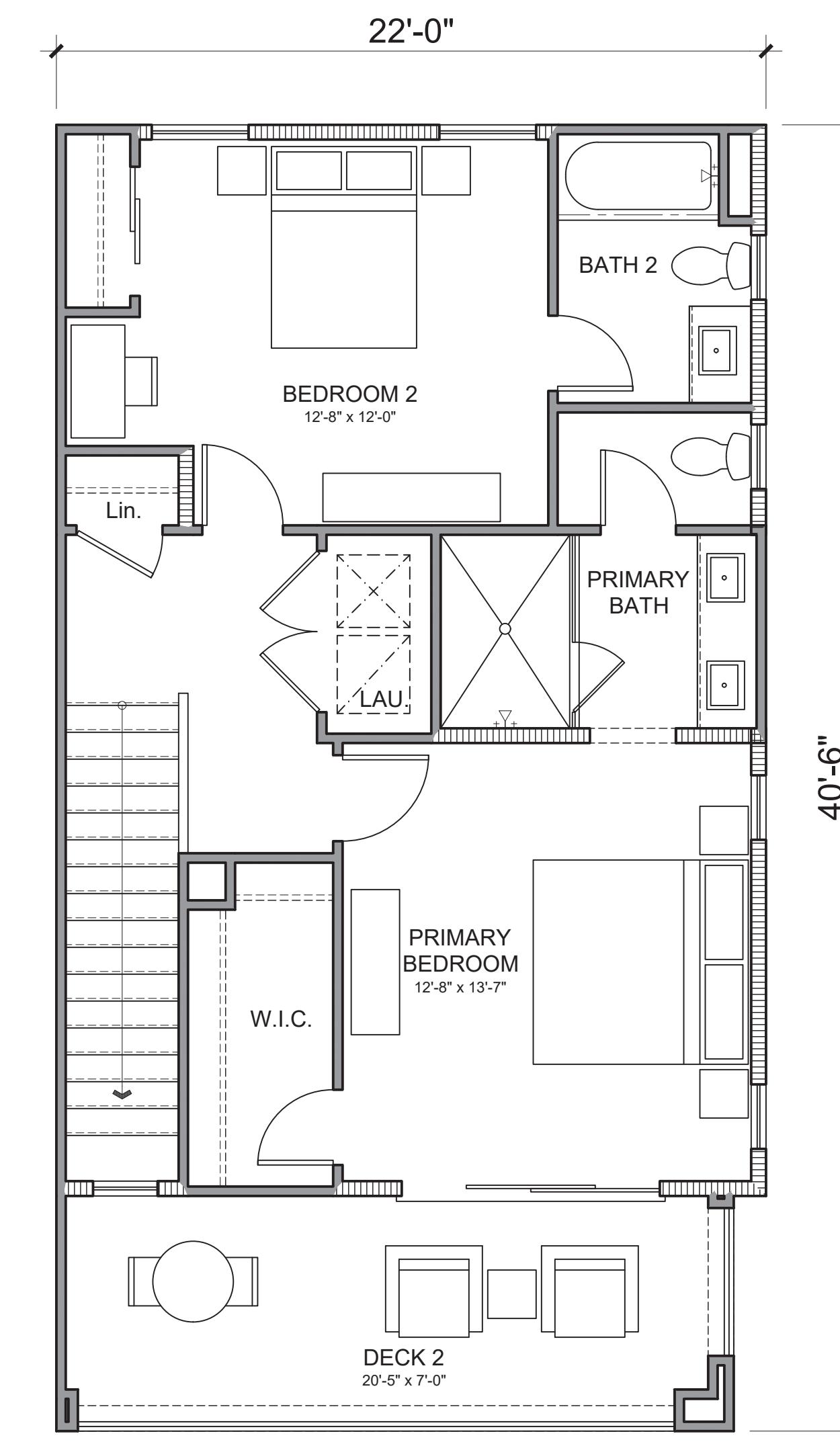
BY: Director of CD  
CASE #: 00969511-PMP  
DATE : Jan 22, 2026



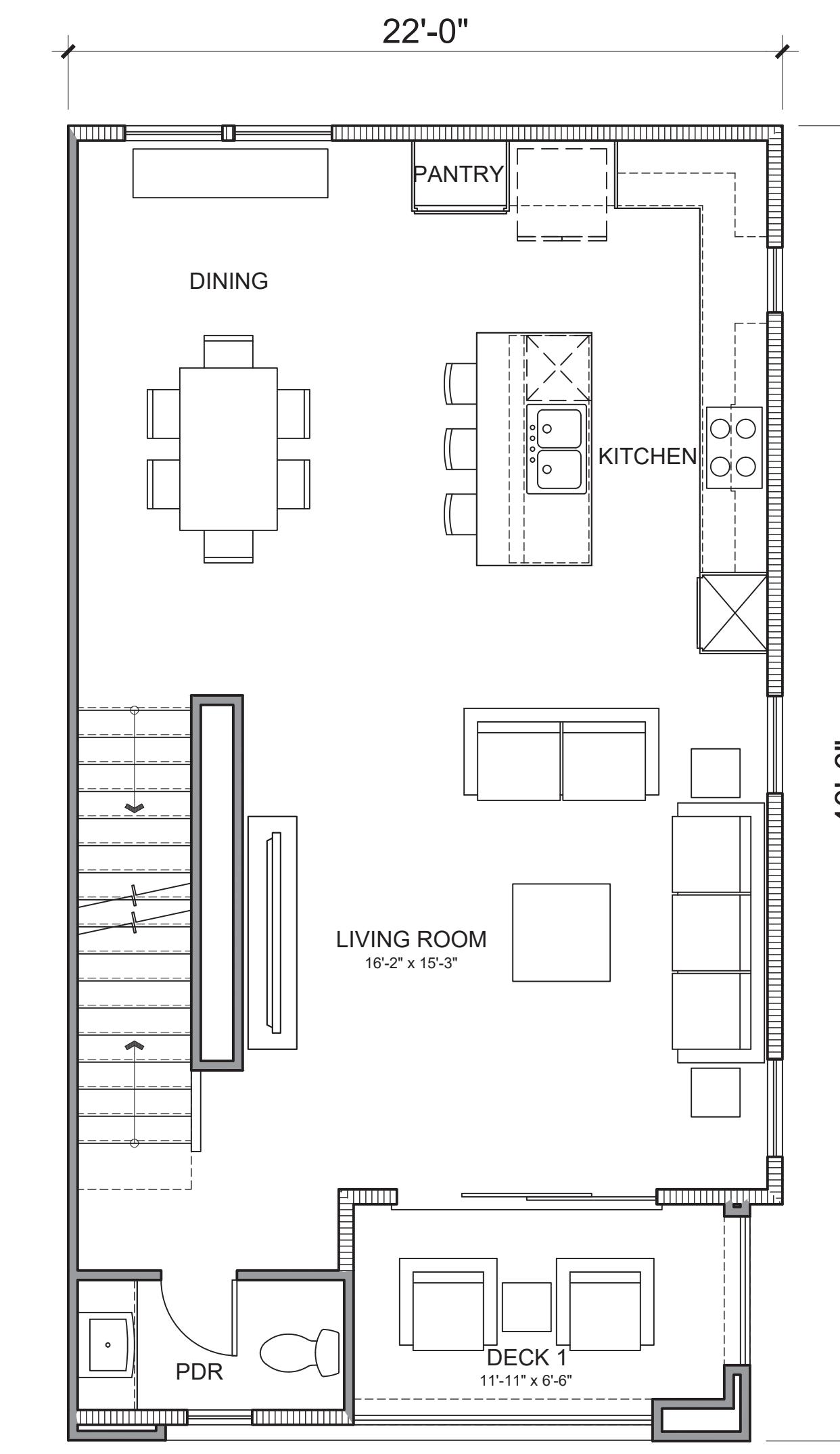
SECOND FLOOR



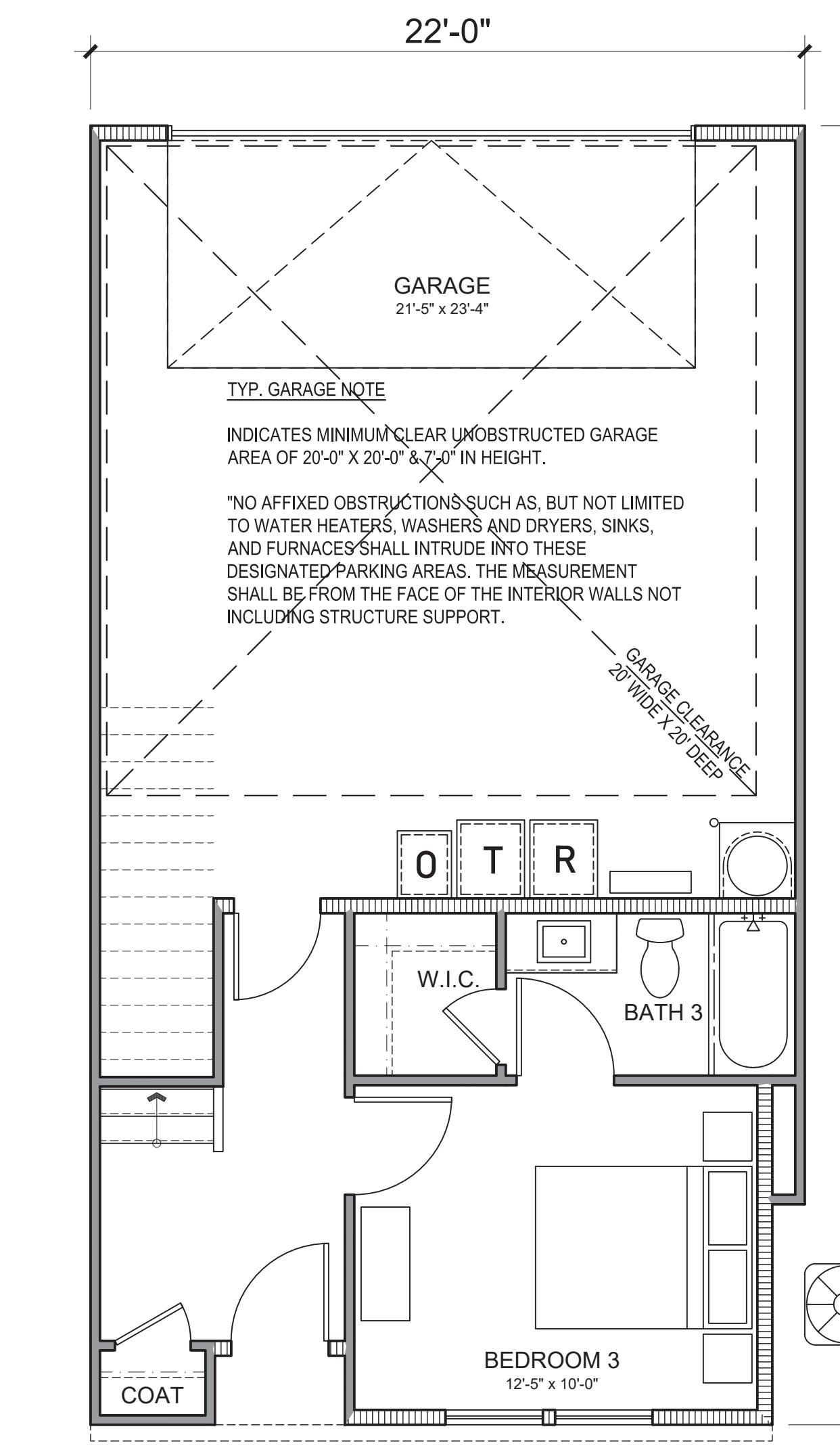
FIRST FLOOR



THIRD FLOOR PLAN



SECOND FLOOR PLAN



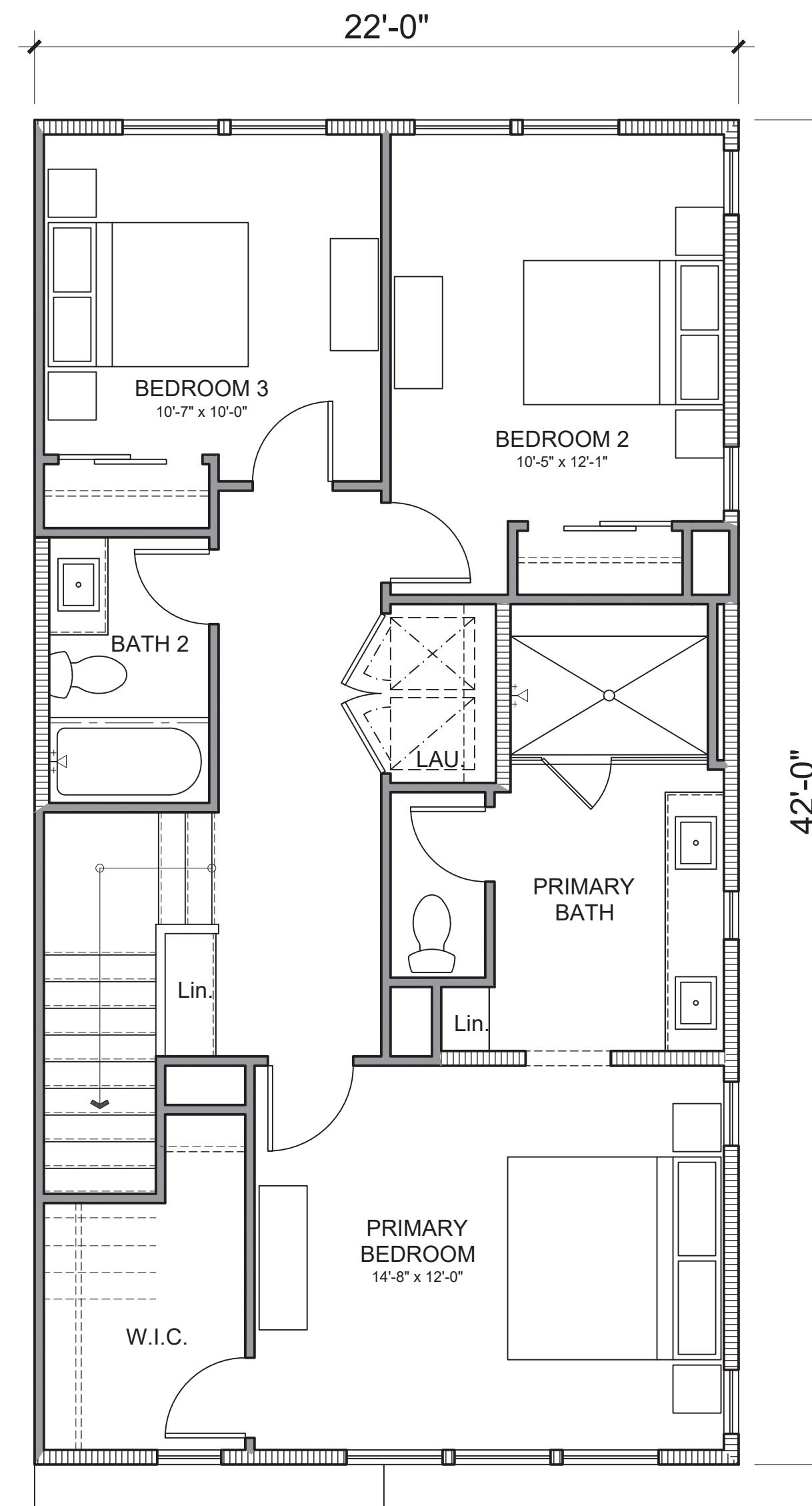
FIRST FLOOR PLAN

**CITY OF IRVINE  
APPROVED**

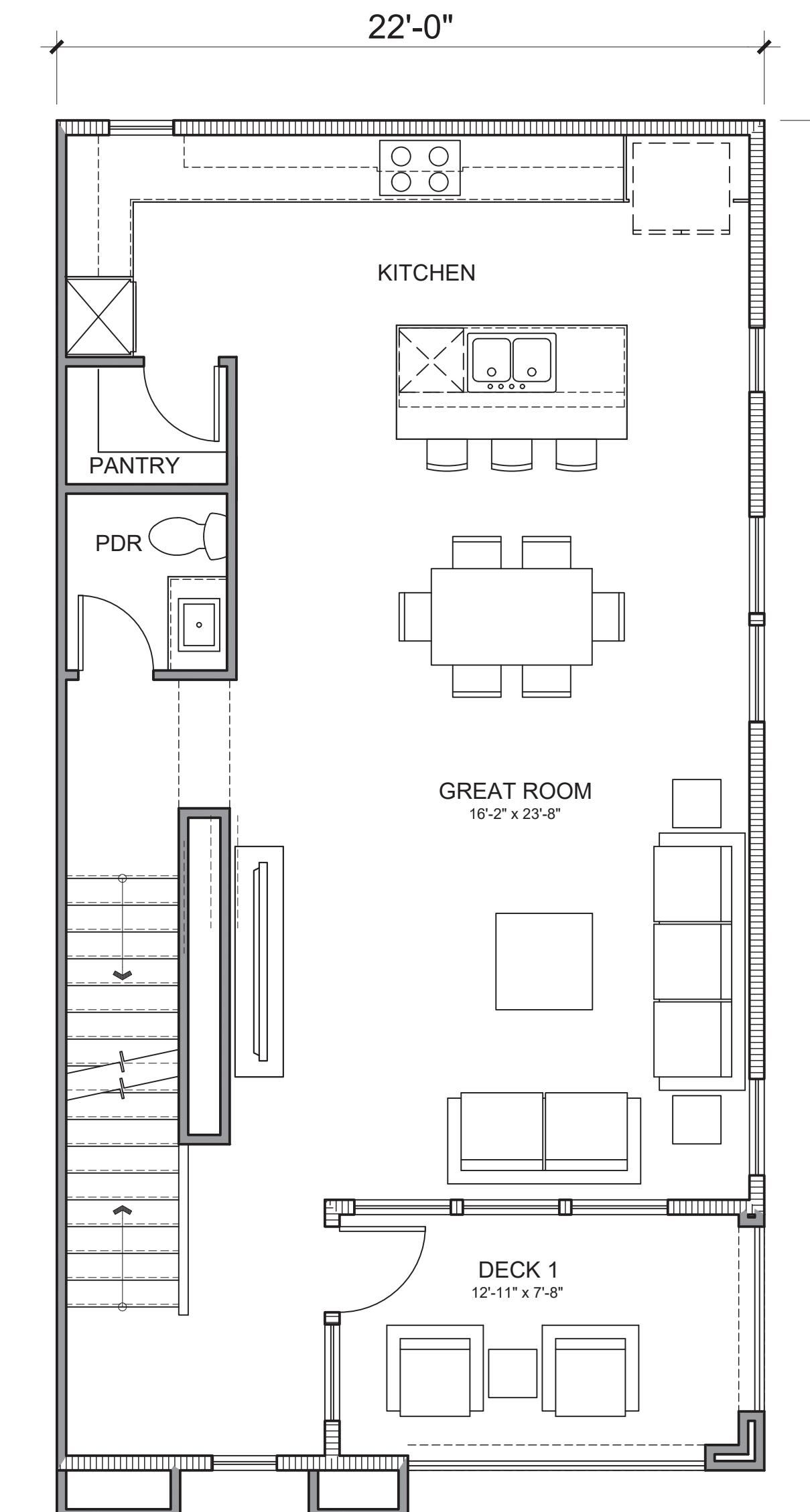
BY: Director of CD  
CASE #: 00969511-PMP  
DATE : Jan. 22, 2026

PLAN 1 - GROSS S.F.	
3 BD / 3.5 BA	
FIRST FLOOR	357 SQ. FT.
SECOND FLOOR	790 SQ. FT.
THIRD FLOOR	673 SQ. FT.
TOTAL	1820 SQ. FT.
DECK 1	75 SQ. FT.
DECK 2	140 SQ. FT.
GARAGE	544 SQ. FT.

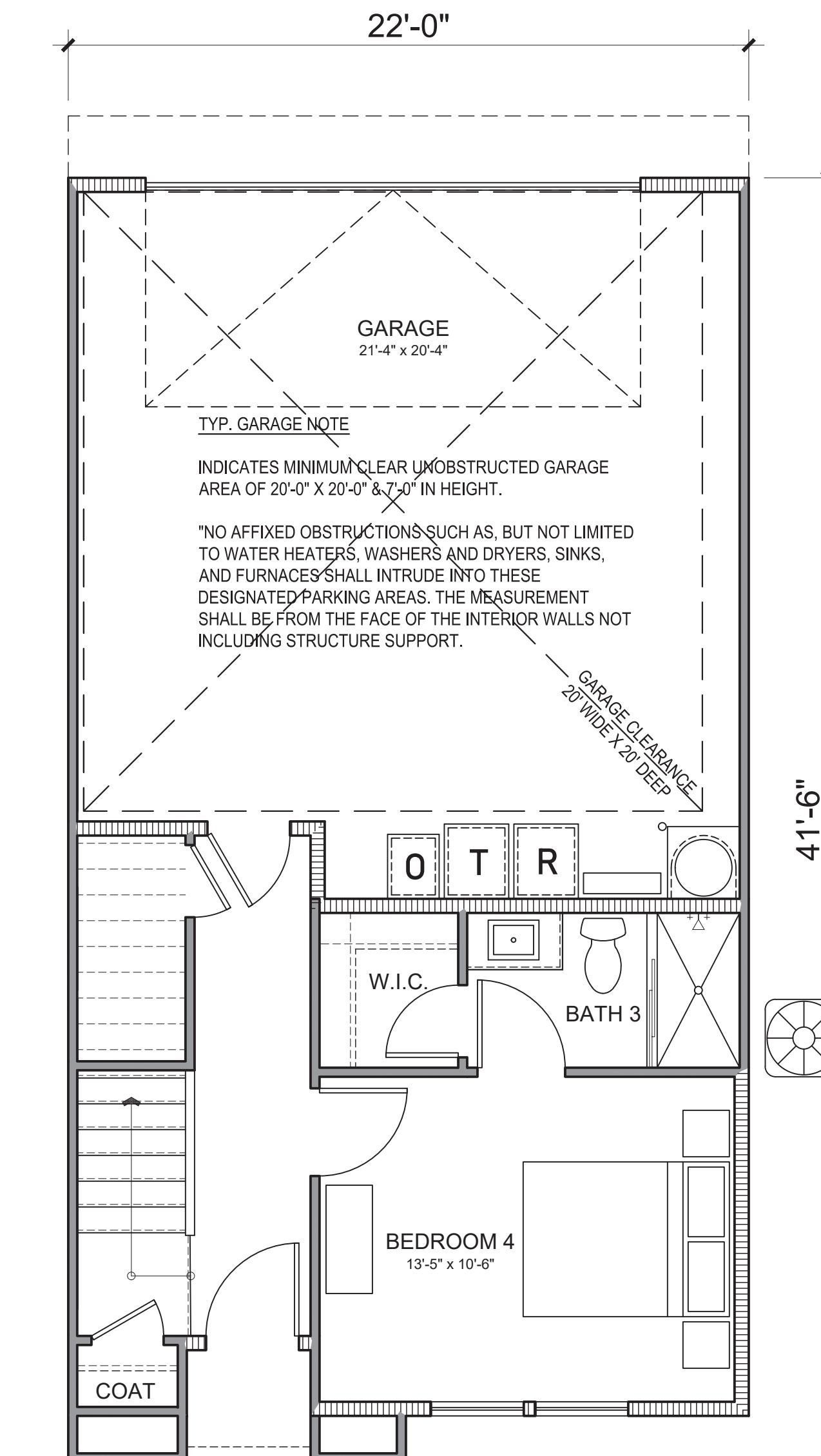
PLAN 1 - NET S.F.	
3 BD / 3.5 BA	
FIRST FLOOR	337 SQ. FT.
SECOND FLOOR	741 SQ. FT.
THIRD FLOOR	637 SQ. FT.
TOTAL	1714 SQ. FT.
DECK 1	75 SQ. FT.
DECK 2	140 SQ. FT.
GARAGE	519 SQ. FT.



THIRD FLOOR PLAN



SECOND FLOOR PLAN



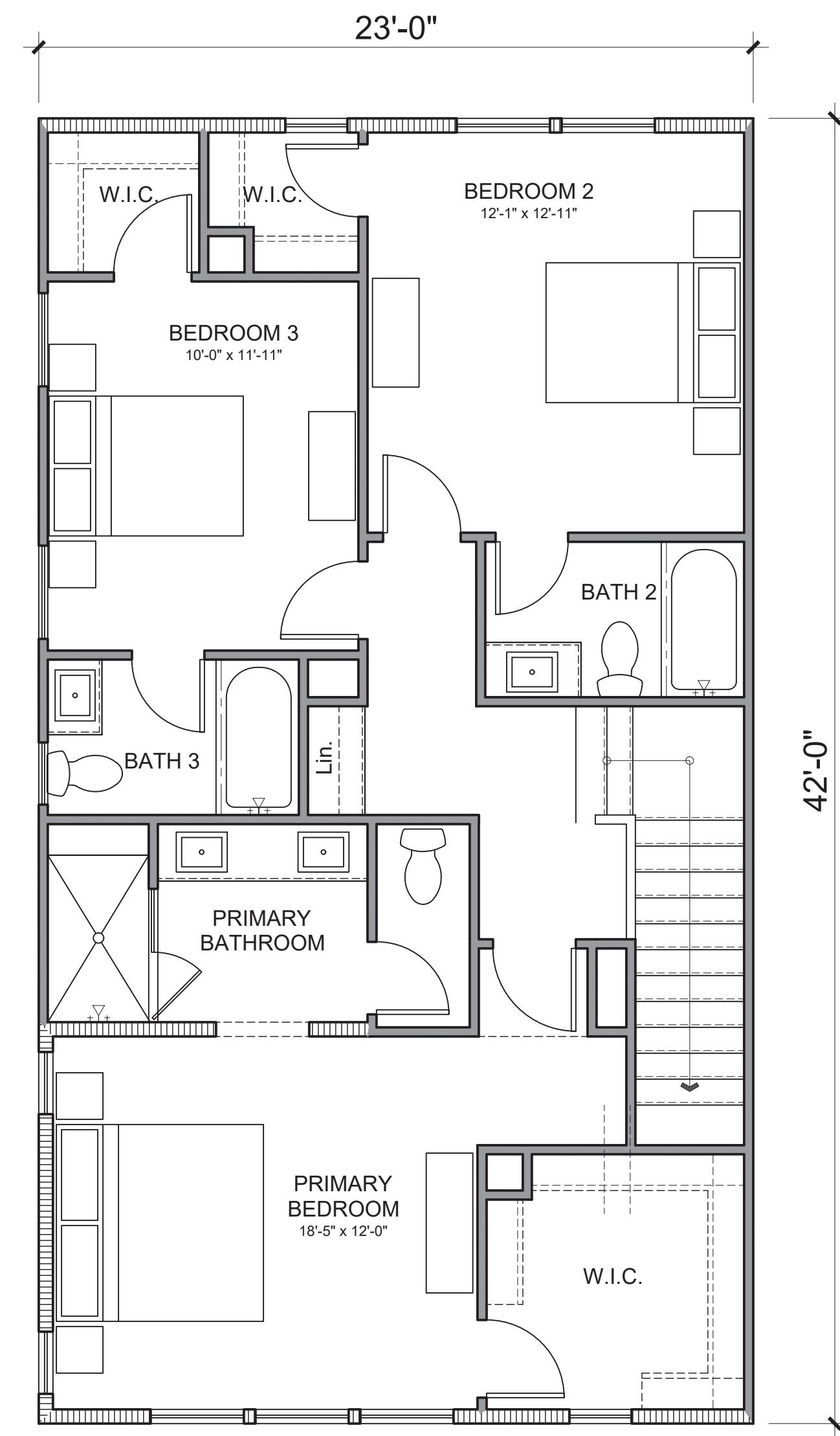
FIRST FLOOR PLAN

PLAN 2 - GROSS S.F.	
4 BD / 3.5 BA	
FIRST FLOOR	404 SQ. FT.
SECOND FLOOR	819 SQ. FT.
THIRD FLOOR	873 SQ. FT.
TOTAL	2096 SQ. FT.
DECK 1	97 SQ. FT.
GARAGE	492 SQ. FT.

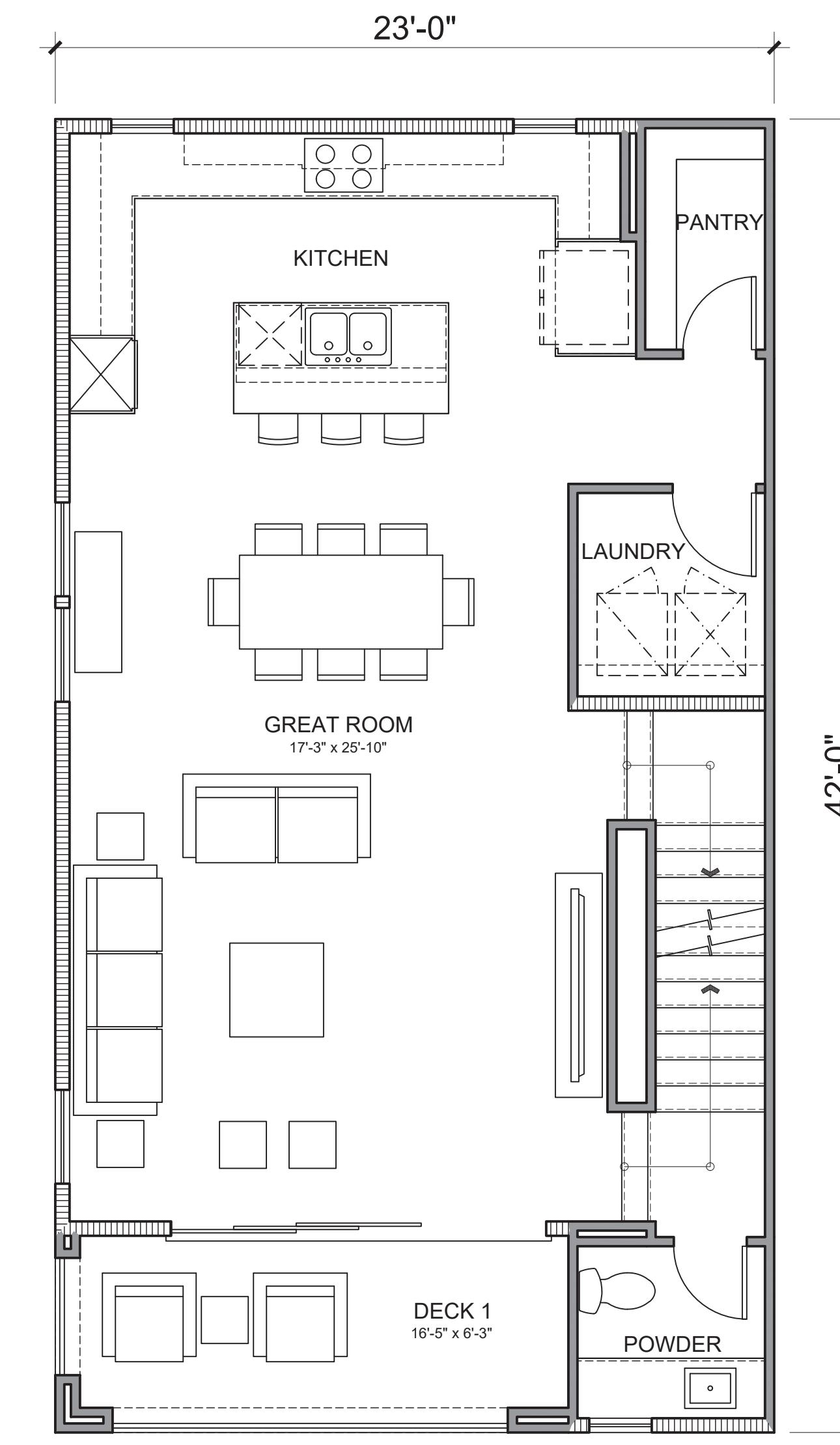
PLAN 2 - NET S.F.	
4 BD / 3.5 BA	
FIRST FLOOR	381 SQ. FT.
SECOND FLOOR	768 SQ. FT.
THIRD FLOOR	824 SQ. FT.
TOTAL	1972 SQ. FT.
DECK 1	97 SQ. FT.
GARAGE	469 SQ. FT.

**CITY OF IRVINE  
APPROVED**

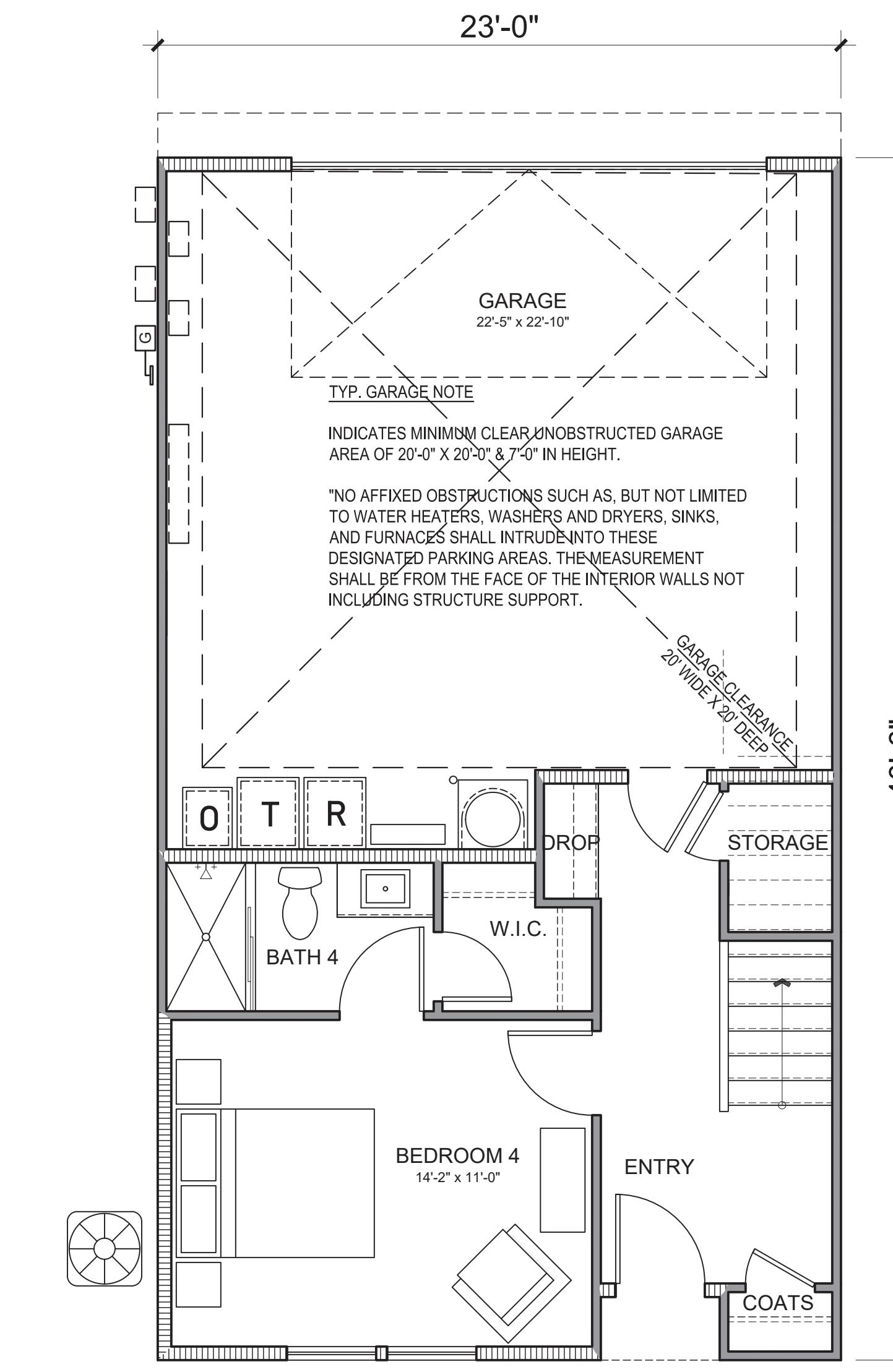
BY: Director of CD  
CASE #: 00969511-PMP  
DATE : January 22, 2026



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3 - GROSS S.F.	
4 BD / 4.5 BA	
FIRST FLOOR	448 SQ. FT.
SECOND FLOOR	909 SQ. FT.
THIRD FLOOR	909 SQ. FT.
TOTAL	2267 SQ. FT.
DECK 1	99 SQ. FT.
GARAGE	508 SQ. FT.

PLAN 3 - NET S.F.	
4 BD / 4.5 BA	
FIRST FLOOR	423 SQ. FT.
SECOND FLOOR	813 SQ. FT.
THIRD FLOOR	866 SQ. FT.
TOTAL	2102 SQ. FT.
DECK 1	99 SQ. FT.
GARAGE	485 SQ. FT.

**CITY OF IRVINE  
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CASE #: 00969511-PMP  
DATE : January 22, 2026



STREET VIEW PERSPECTIVE



STREET VIEW FRONT

CITY OF IRVINE  
APPROVED

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CASE #: 00969511-PMP  
DATE : January 22, 2026

| | | NTS |

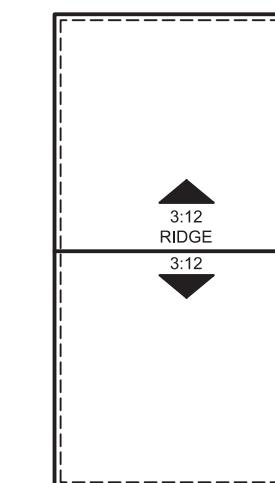
SCHEMATIC DESIGN  
October 14, 2025

STREET SCENE  
PRODUCT B | SFD | SCHEME 1 & 2

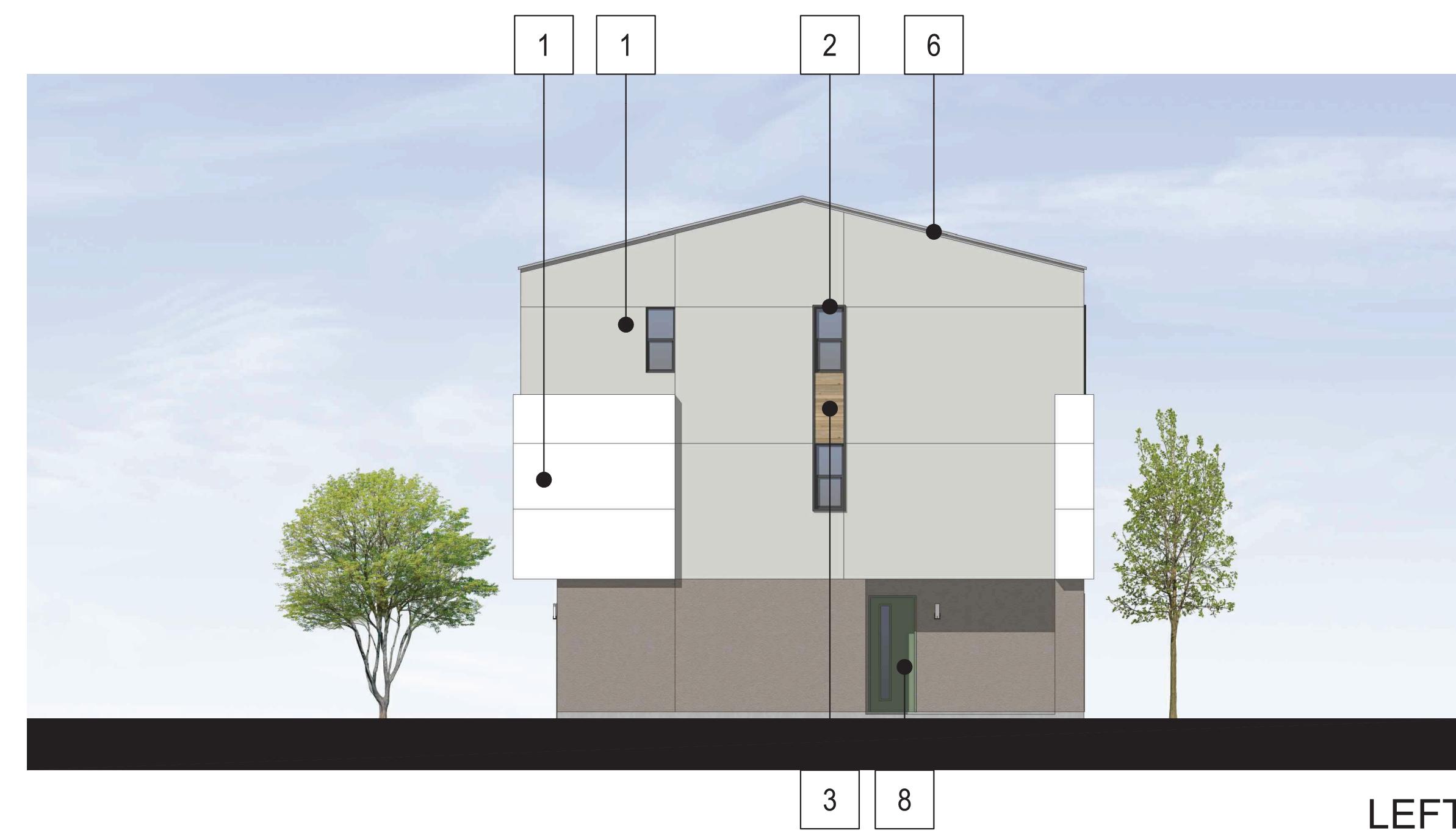
AB1

### MATERIAL LEGEND

- 1. STUCCO
- 2. STUCCO TRIM
- 3. HORIZONTAL SIDING
- 4. COMPOSITE SHINGLE ROOF
- 5. VINYL WINDOWS
- 6. FASCIA
- 7. SLIDING DOOR
- 8. ENTRY DOOR
- 9. SECTIONAL GARAGE DOOR
- 10. RAILING
- 11. ACCENT PANEL (not used)
- 12. DECORATIVE LIGHTS & ADDRESS SIGN



ROOF PLAN  
SCALE: 1/8"=1'-0"



LEFT



FRONT



RIGHT



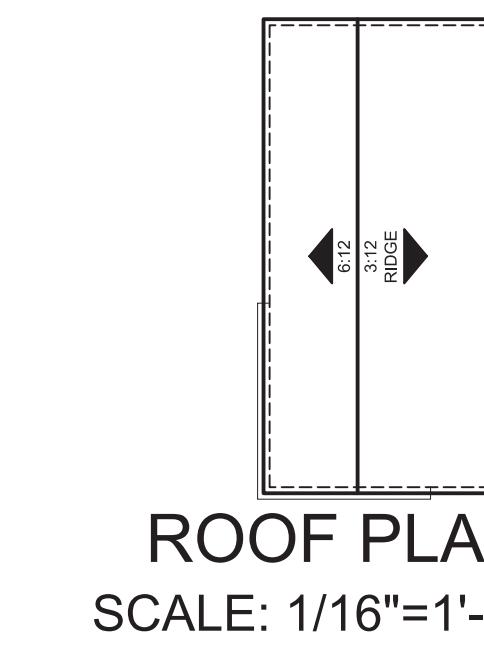
REAR

**CITY OF IRVINE  
APPROVED**

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CASE #: 00969511-PMP  
DATE : January 22, 2026

### MATERIAL LEGEND

- 1. STUCCO
- 2. STUCCO TRIM
- 3. HORIZONTAL SIDING
- 4. COMPOSITE SHINGLE ROOF
- 5. VINYL WINDOWS
- 6. FASCIA
- 7. SLIDING DOOR
- 8. ENTRY DOOR
- 9. SECTIONAL GARAGE DOOR
- 10. RAILING
- 11. ACCENT PANEL (not used)
- 12. DECORATIVE LIGHTS & ADDRESS SIGN

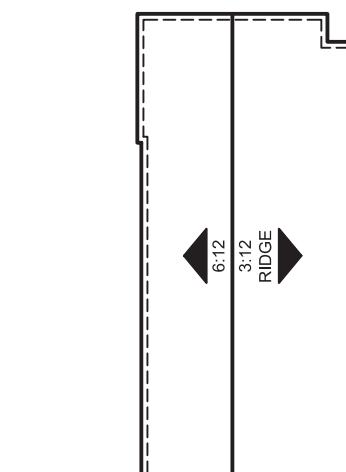
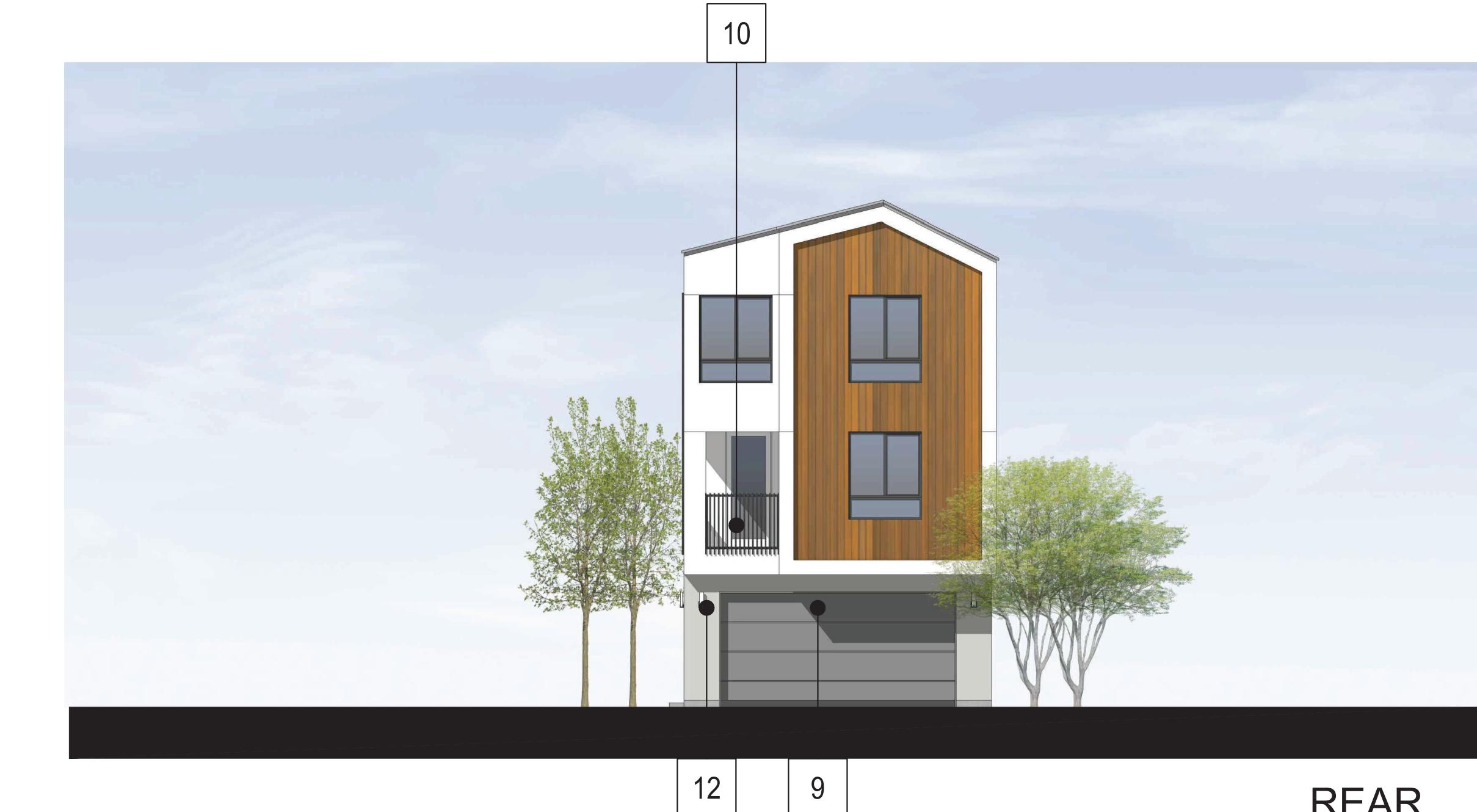
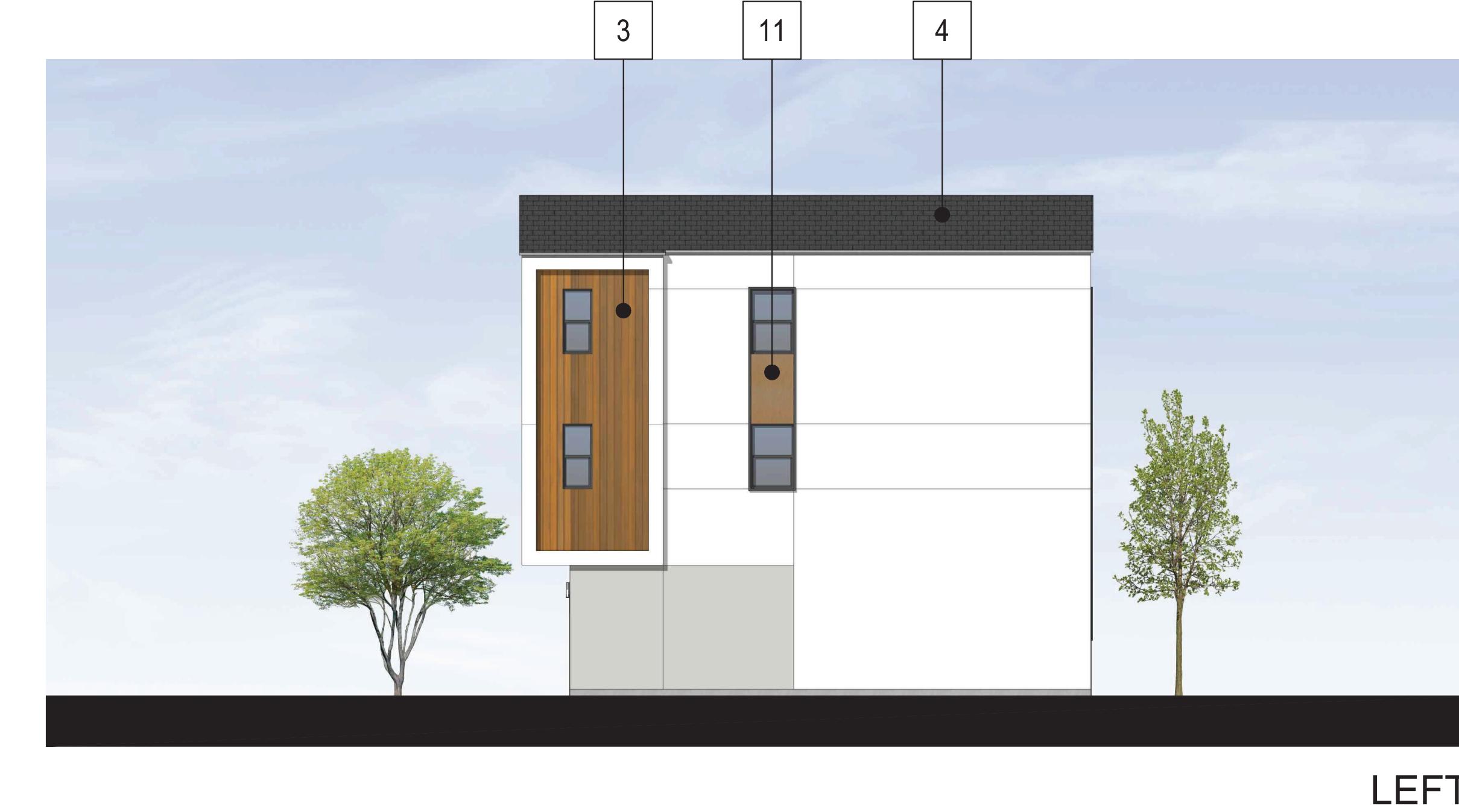


**CITY OF IRVINE  
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BY: Director of CD  
CASE #: 00969511-PMP  
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**CITY OF IRVINE  
APPROVED**

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : Jan 22, 2026



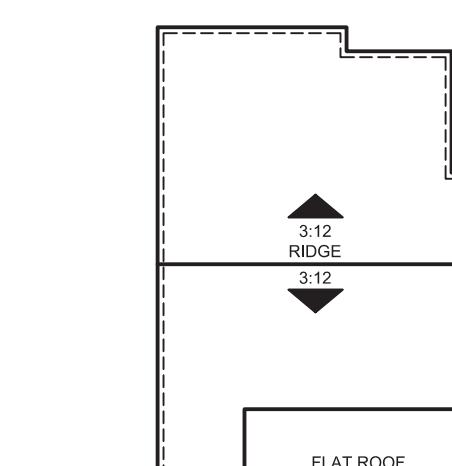
ROOF PLAN  
SCALE: 1/16"=1'-0"

**MATERIAL LEGEND**

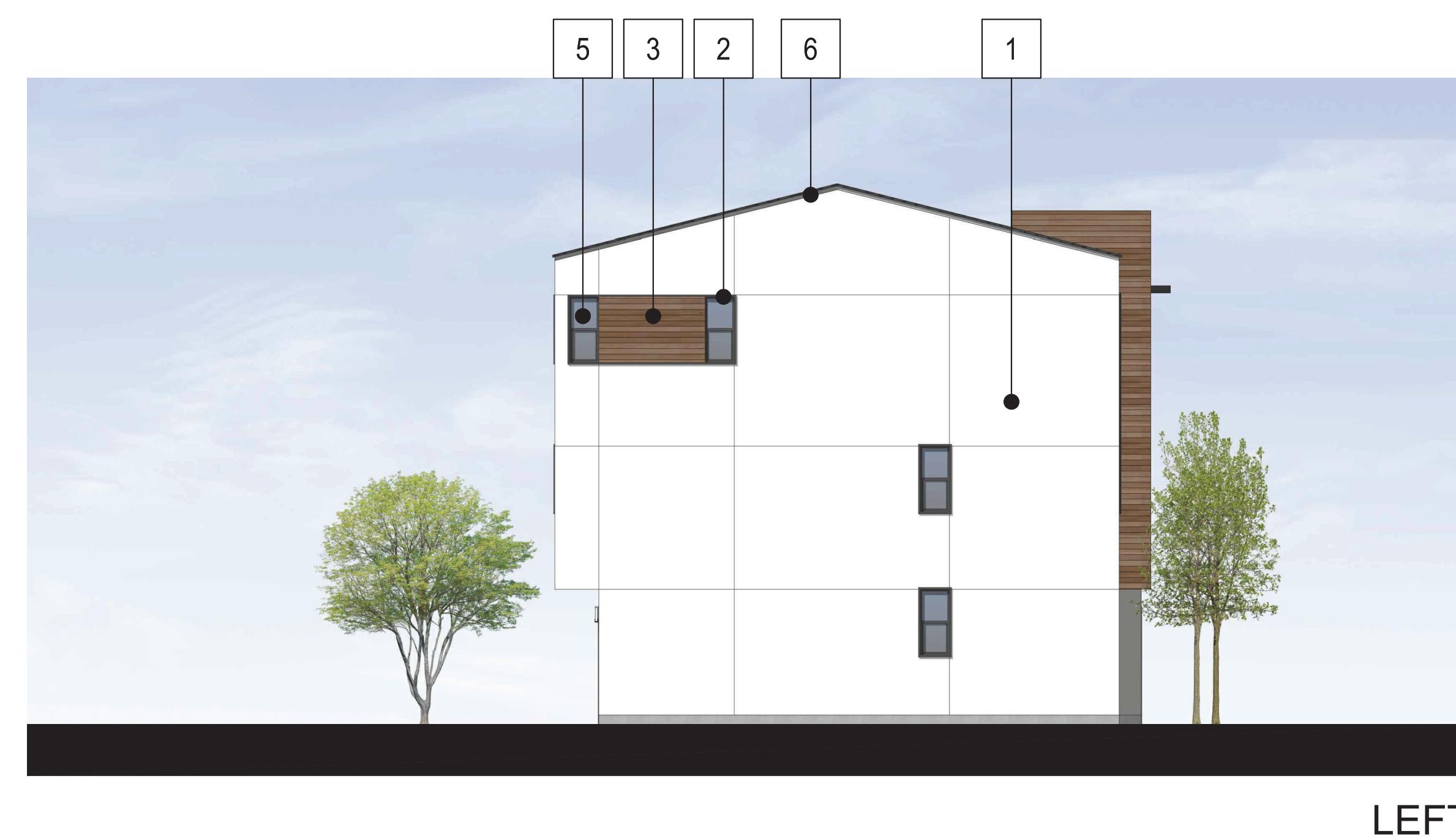
1. STUCCO	8. ENTRY DOOR
2. STUCCO TRIM	9. SECTIONAL GARAGE DOOR
3. VERTICAL SIDING	10. RAILING
4. COMPOSITE SHINGLE ROOF	11. ACCENT PANEL
5. VINYL WINDOWS	12. DECORATIVE LIGHTS &
6. FASCIA	ADDRESS SIGN
7. SLIDING DOOR	

### MATERIAL LEGEND

- 1. STUCCO
- 2. STUCCO TRIM
- 3. HORIZONTAL SIDING
- 4. COMPOSITE SHINGLE ROOF
- 5. VINYL WINDOWS
- 6. FASCIA
- 7. SLIDING DOOR
- 8. ENTRY DOOR
- 9. SECTIONAL GARAGE DOOR
- 10. RAILING
- 11. ACCENT PANEL
- 12. DECORATIVE LIGHTS & ADDRESS SIGN



ROOF PLAN  
SCALE: 1/16"=1'-0"



LEFT



FRONT



RIGHT



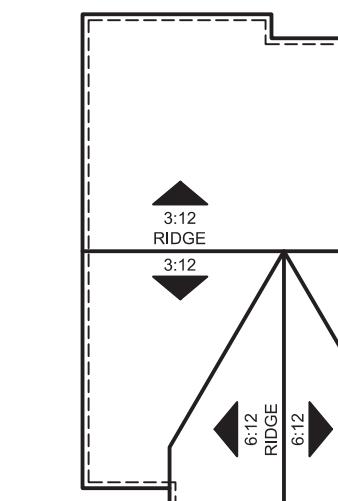
REAR

**CITY OF IRVINE  
APPROVED**

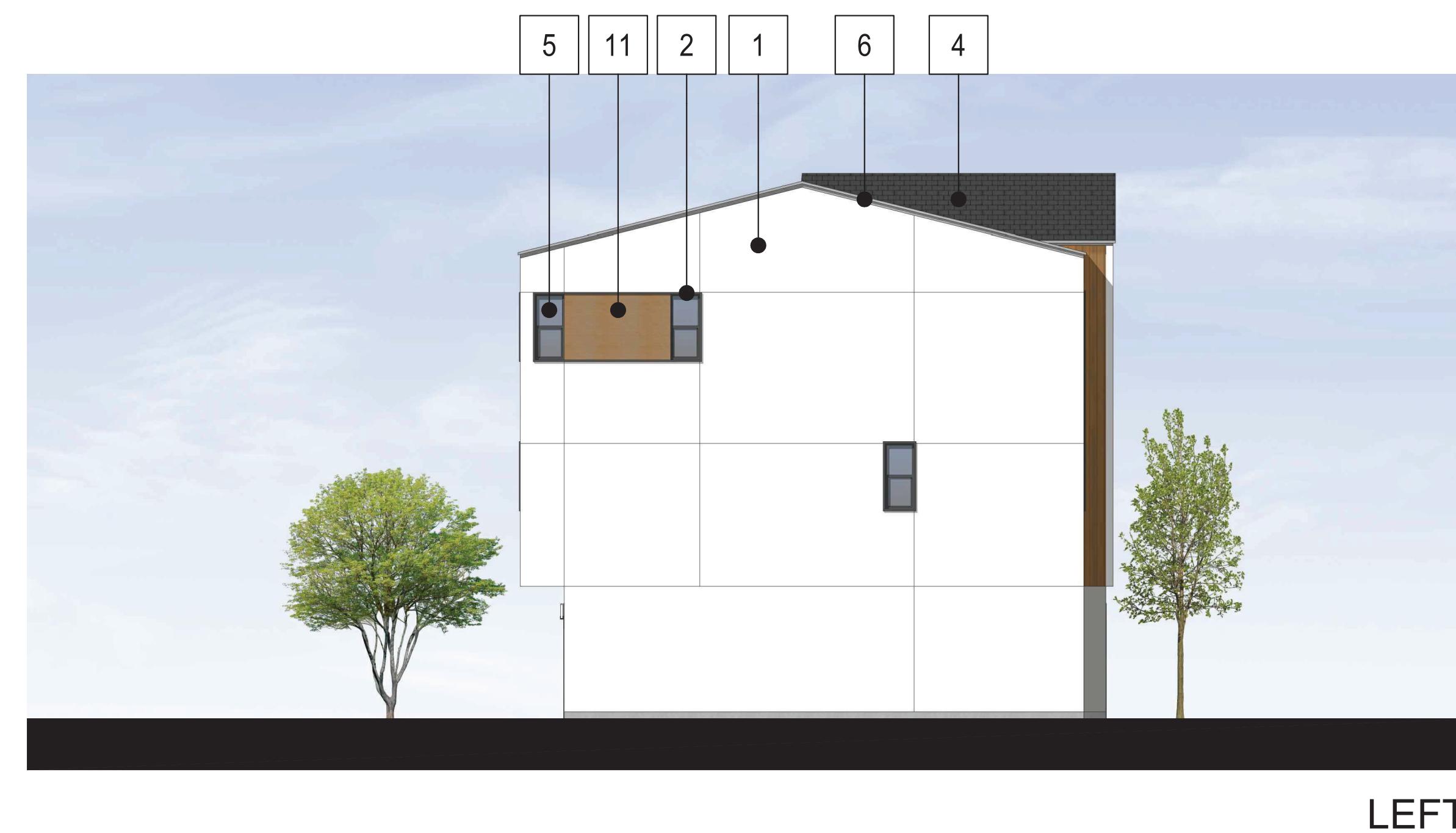
BY: Director of CD  
CASE #: 00969511-PMP  
DATE: January 22, 2026

### MATERIAL LEGEND

- 1. STUCCO
- 2. STUCCO TRIM
- 3. VERTICAL SIDING
- 4. COMPOSITE SHINGLE ROOF
- 5. VINYL WINDOWS
- 6. FASCIA
- 7. SLIDING DOOR
- 8. ENTRY DOOR
- 9. SECTIONAL GARAGE DOOR
- 10. RAILING
- 11. ACCENT PANEL
- 12. DECORATIVE LIGHTS & ADDRESS SIGN



ROOF PLAN  
SCALE: 1/16"=1'-0"



LEFT



FRONT



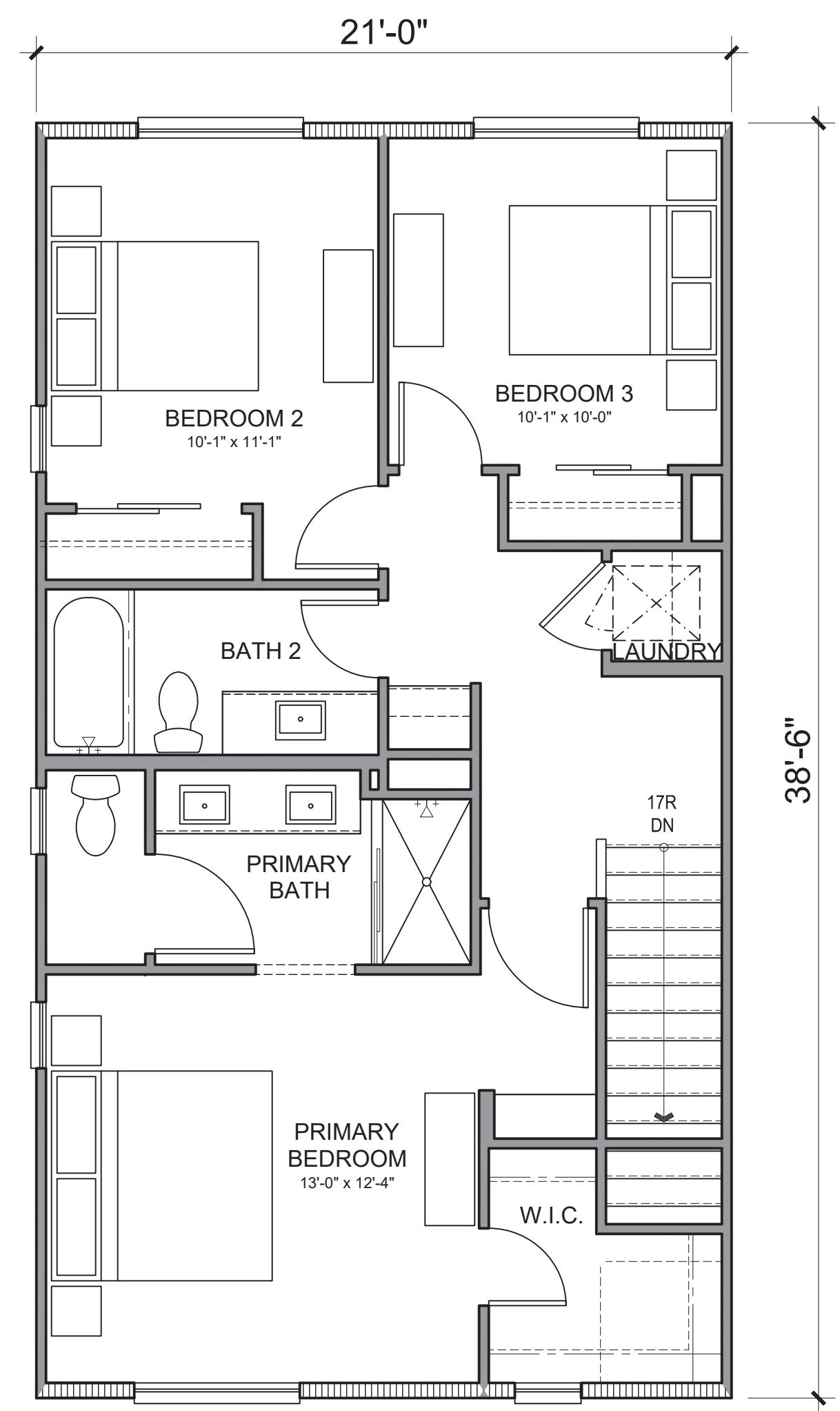
RIGHT



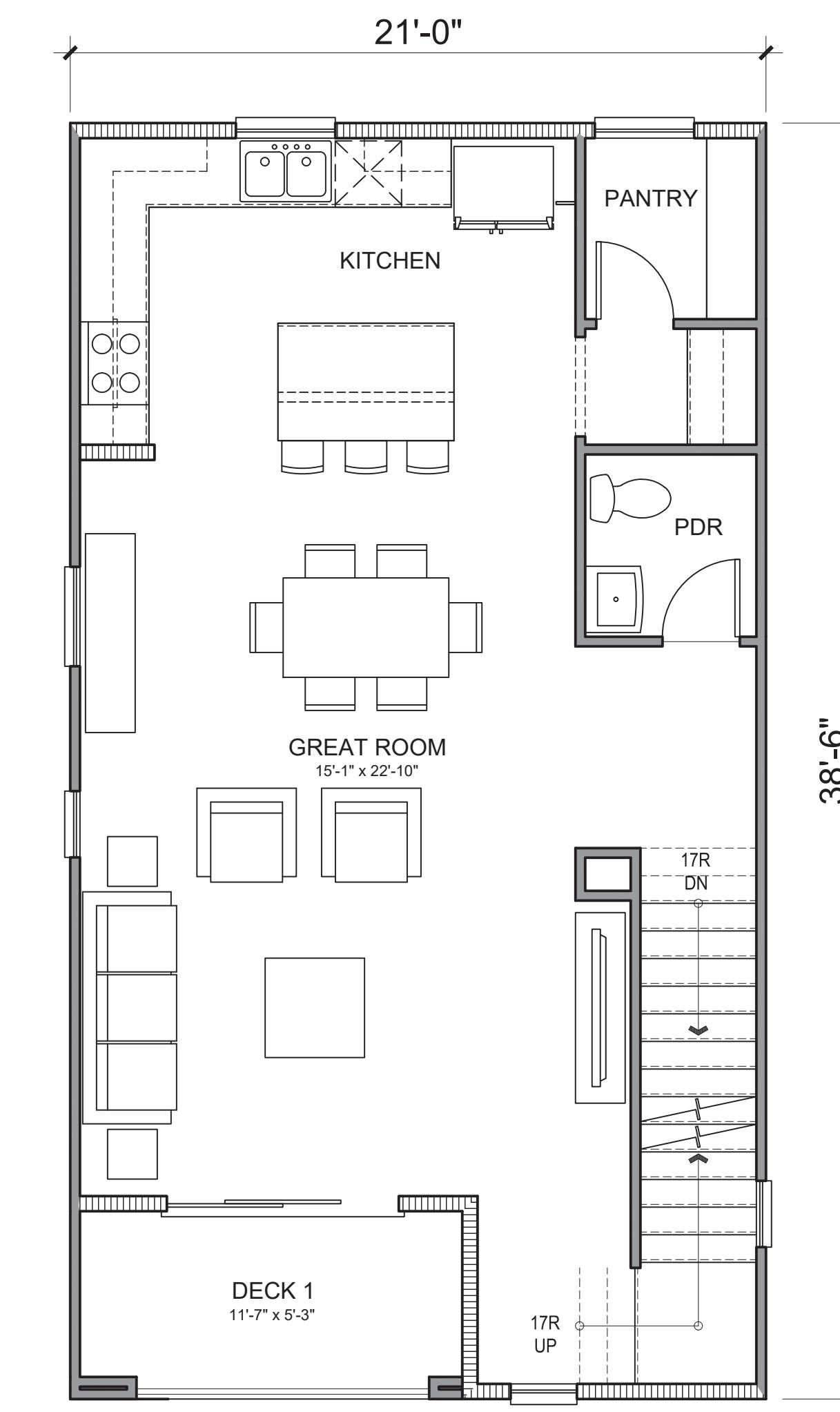
REAR

**CITY OF IRVINE  
APPROVED**

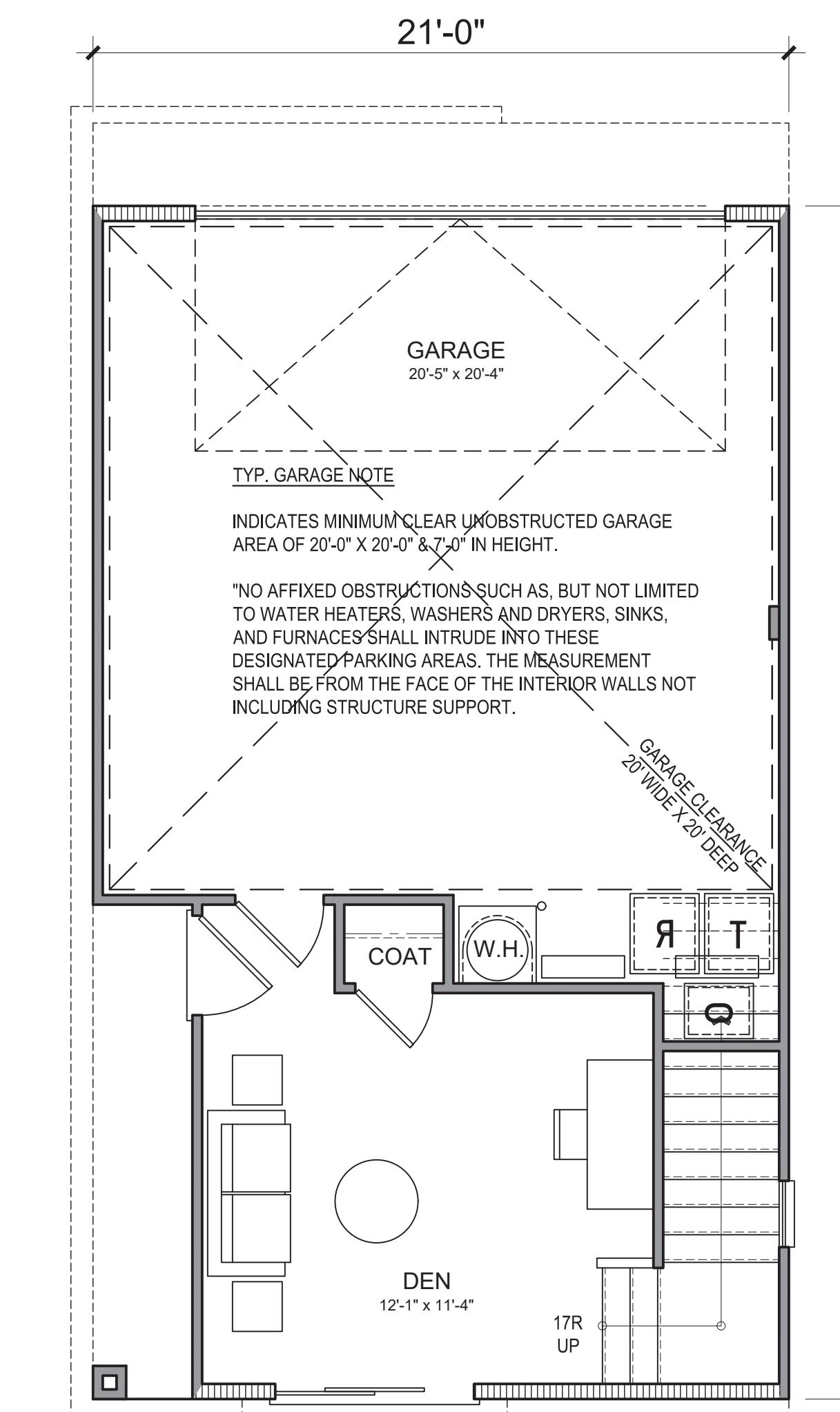
BY: Director of CD  
CASE #: 00969511-PMP  
DATE : January 22, 2026



THIRD FLOOR PLAN



SECOND FLOOR PLAN



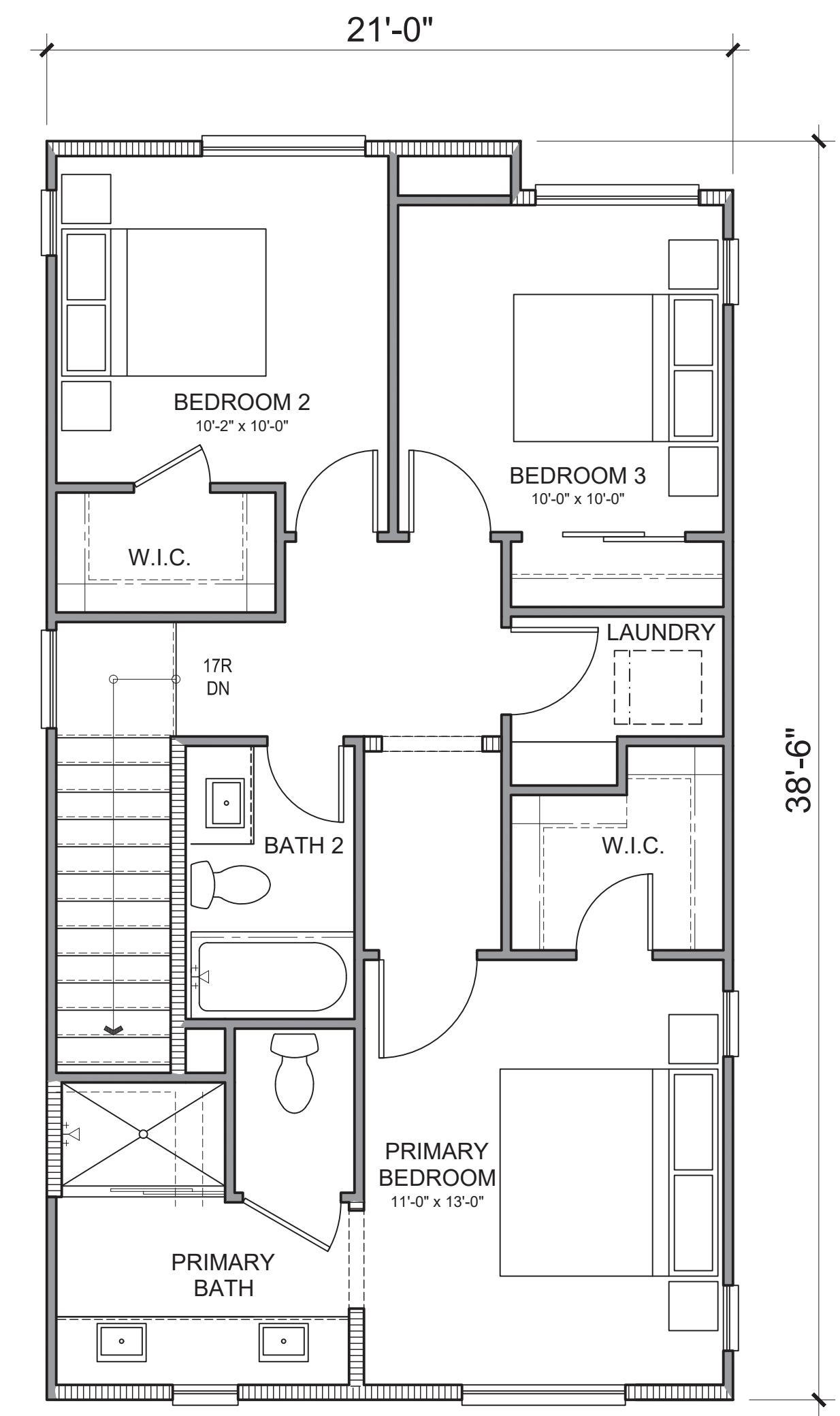
FIRST FLOOR PLAN

PLAN 1 - GROSS S.F.	
3 BD+DEN / 2.5 BA	
FIRST FLOOR	256 SQ. FT.
SECOND FLOOR	741 SQ. FT.
THIRD FLOOR	768 SQ. FT.
TOTAL	1765 SQ. FT.
DECK 1	60 SQ. FT.
GARAGE	471 SQ. FT.

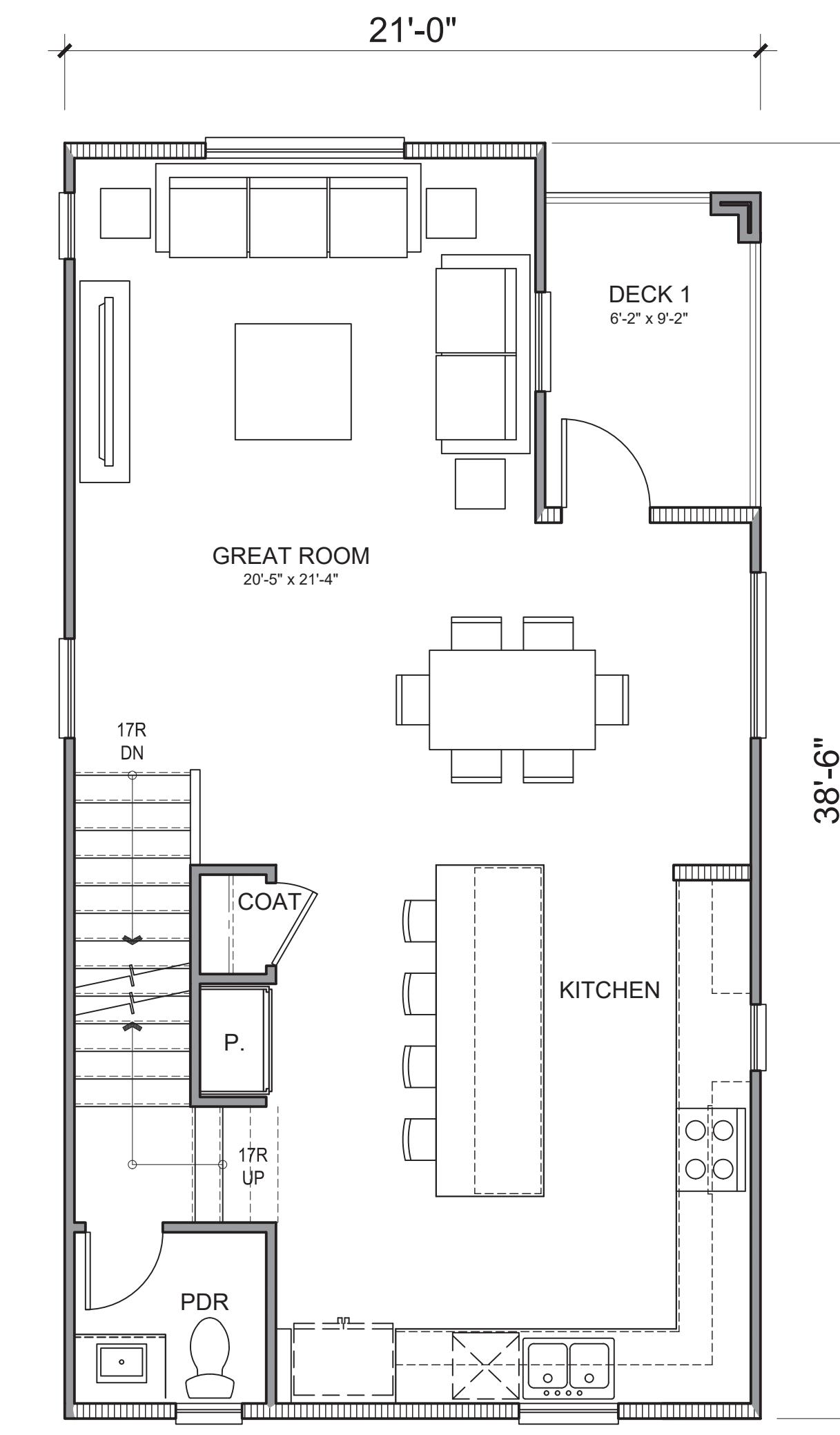
PLAN 1 - NET S.F.	
3 BD+DEN / 2.5 BA	
FIRST FLOOR	239 SQ. FT.
SECOND FLOOR	699 SQ. FT.
THIRD FLOOR	730 SQ. FT.
TOTAL	1668 SQ. FT.
DECK 1	60 SQ. FT.
GARAGE	448 SQ. FT.

**CITY OF IRVINE  
APPROVED**

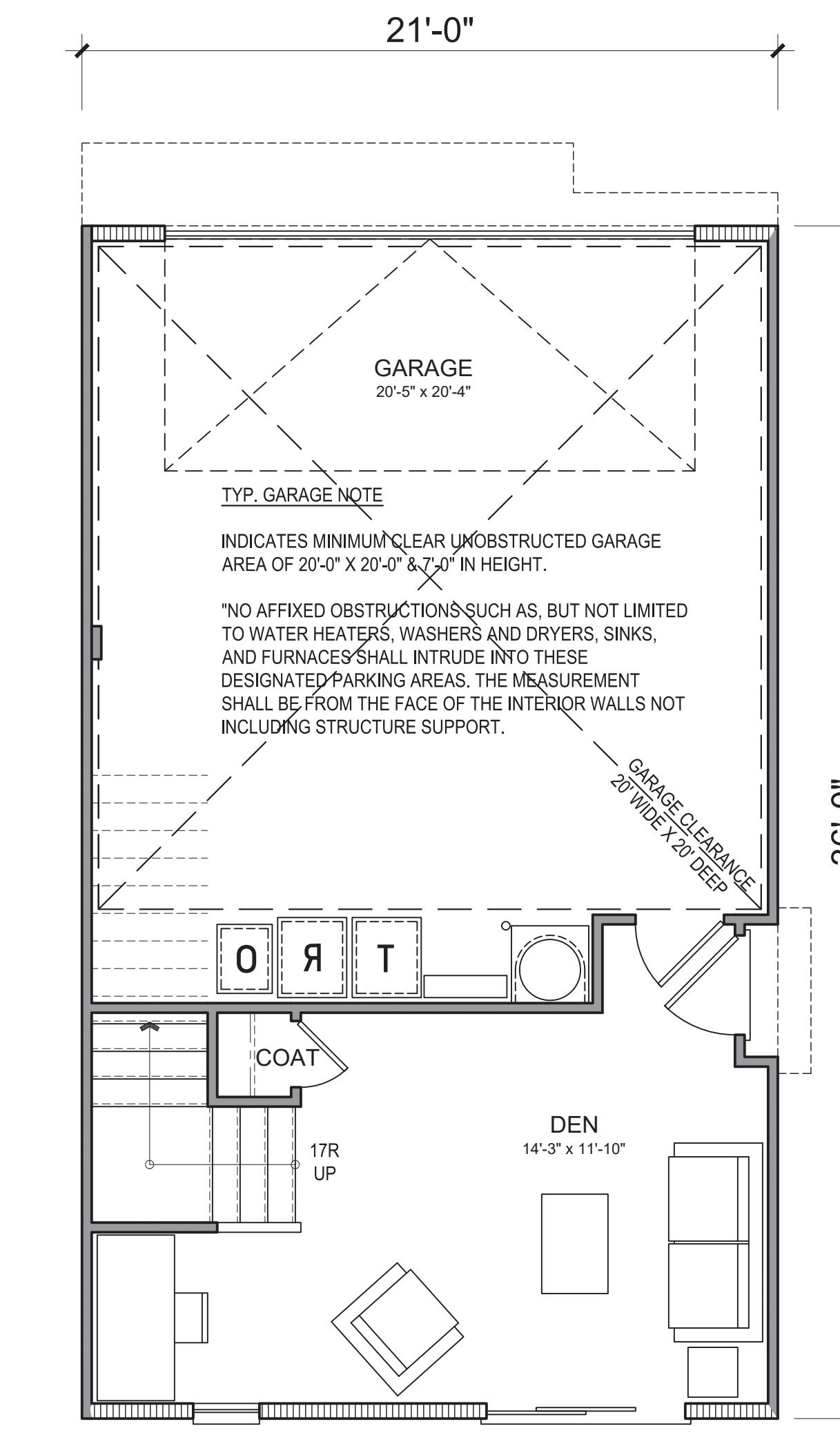
BY: Director of CD  
CASE #: 00969511-PMP  
DATE : January 22, 2026



THIRD FLOOR PLAN



SECOND FLOOR PLAN



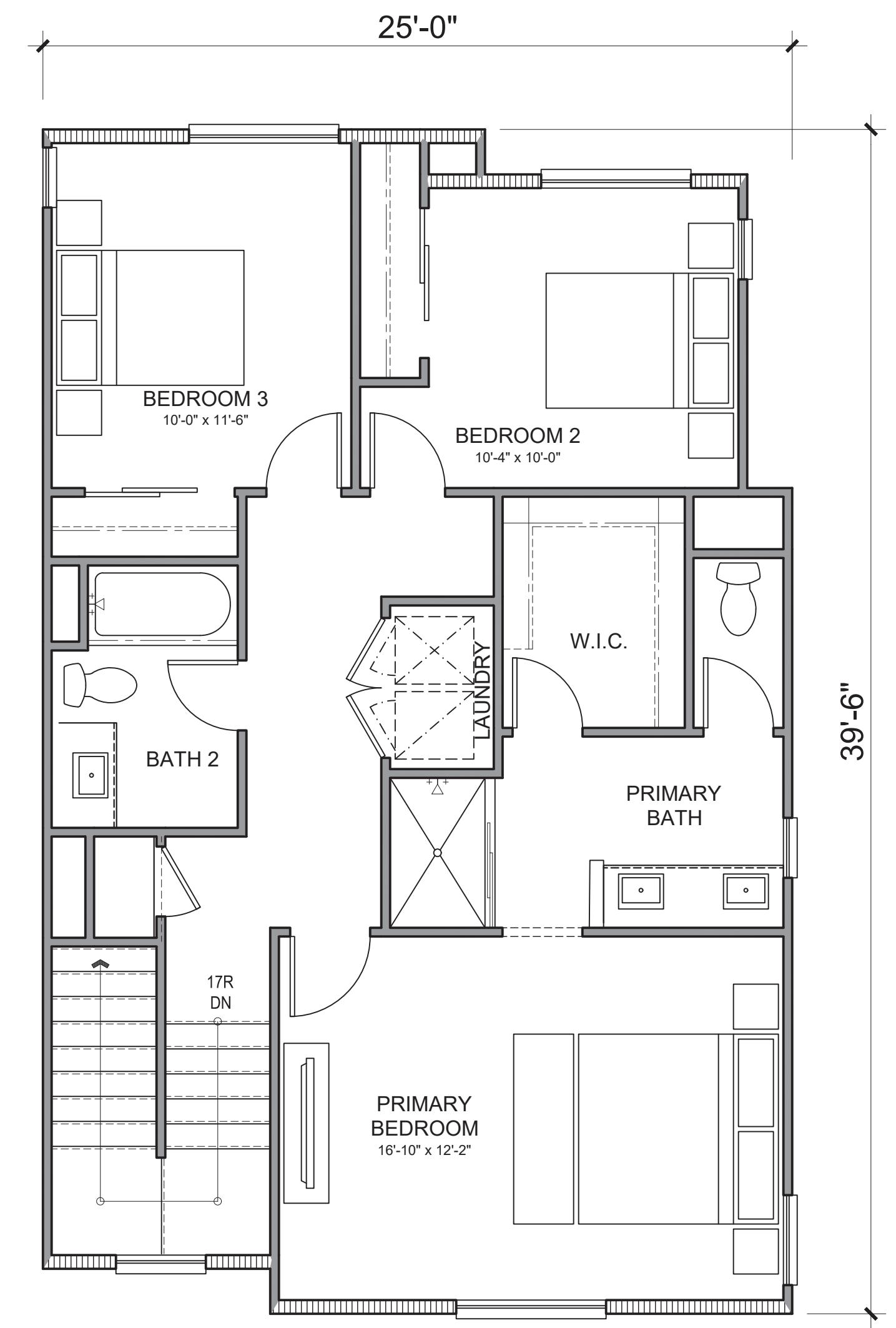
FIRST FLOOR PLAN

PLAN 2 - GROSS S.F.	
3 BD+DEN / 2.5 BA	
FIRST FLOOR	300 SQ. FT.
SECOND FLOOR	737 SQ. FT.
THIRD FLOOR	740 SQ. FT.
TOTAL	1777 SQ. FT.
DECK 1	57 SQ. FT.
GARAGE	478 SQ. FT.

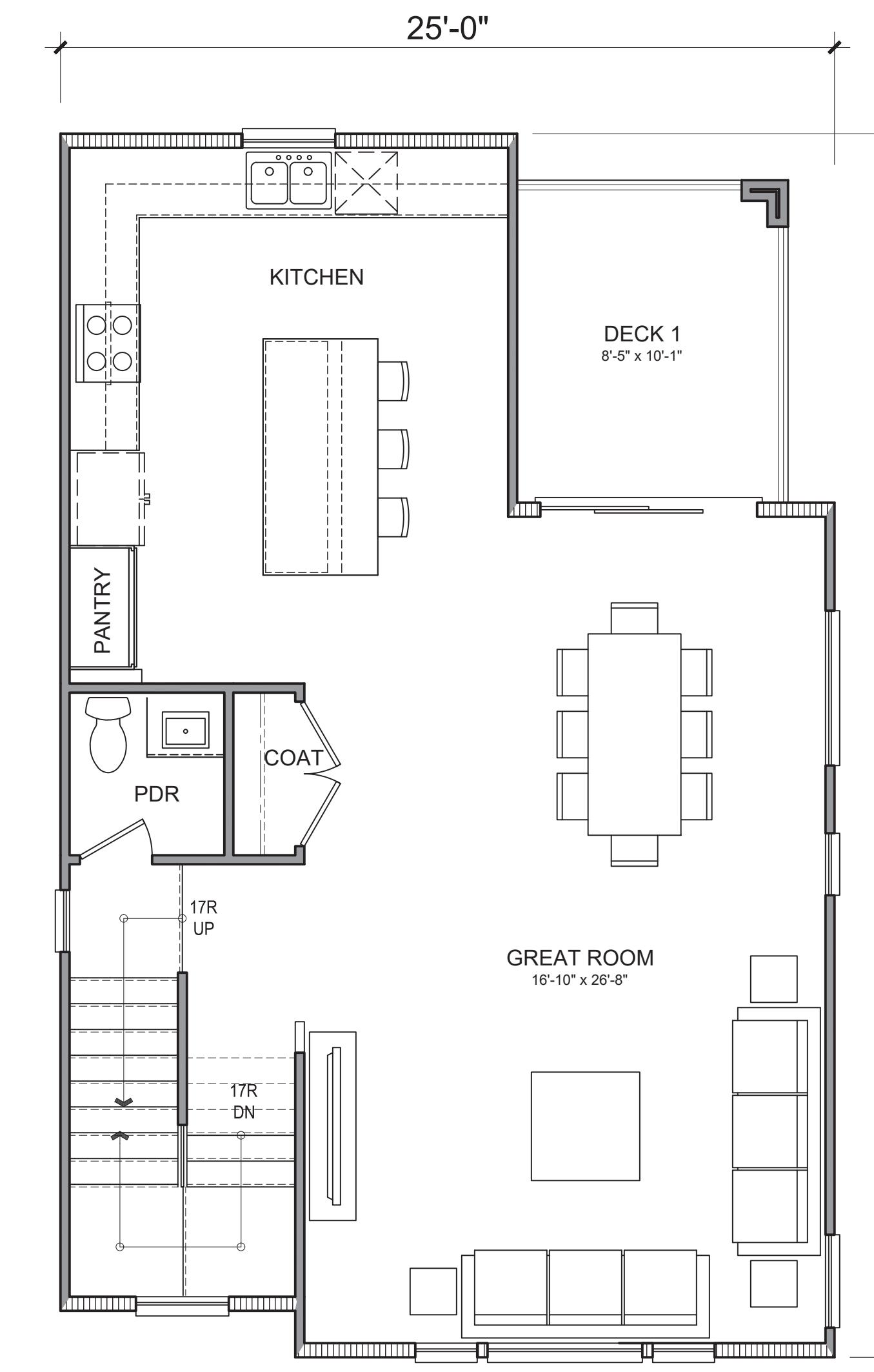
PLAN 2 - NET S.F.	
3 BD+DEN / 2.5 BA	
FIRST FLOOR	280 SQ. FT.
SECOND FLOOR	696 SQ. FT.
THIRD FLOOR	703 SQ. FT.
TOTAL	1679 SQ. FT.
DECK 1	57 SQ. FT.
GARAGE	455 SQ. FT.

**CITY OF IRVINE  
APPROVED**

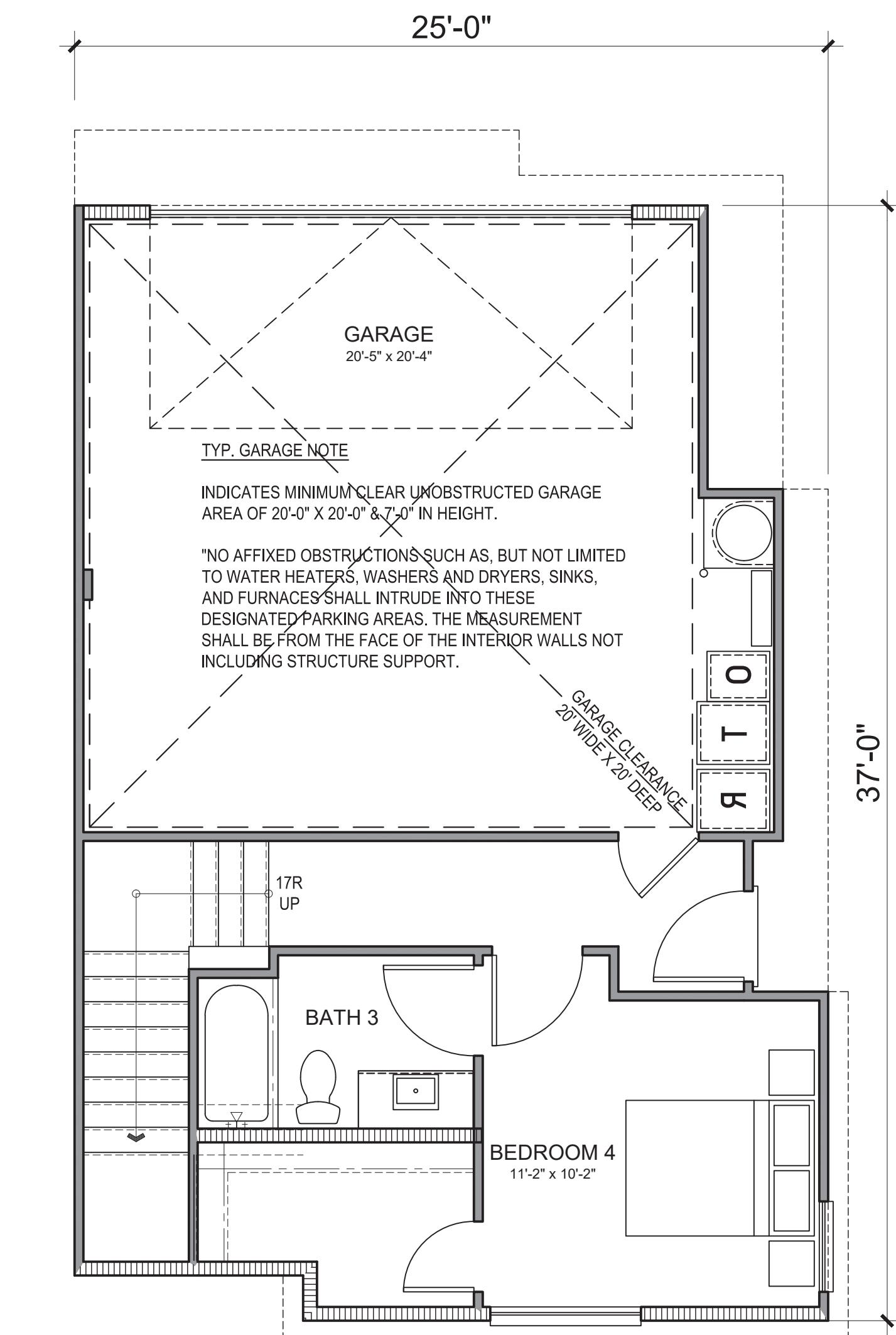
BY: Director of CD  
CASE #: 00969511-PMP  
DATE : January 22, 2026



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3 - GROSS S.F.	
4 BD / 3.5 BA	
FIRST FLOOR	381 SQ. FT.
SECOND FLOOR	854 SQ. FT.
THIRD FLOOR	871 SQ. FT.
TOTAL	2105 SQ. FT.
DECK 1	85 SQ. FT.
GARAGE	465 SQ. FT.

PLAN 3 - NET S.F.	
4 BD / 3.5 BA	
FIRST FLOOR	359 SQ. FT.
SECOND FLOOR	809 SQ. FT.
THIRD FLOOR	831 SQ. FT.
TOTAL	1999 SQ. FT.
DECK 1	85 SQ. FT.
GARAGE	443 SQ. FT.

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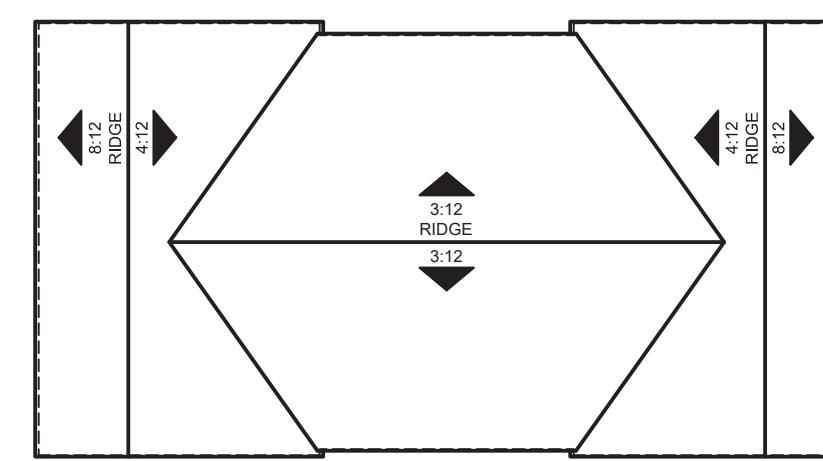
SCHEME 1



SCHEME 2

**CITY OF IRVINE  
APPROVED**

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : January 22, 2026

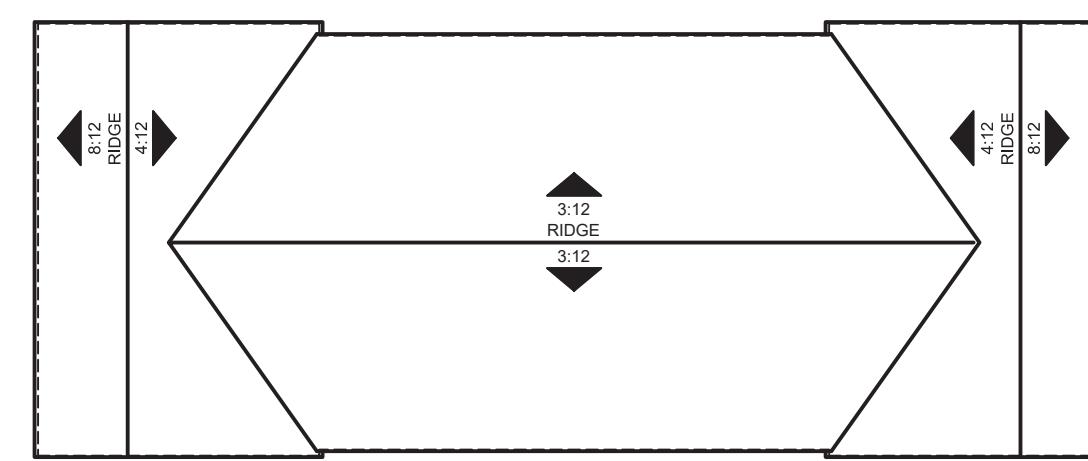


ROOF PLAN  
SCALE: 1/16"=1'-0"



**CITY OF IRVINE  
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CASE #: 00969511-PMP  
DATE : Jan 22, 2026



ROOF PLAN  
SCALE: 1/16"=1'-0"



LEFT



RIGHT

**CITY OF IRVINE  
APPROVED**

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : January 22, 2026

#### MATERIAL LEGEND

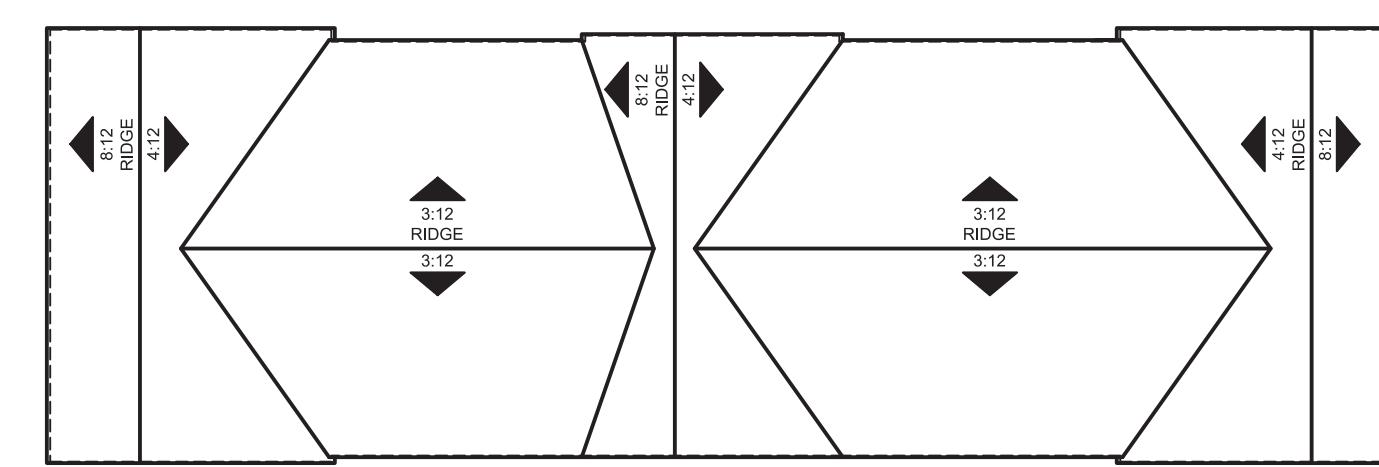
- 1. STUCCO
- 2. STUCCO TRIM
- 3. HORIZONTAL SIDING
- 4. COMPOSITE SHINGLE ROOF
- 5. VINYL WINDOWS
- 6. FASCIA
- 7. SLIDING DOOR
- 8. ENTRY DOOR
- 9. SECTIONAL GARAGE DOOR
- 10. RAILING
- 11. ACCENT PANEL
- 12. UTILITY CLOSET
- 13. DECORATIVE LIGHTS & ADDRESS SIGN



FRONT



REAR



ROOF PLAN  
SCALE: 1/16"=1'-0"

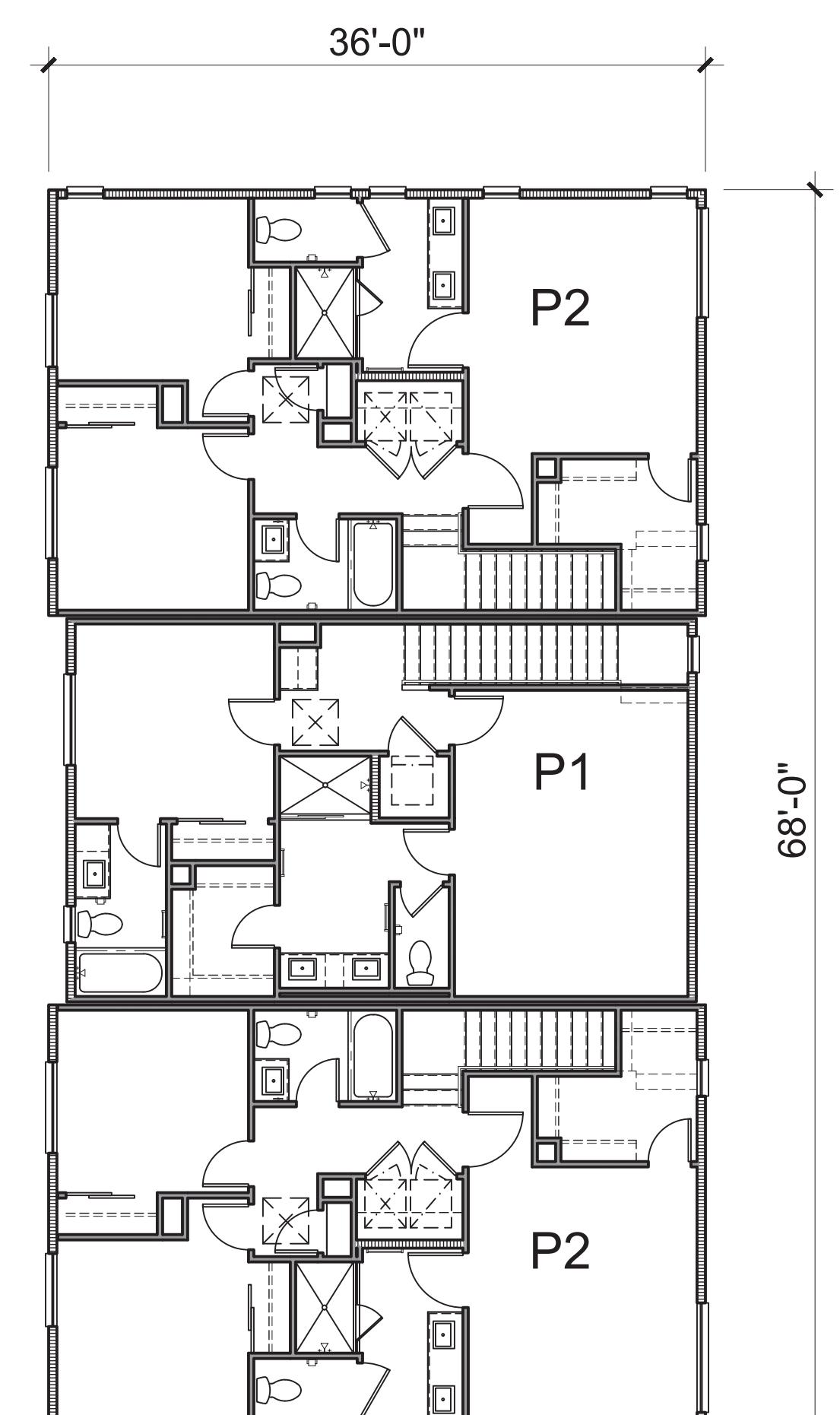


**CITY OF IRVINE  
APPROVED**

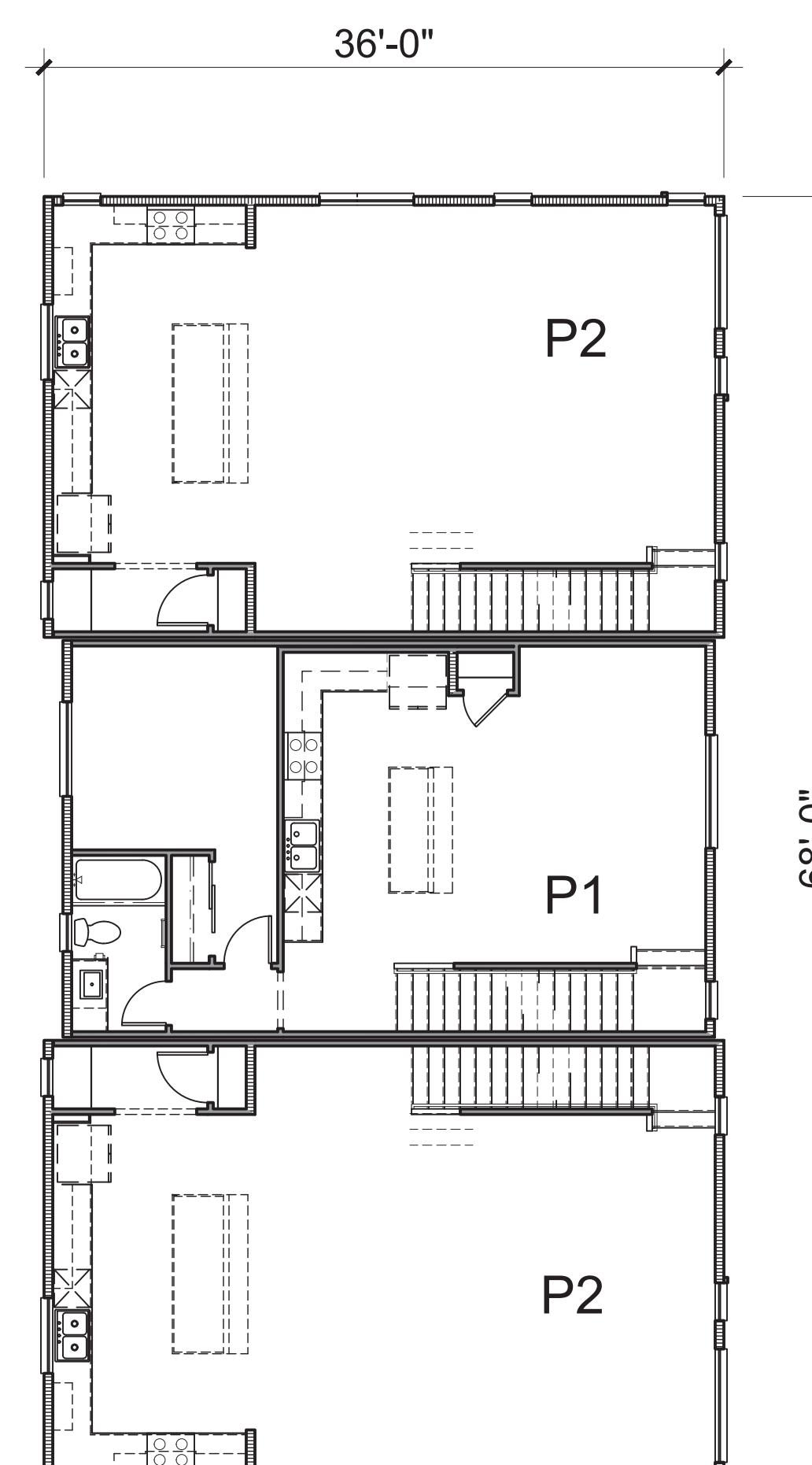
BY: Director of CD  
CASE #: 00969511-PMP  
DATE : January 22, 2026

#### MATERIAL LEGEND

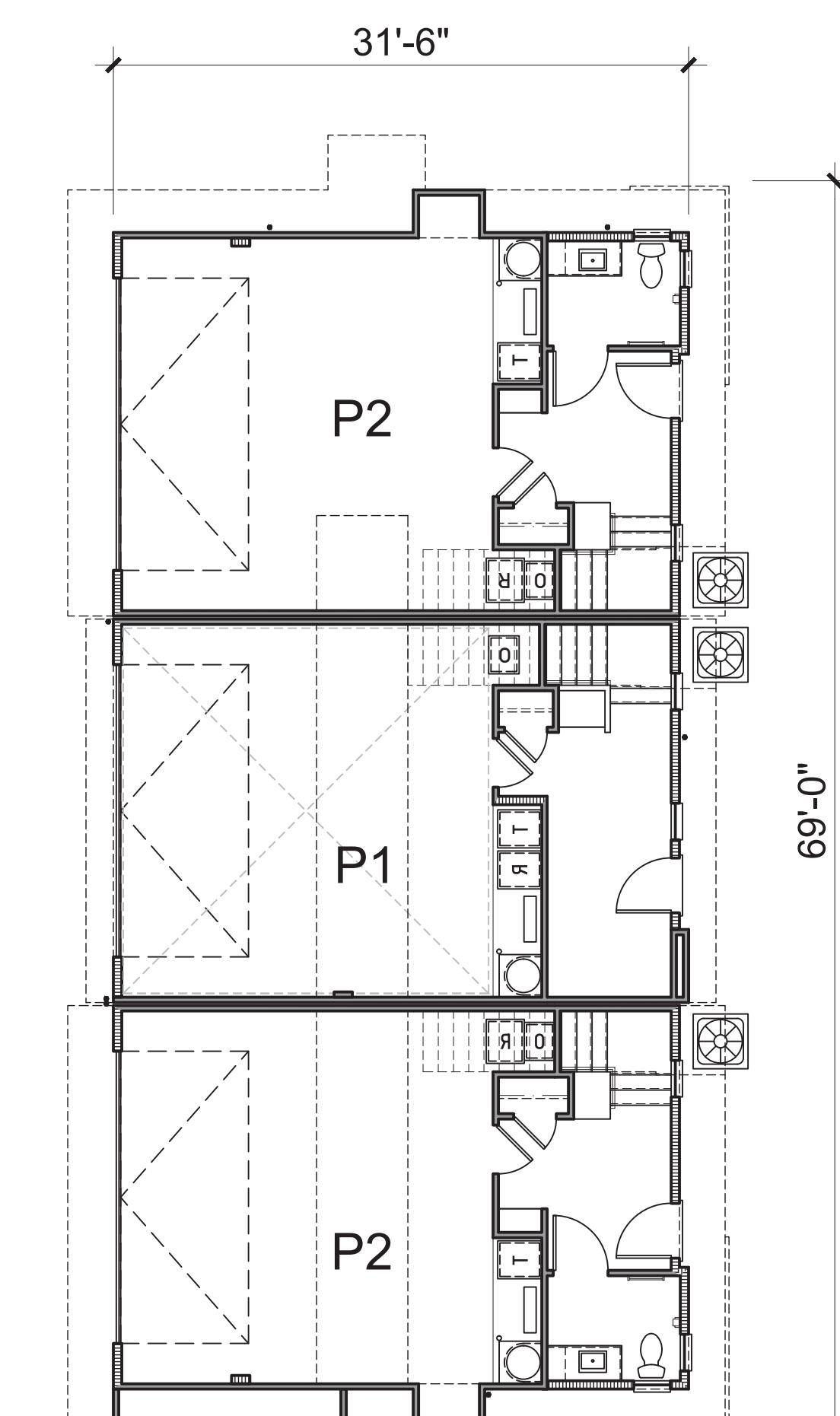
- 1. STUCCO
- 2. STUCCO TRIM
- 3. HORIZONTAL SIDING
- 4. COMPOSITE SHINGLE ROOF
- 5. VINYL WINDOWS
- 6. FASCIA
- 7. SLIDING DOOR
- 8. ENTRY DOOR
- 9. SECTIONAL GARAGE DOOR
- 10. RAILING
- 11. ACCENT PANEL
- 12. UTILITY CLOSET
- 13. DECORATIVE LIGHTS & ADDRESS SIGN



THIRD FLOOR  
2416 SQ. FT.

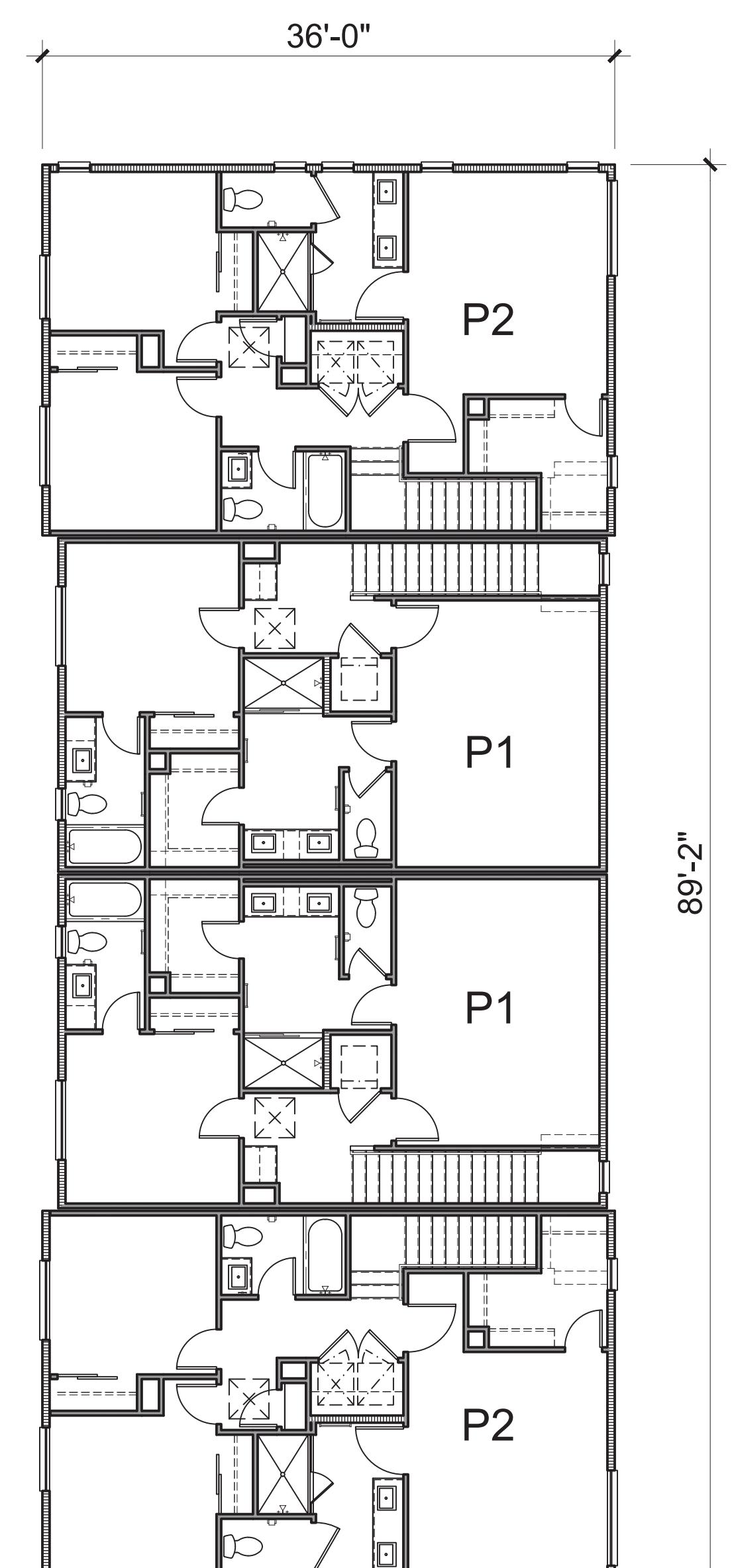


SECOND FLOOR  
2416 SQ. FT.

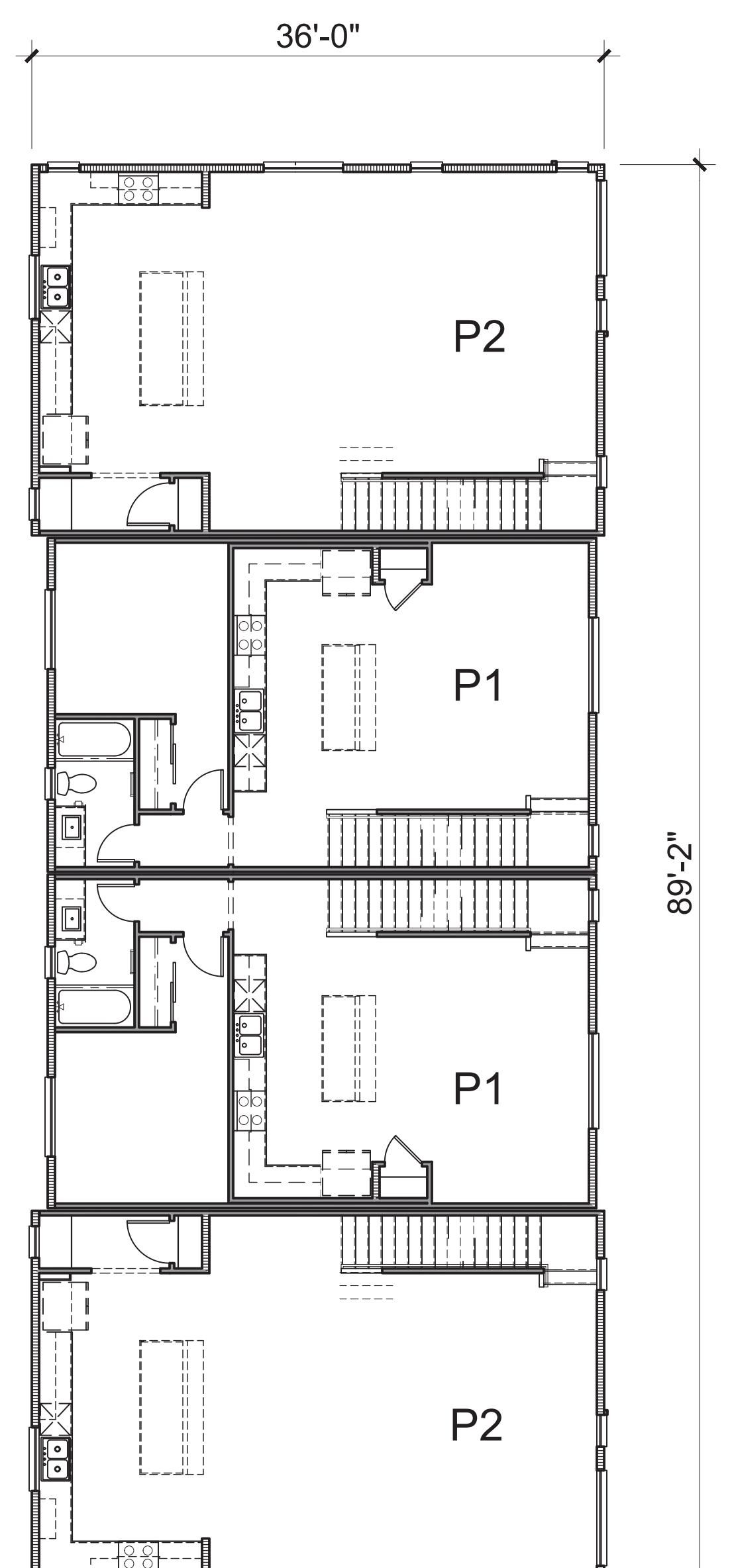


CITY OF IRVINE  
APPROVED  
FIRST FLOOR  
2029 SQ. FT.

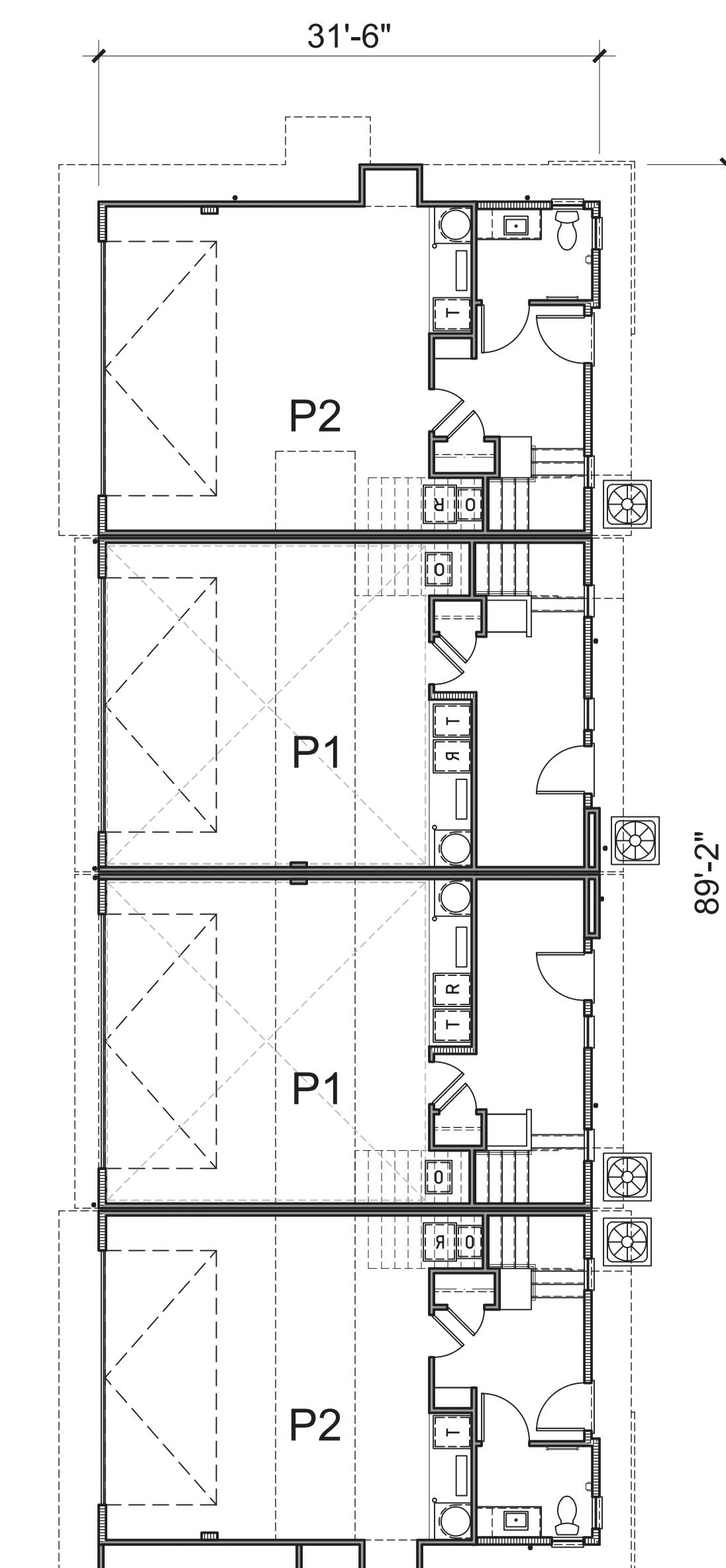
BY: Director of CD  
CASE #: 00969511-PMP  
DATE : January 22, 2026



THIRD FLOOR  
3146 SQ. FT.

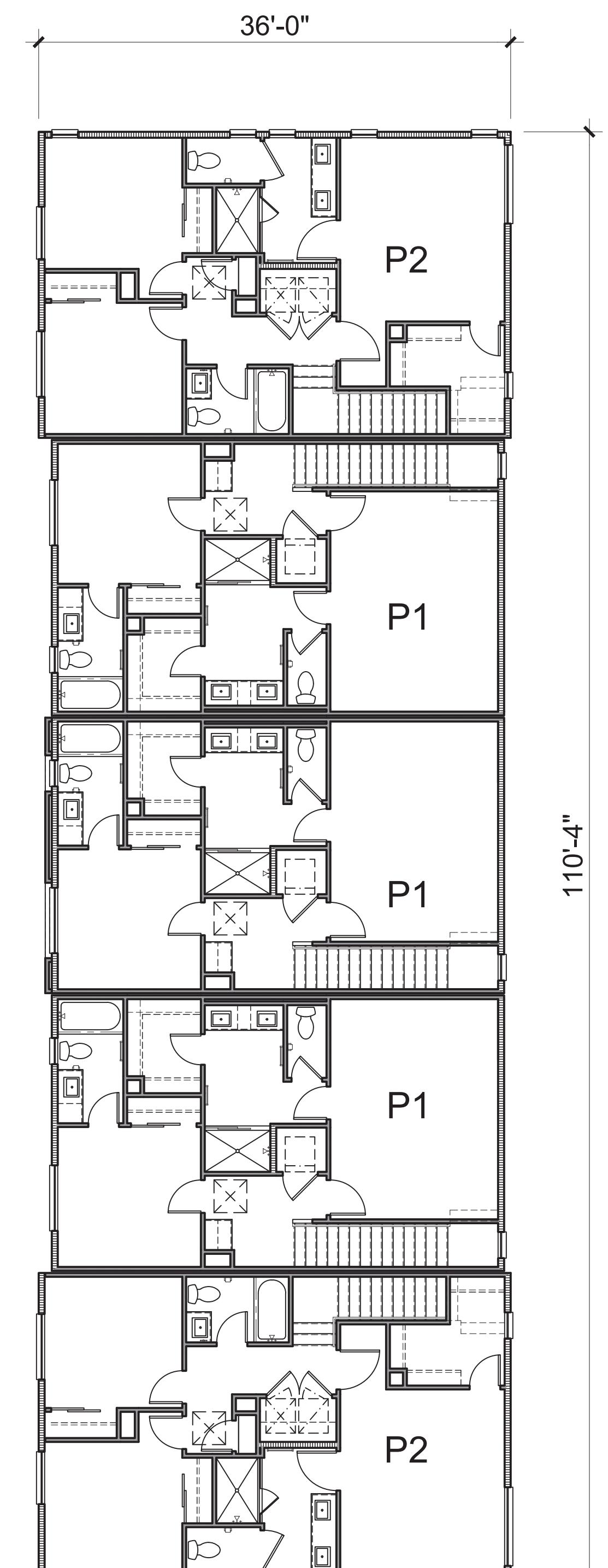


SECOND FLOOR  
3146 SQ. FT.

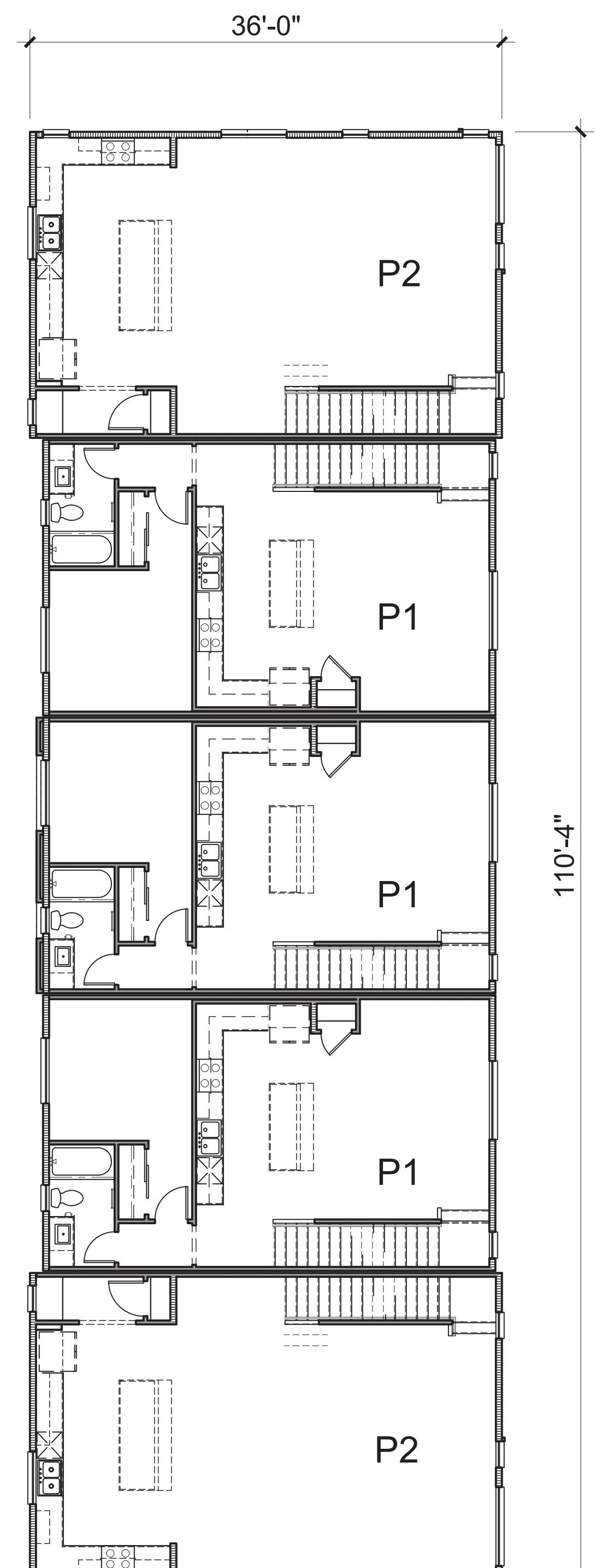


CITY OF IRVINE  
APPROVED  
BY: Director of CD  
CASE #: 00969511-PMP  
DATE : January 22, 2026

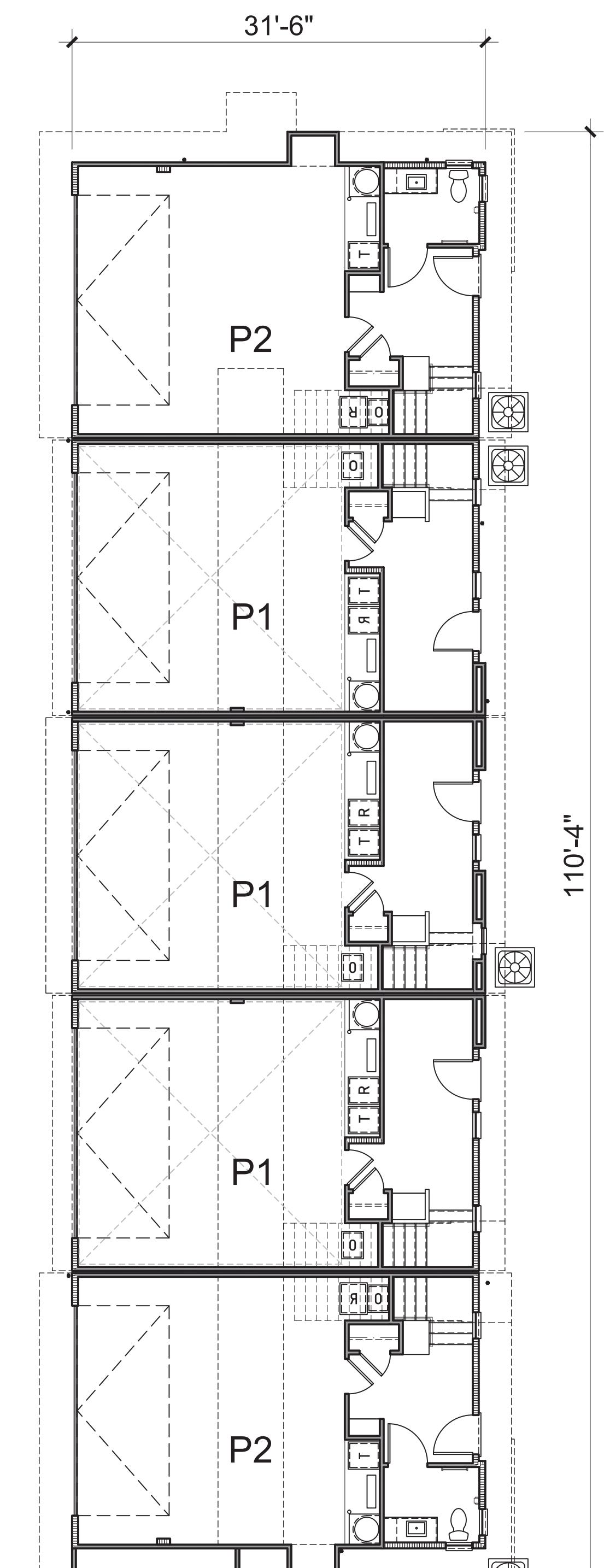
0 4 8 16 Scale 1" = 8'



THIRD FLOOR  
3876 SQ. FT.

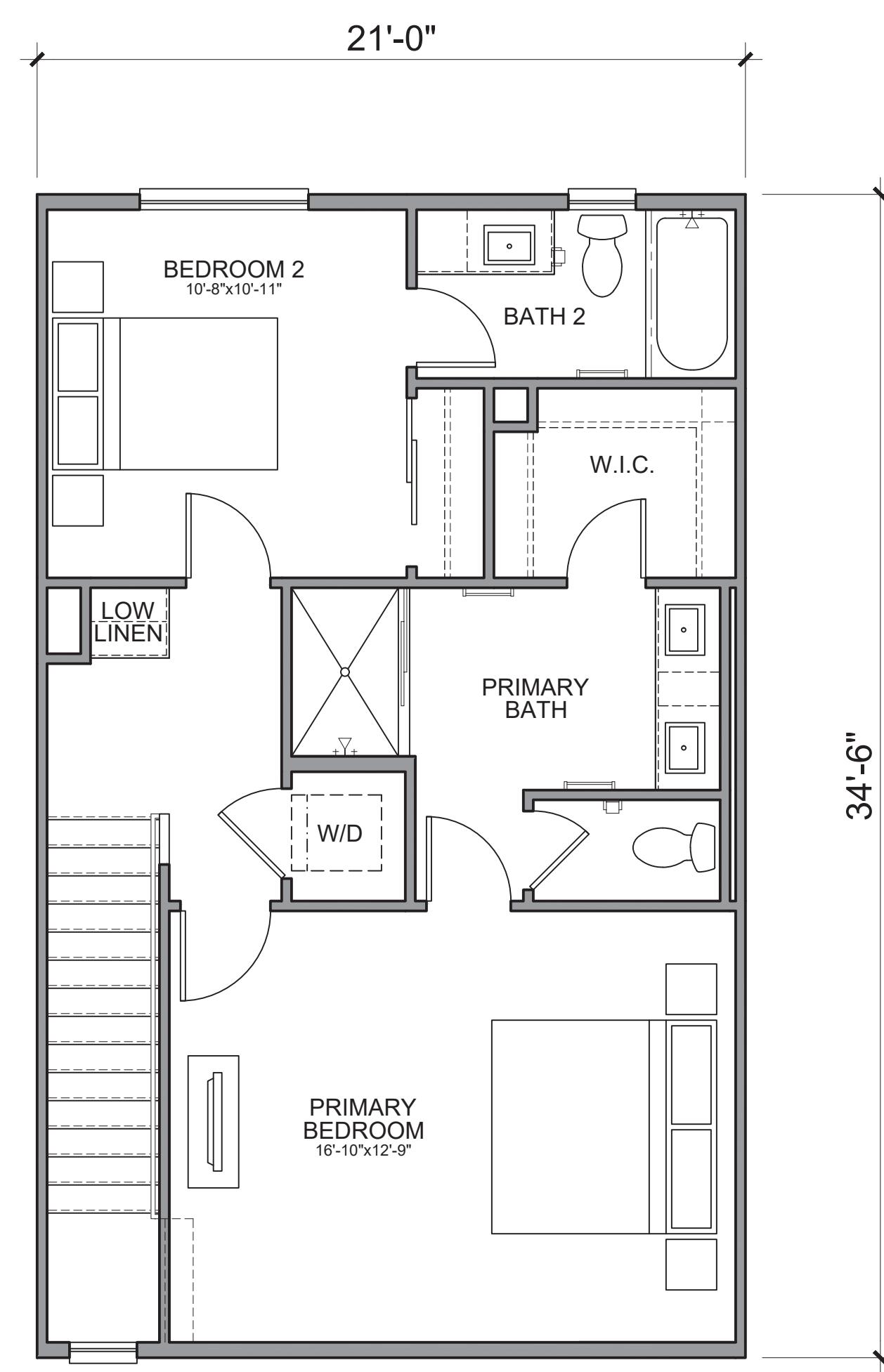


SECOND FLOOR  
3876 SQ. FT.

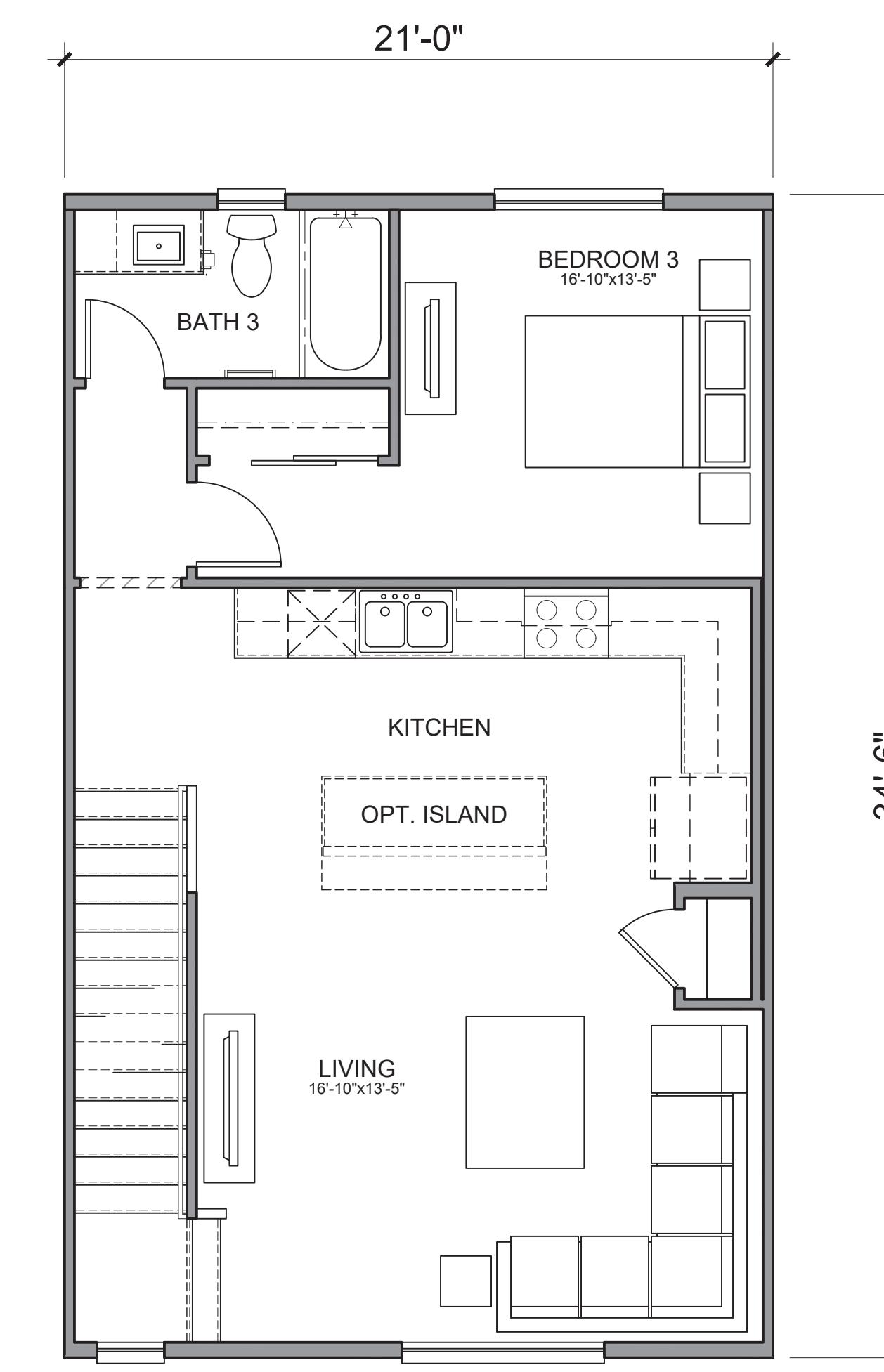


CITY OF IRVINE  
APPROVED  
BY: Director of CD  
CASE #: 00969511-PMP  
DATE : Jan 22, 2026

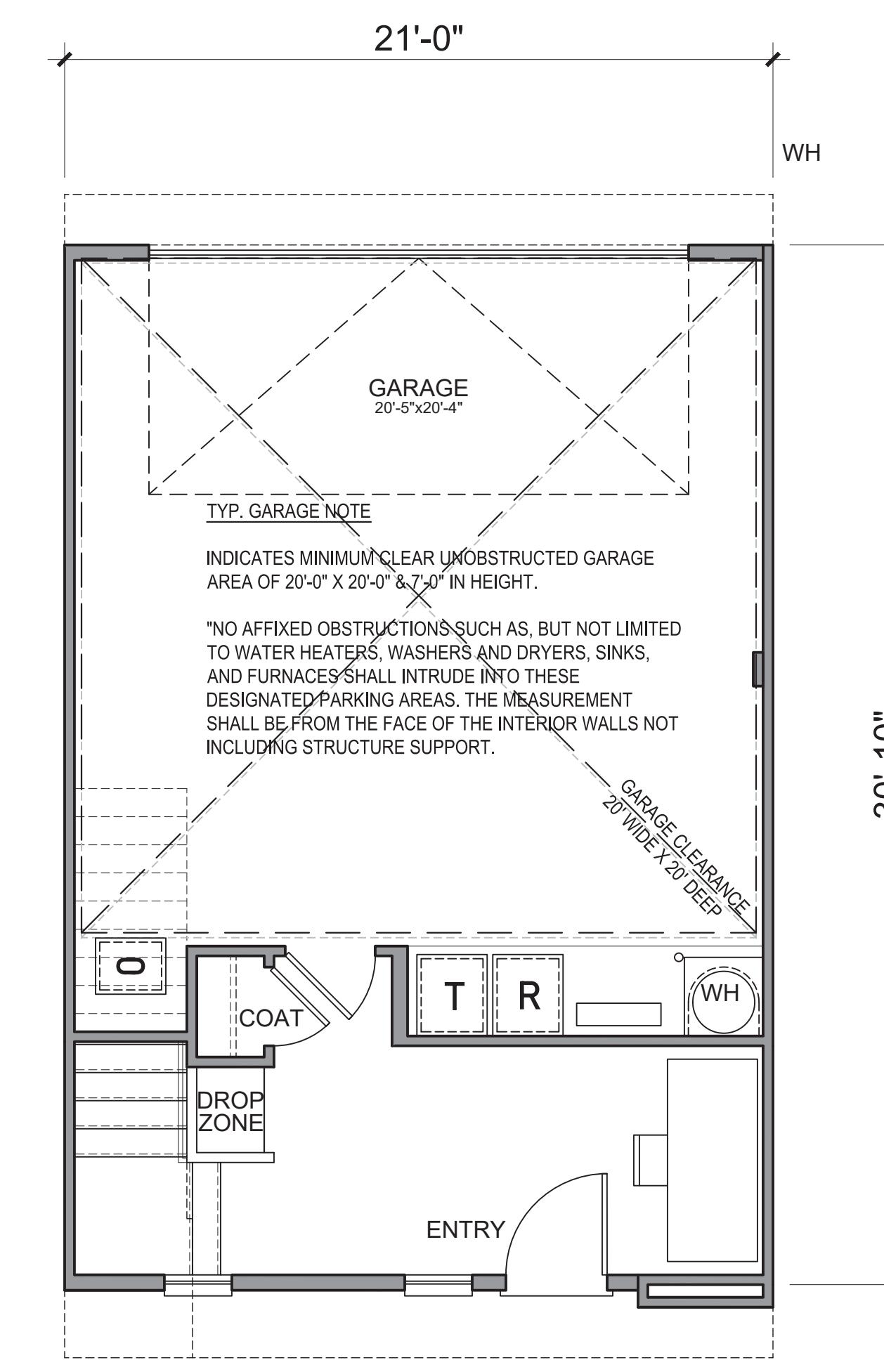
0 4 8 16 Scale 1" = 8'



THIRD FLOOR



SECOND FLOOR



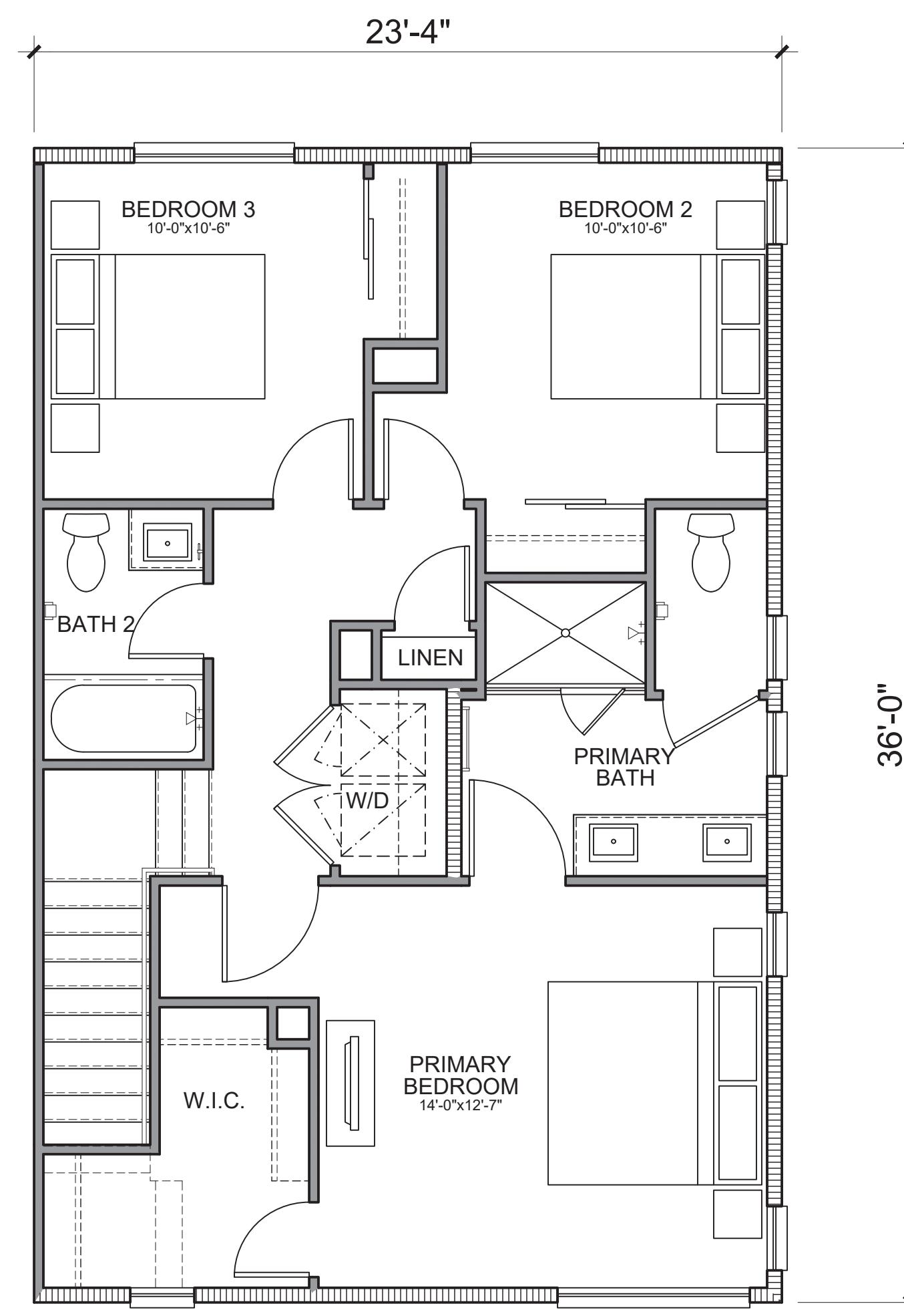
FIRST FLOOR

PLAN 1 - GROSS S.F.	
3 BD / 3.5 BA	
FIRST FLOOR	202 SQ. FT.
SECOND FLOOR	724 SQ. FT.
THIRD FLOOR	667 SQ. FT.
TOTAL	1593 SQ. FT.
DECK 1	N/A
GARAGE	475 SQ. FT.

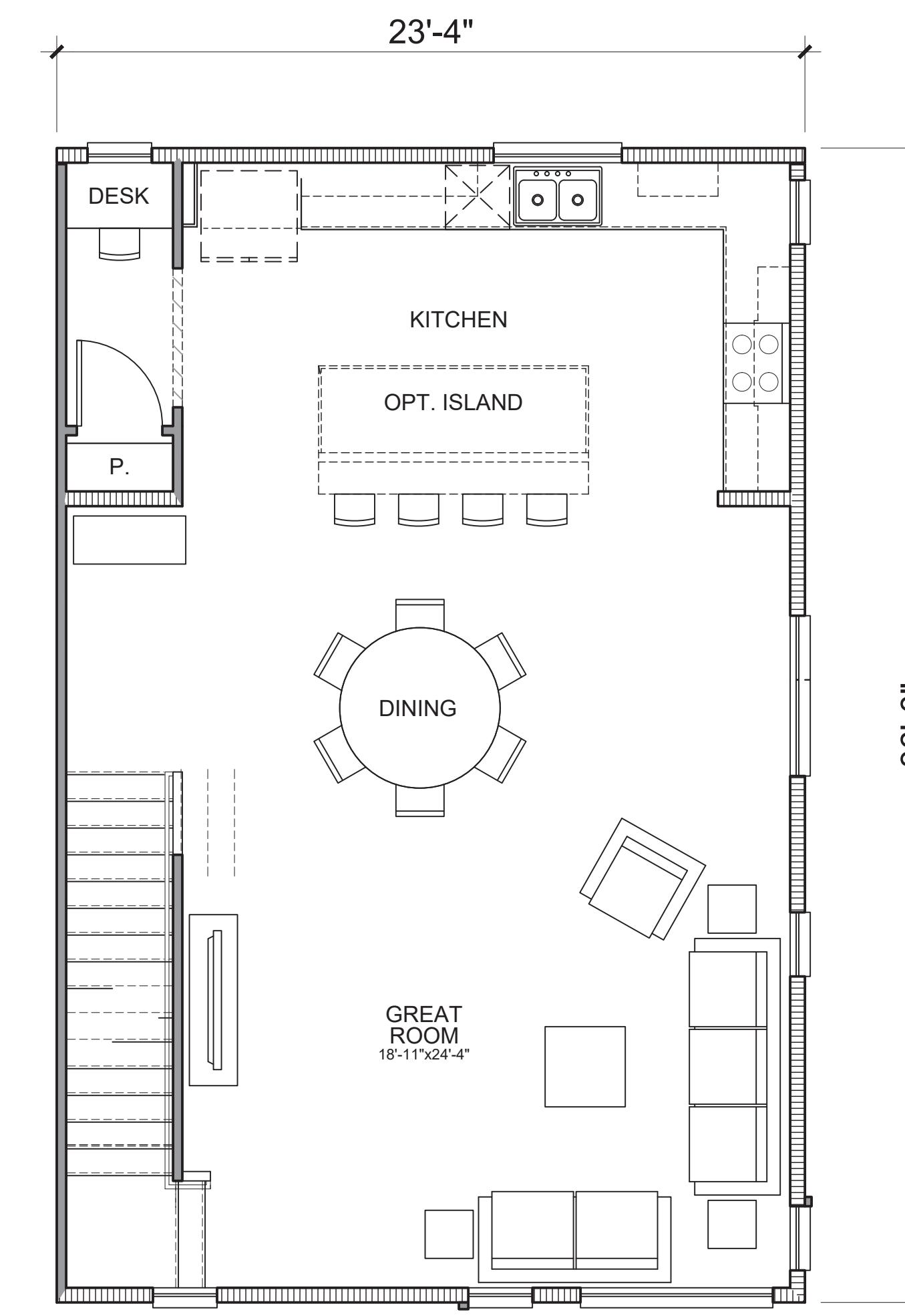
PLAN 1 - NET S.F.	
3 BD / 3.5 BA	
FIRST FLOOR	187 SQ. FT.
SECOND FLOOR	686 SQ. FT.
THIRD FLOOR	634 SQ. FT.
TOTAL	1506 SQ. FT.
DECK 1	N/A
GARAGE	452 SQ. FT.

**CITY OF IRVINE  
APPROVED**

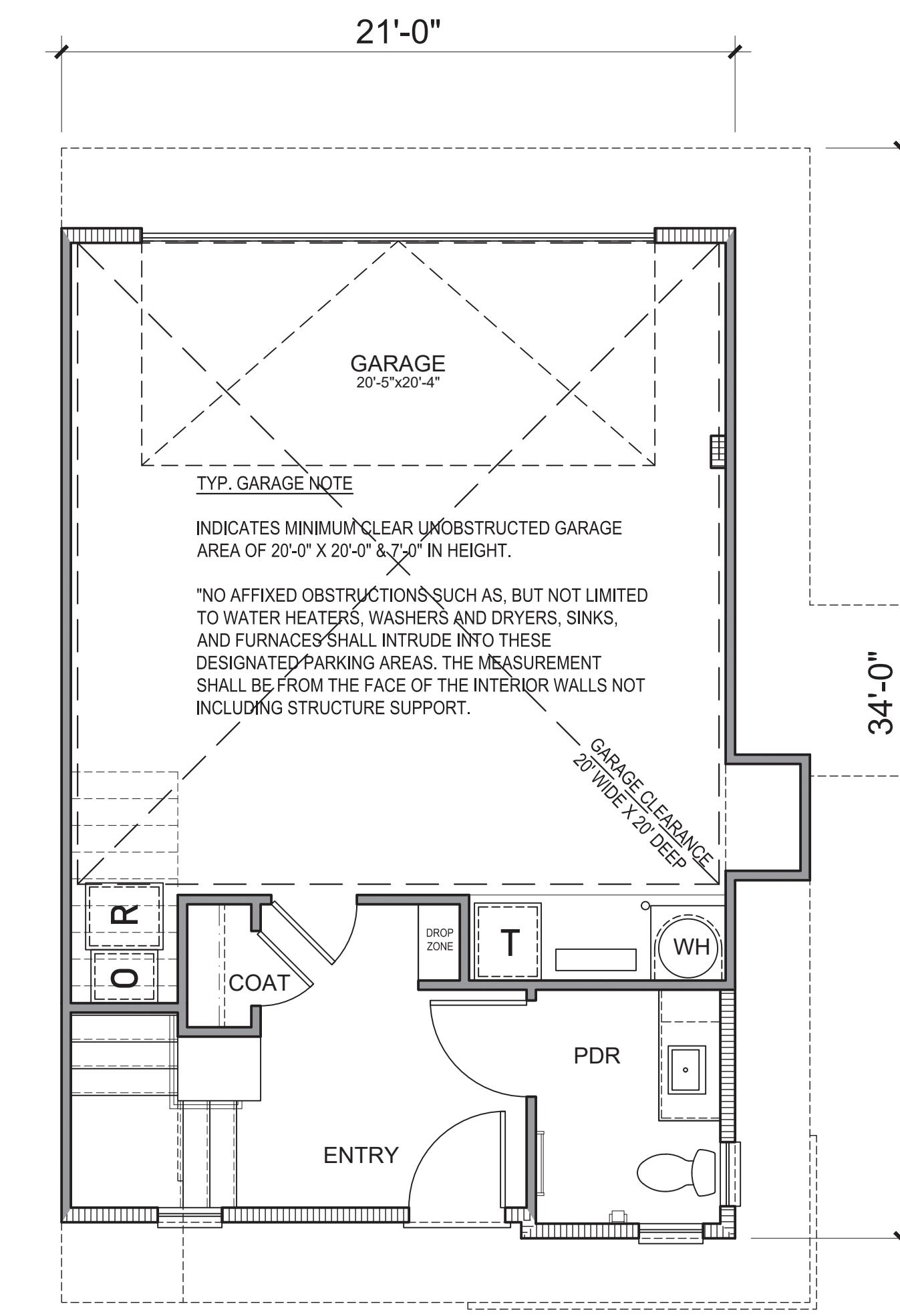
BY: Director of CD  
CASE #: 00969511-PMP  
DATE : Jan 22, 2026



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 2 - GROSS S.F.	
3 BD / 2.5 BA	
FIRST FLOOR	209 SQ. FT.
SECOND FLOOR	840 SQ. FT.
THIRD FLOOR	791 SQ. FT.
TOTAL	1841 SQ. FT.
DECK 1	N/A
GARAGE	480 SQ. FT.

PLAN 2 - NET S.F.	
3 BD / 2.5 BA	
FIRST FLOOR	192 SQ. FT.
SECOND FLOOR	792 SQ. FT.
THIRD FLOOR	747 SQ. FT.
TOTAL	1731 SQ. FT.
DECK 1	N/A
GARAGE	455 SQ. FT.

CITY OF IRVINE  
APPROVED

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : January 22, 2026



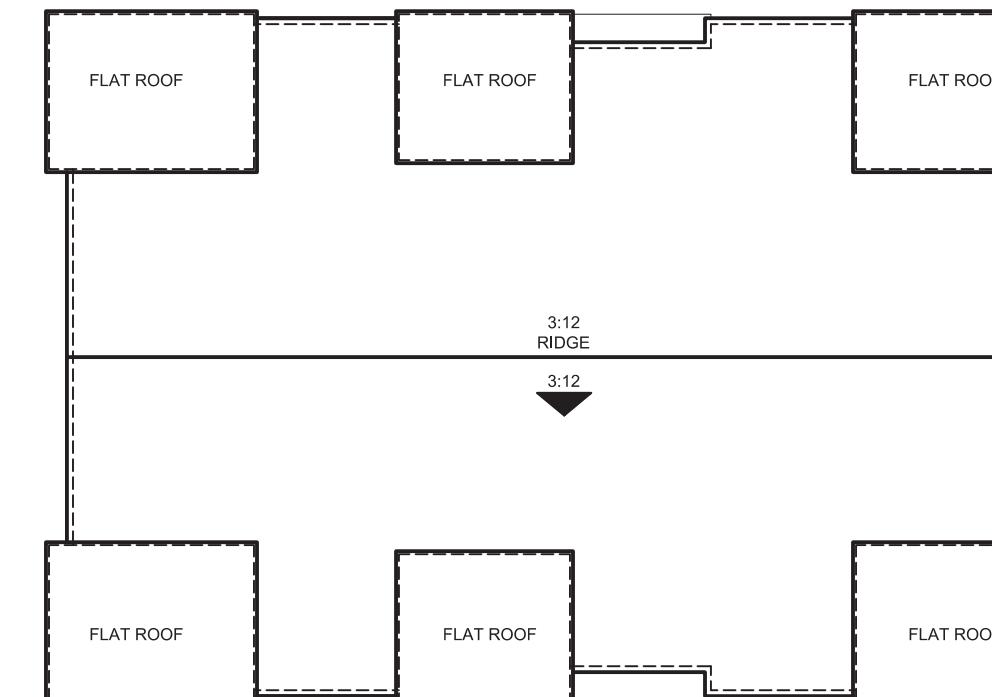
SCHEME 1



SCHEME 2

**CITY OF IRVINE  
APPROVED**

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : Jan 22, 2026

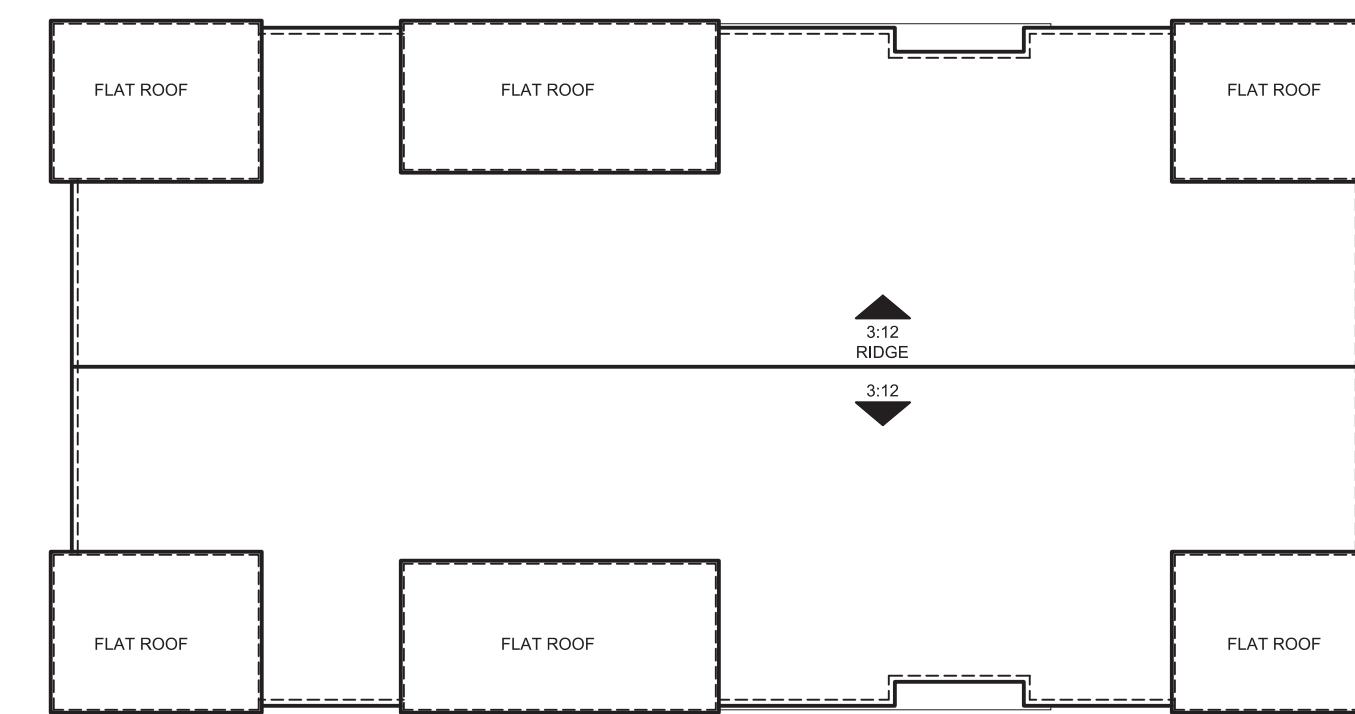


ROOF PLAN  
SCALE: 1/16"=1'-0"



#### MATERIAL LEGEND

1. STUCCO	9. ENTRY DOOR
2. STUCCO TRIM	10. SECTIONAL GARAGE DOOR
3. HORIZONTAL SIDING	11. RAILING
4. COMPOSITE SHINGLE ROOF	12. BRICK VENEER
5. VINYL WINDOWS	13. ACCENT PANEL
6. FASCIA	14. UTILITY CLOSET
7. SLIDING DOOR	
8. DECORATIVE LIGHTS & ADDRESS SIGN	



ROOF PLAN  
SCALE: 1/16"=1'-0"



FRONT



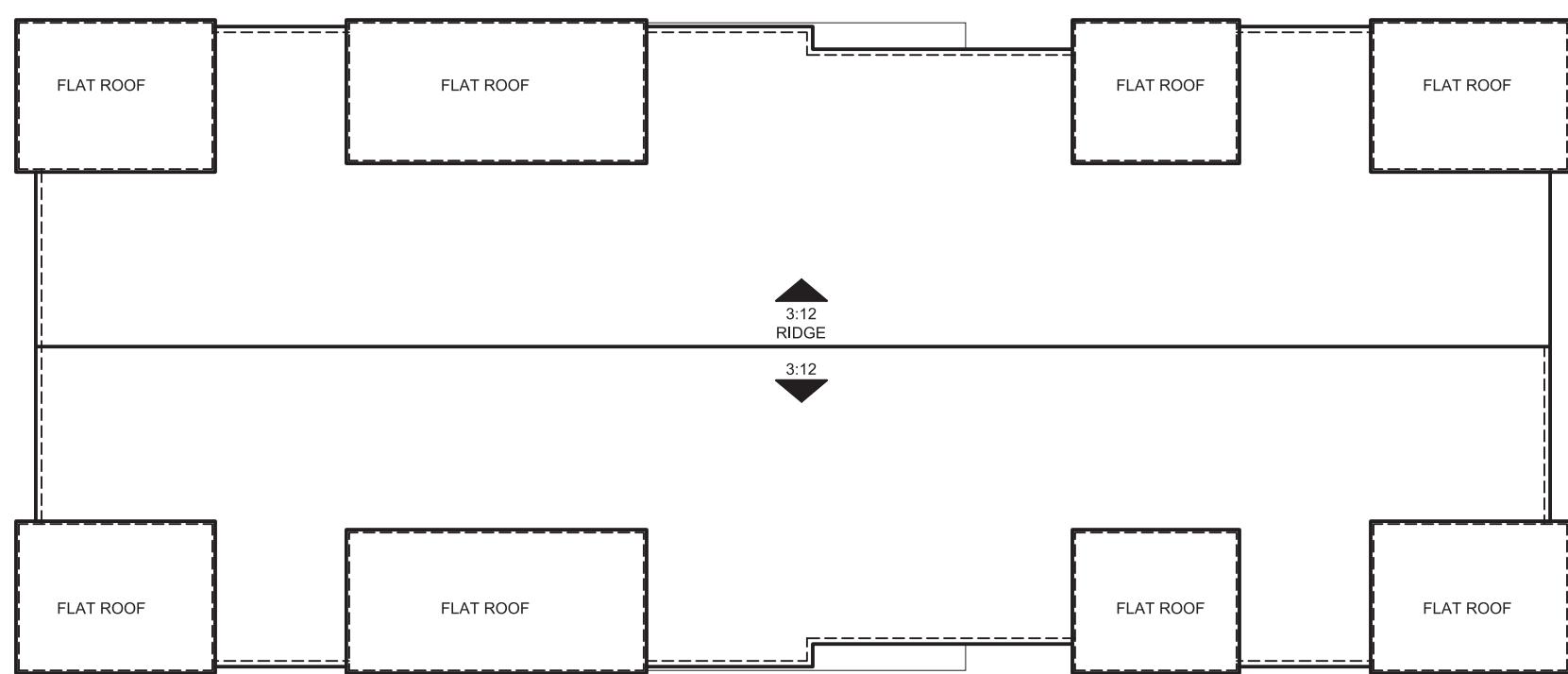
REAR

**CITY OF IRVINE  
APPROVED**

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : Jan 22, 2026

**MATERIAL LEGEND**

1. STUCCO	9. ENTRY DOOR
2. STUCCO TRIM	10. SECTIONAL GARAGE DOOR
3. HORIZONTAL SIDING	11. RAILING
4. COMPOSITE SHINGLE ROOF	12. BRICK VENEER
5. VINYL WINDOWS	13. ACCENT PANEL
6. FASCIA	14. UTILITY CLOSET
7. SLIDING DOOR	
8. DECORATIVE LIGHTS & ADDRESS SIGN	



ROOF PLAN  
SCALE: 1/16"=1'-0"

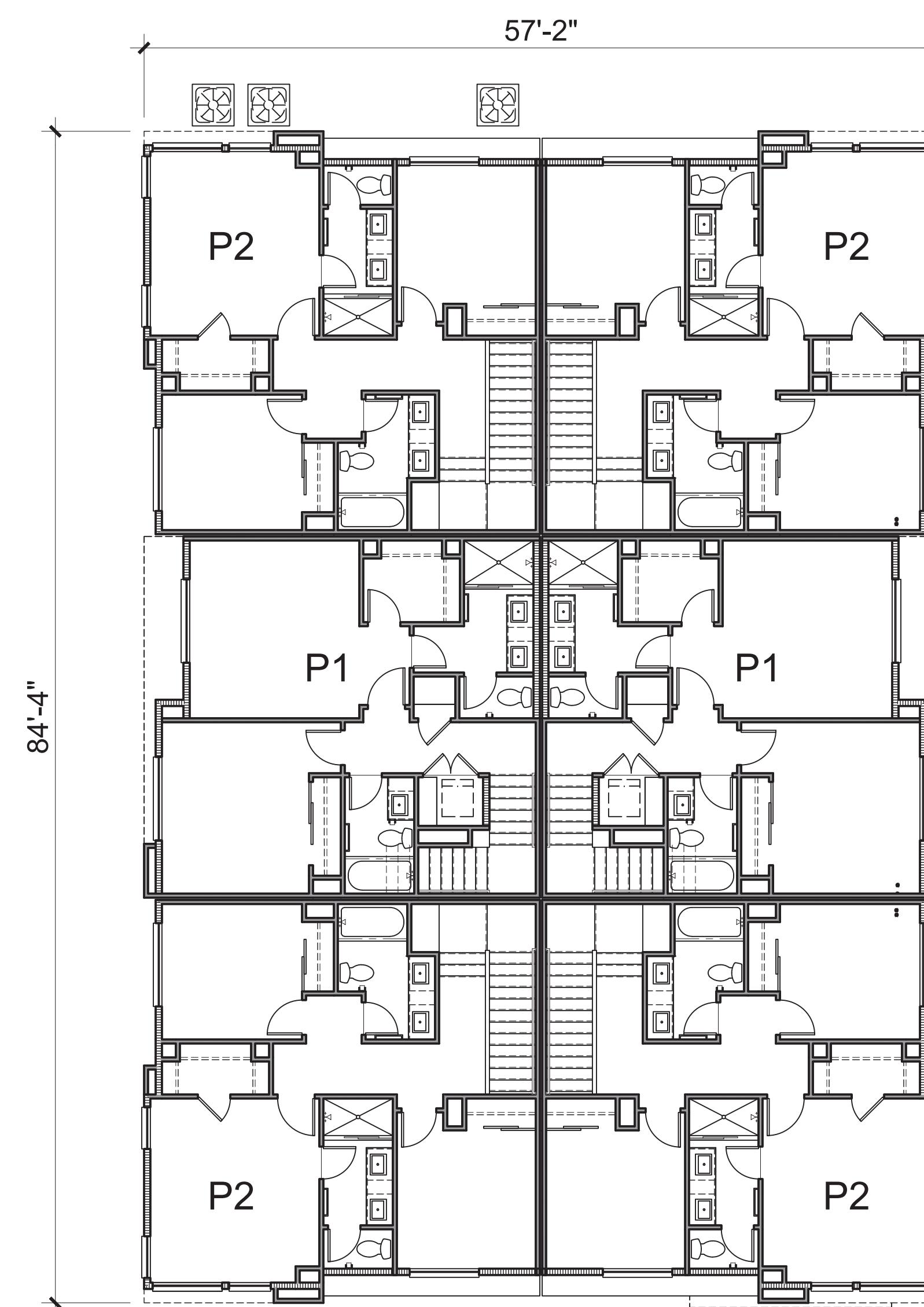


#### MATERIAL LEGEND

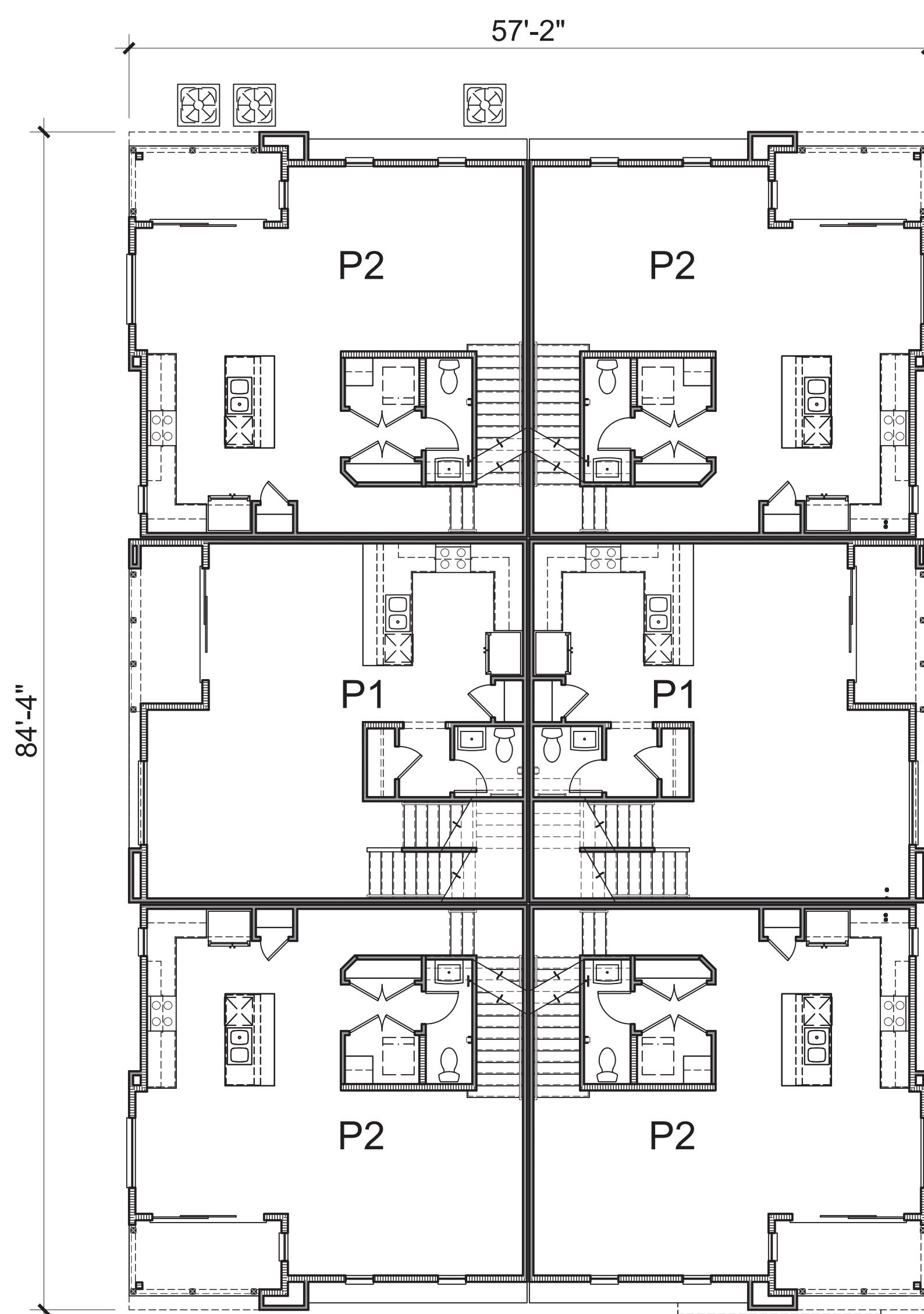
- 1. STUCCO
- 2. STUCCO TRIM
- 3. HORIZONTAL SIDING
- 4. COMPOSITE SHINGLE ROOF
- 5. VINYL WINDOWS
- 6. FASCIA
- 7. SLIDING DOOR
- 8. DECORATIVE LIGHTS & ADDRESS SIGN
- 9. ENTRY DOOR
- 10. SECTIONAL GARAGE DOOR
- 11. RAILING
- 12. BRICK VENEER
- 13. ACCENT PANEL
- 14. UTILITY CLOSET

**CITY OF IRVINE  
APPROVED**

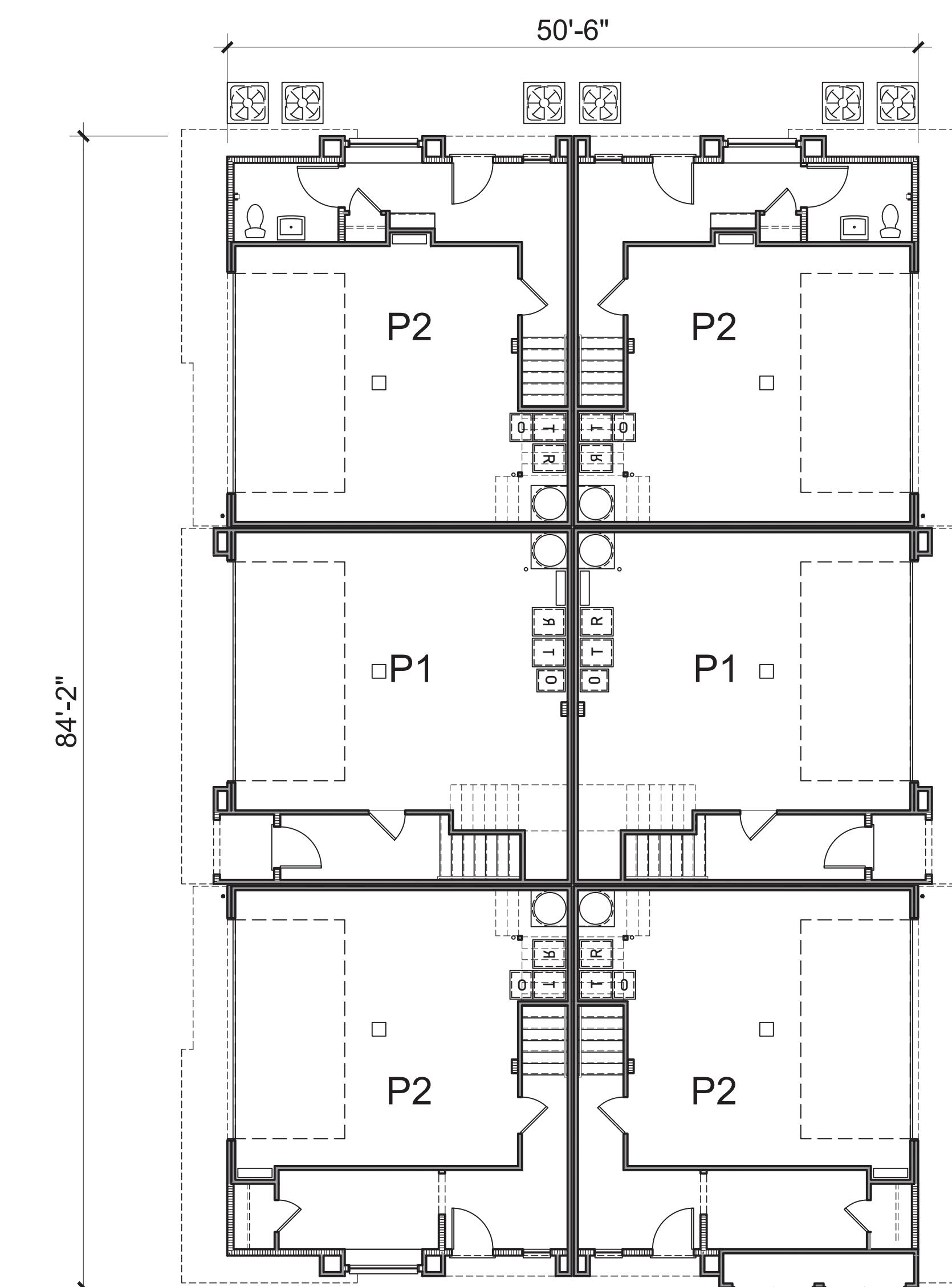
BY: Director of CD  
CASE #: 00969511-PMP  
DATE : January 22, 2026



**THIRD FLOOR**  
4506 SQ. FT.



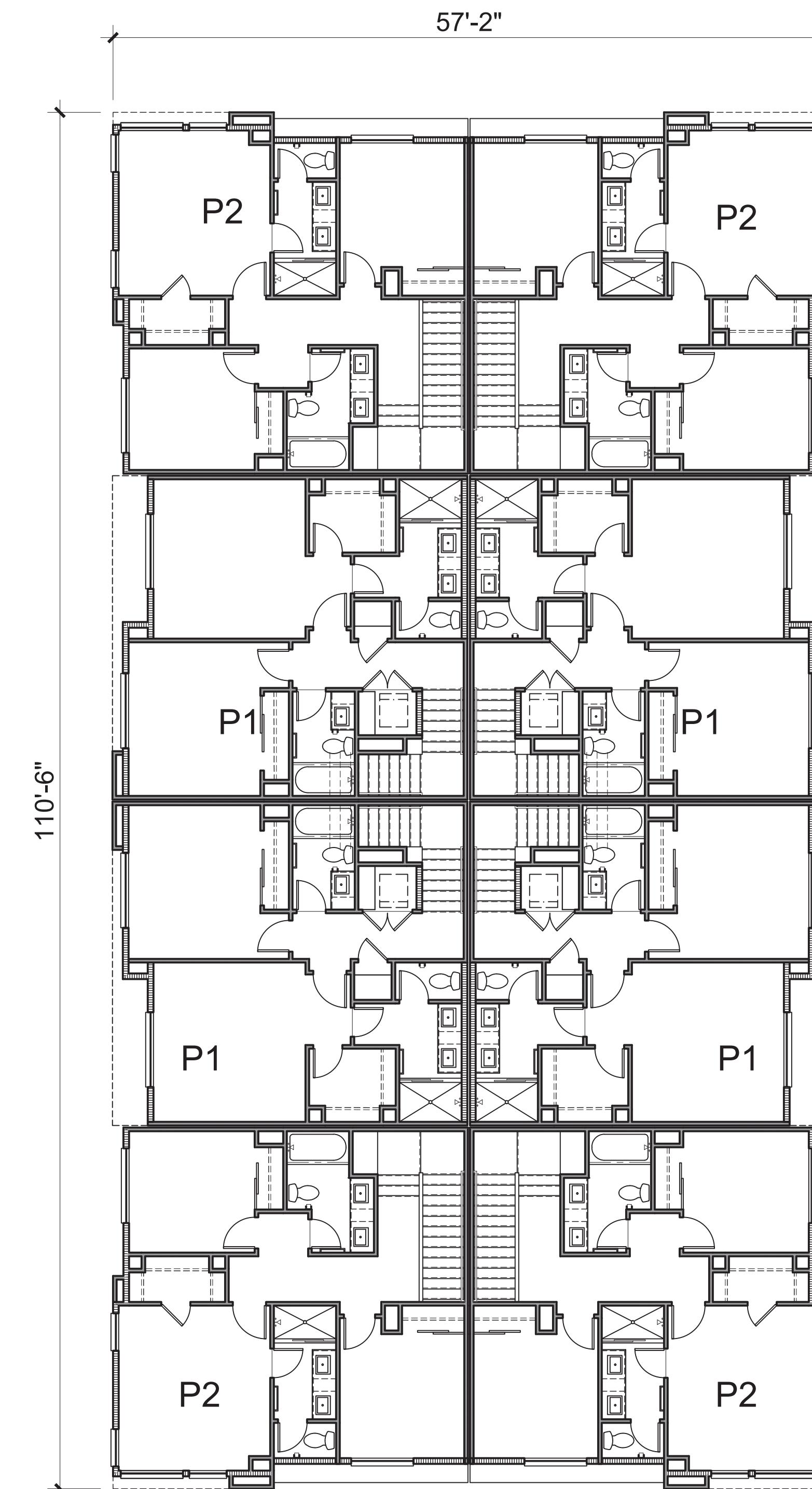
**SECOND FLOOR**  
4572 SQ. FT.



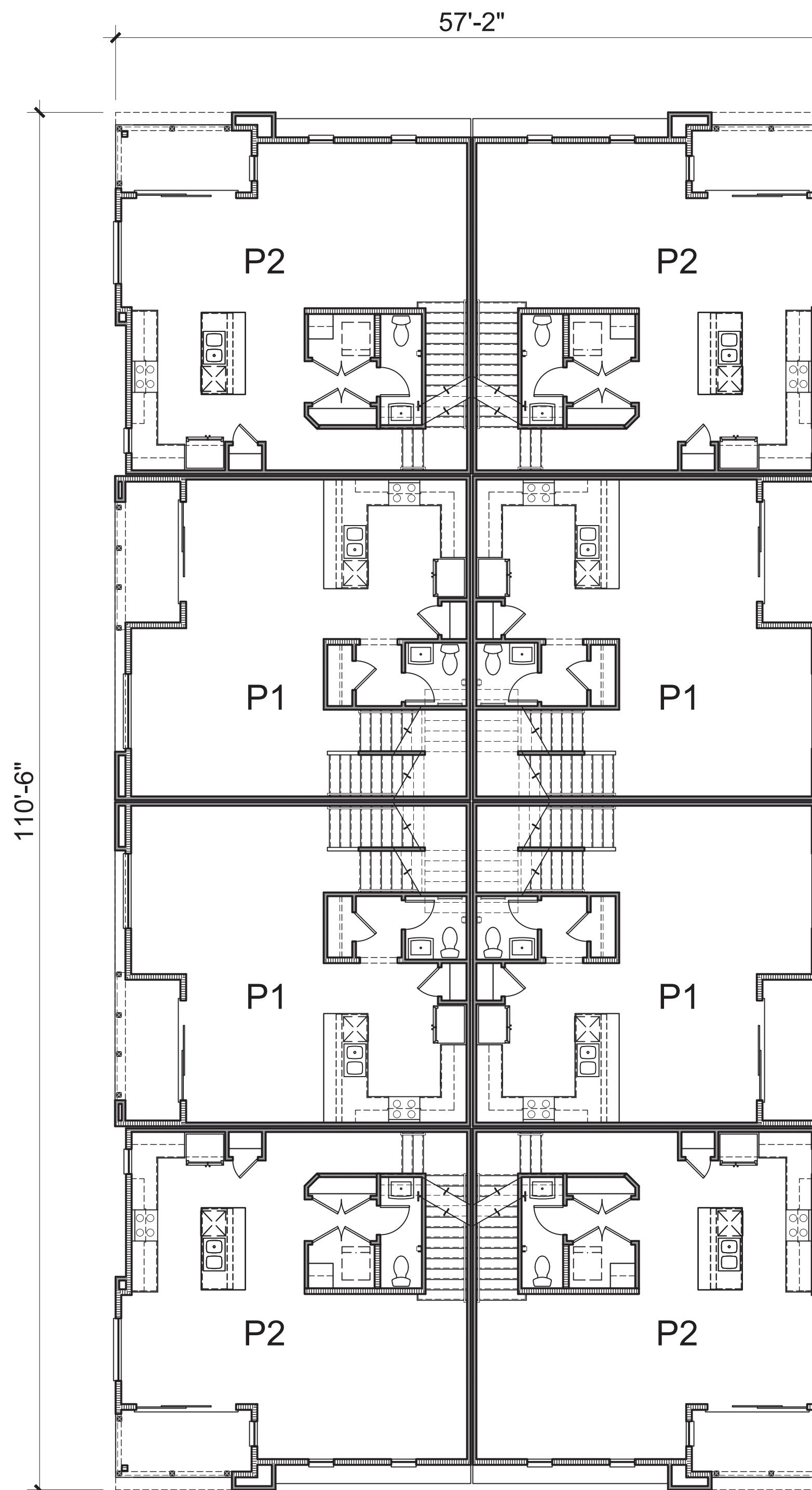
**FIRST FLOOR**  
4145 SQ. FT.

**CITY OF IRVINE  
APPROVED**

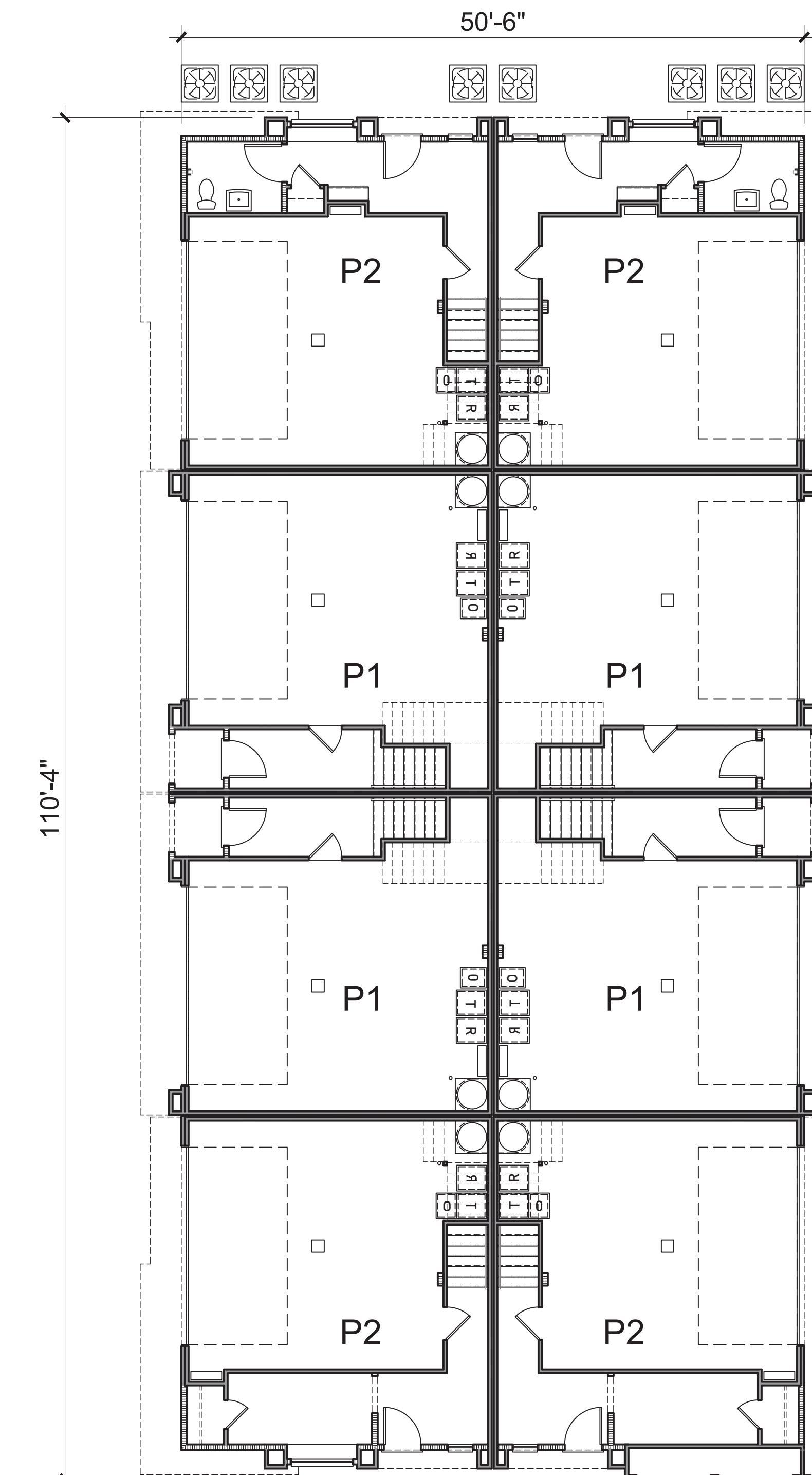
BY: Director of CD  
CASE #: 00969511-PMP  
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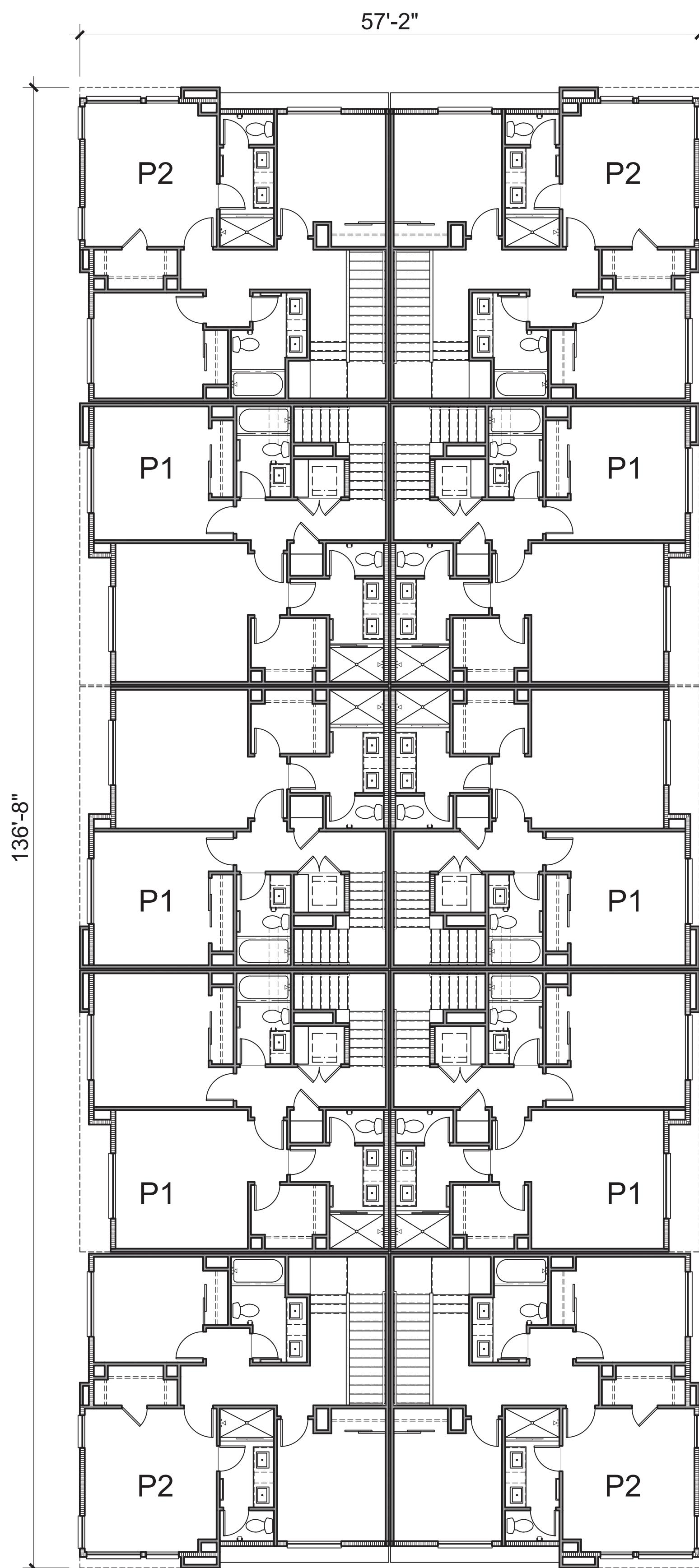
**THIRD FLOOR**  
5915 SQ. FT.



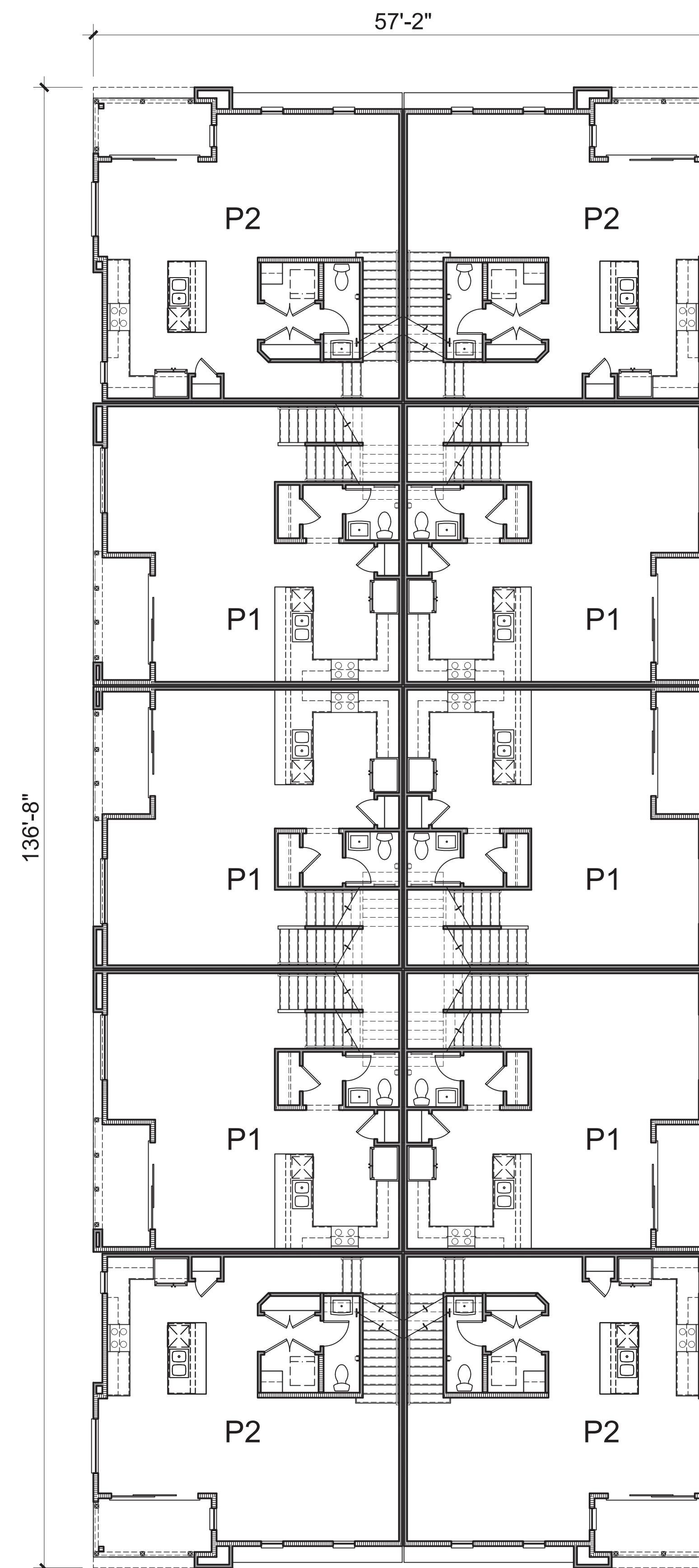
**SECOND FLOOR**  
6046 SQ. FT.



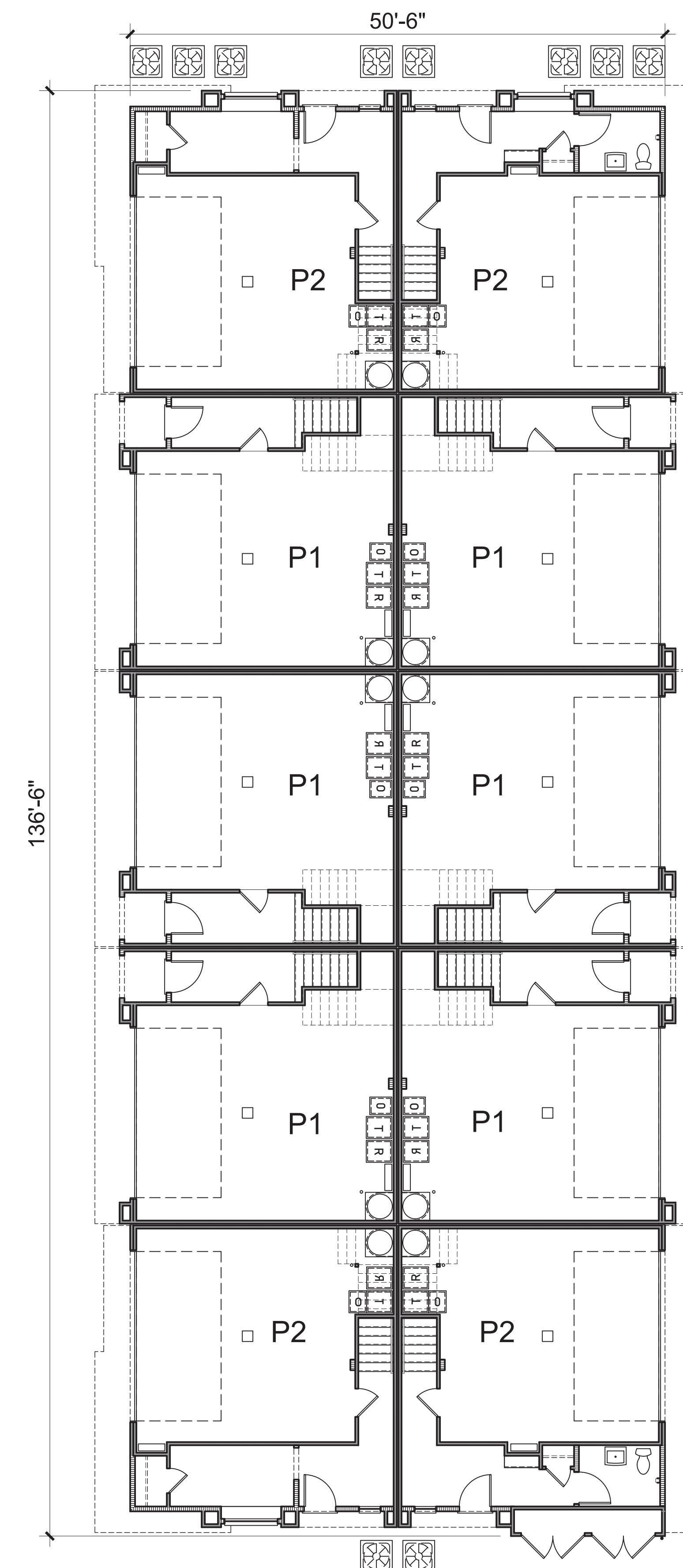
**FIRST FLOOR**  
5475 SQ. FT.



THIRD FLOOR  
7316 SQ. FT.



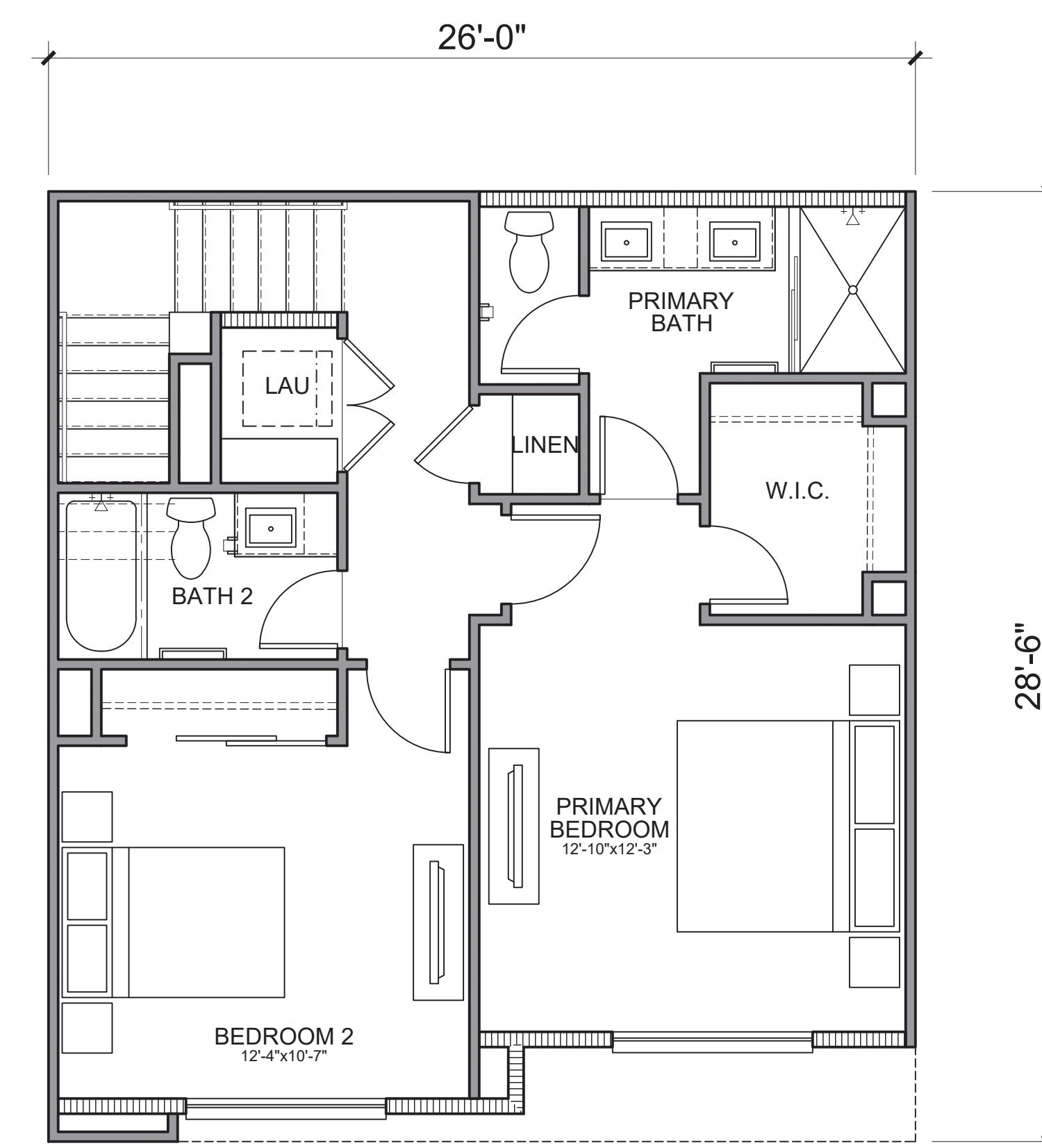
SECOND FLOOR  
7518 SQ. FT.



FIRST FLOOR  
6807 SQ. FT.

**CITY OF IRVINE  
APPROVED**

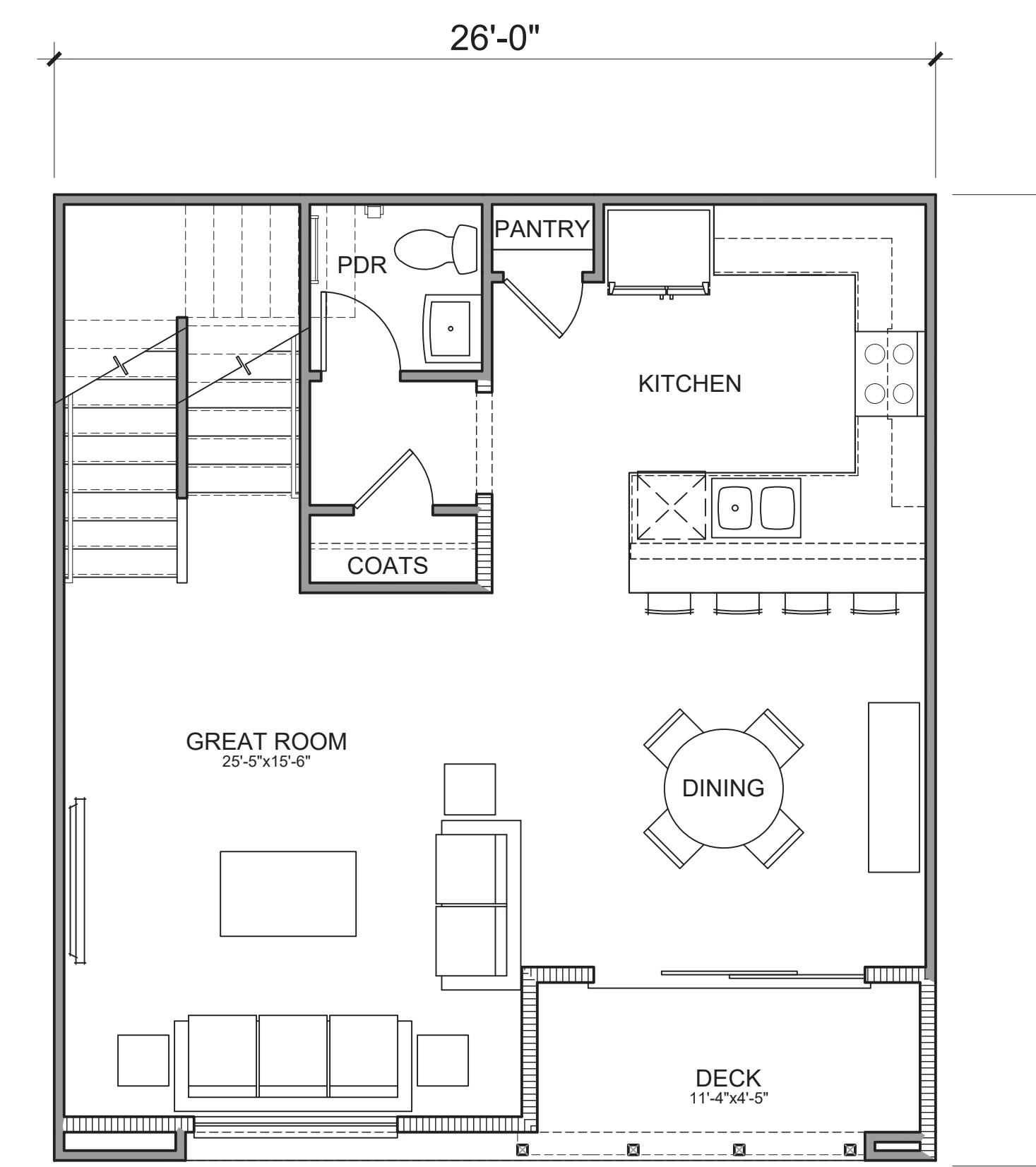
BY: Director of CD  
CASE #: 00969511-PMP  
DATE: January 22, 2026



THIRD FLOOR

**CITY OF IRVINE  
APPROVED**

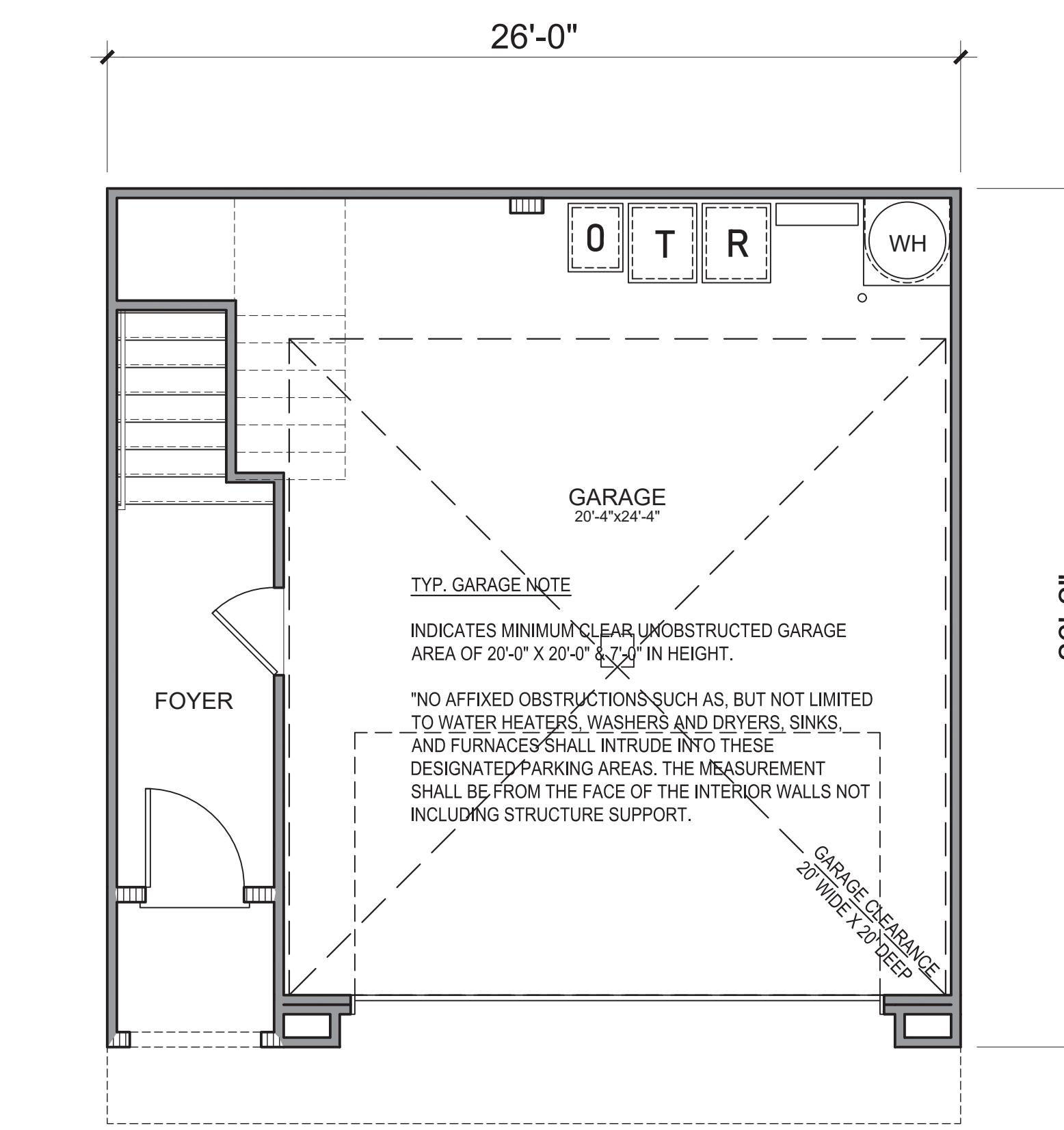
BY: Director of CD  
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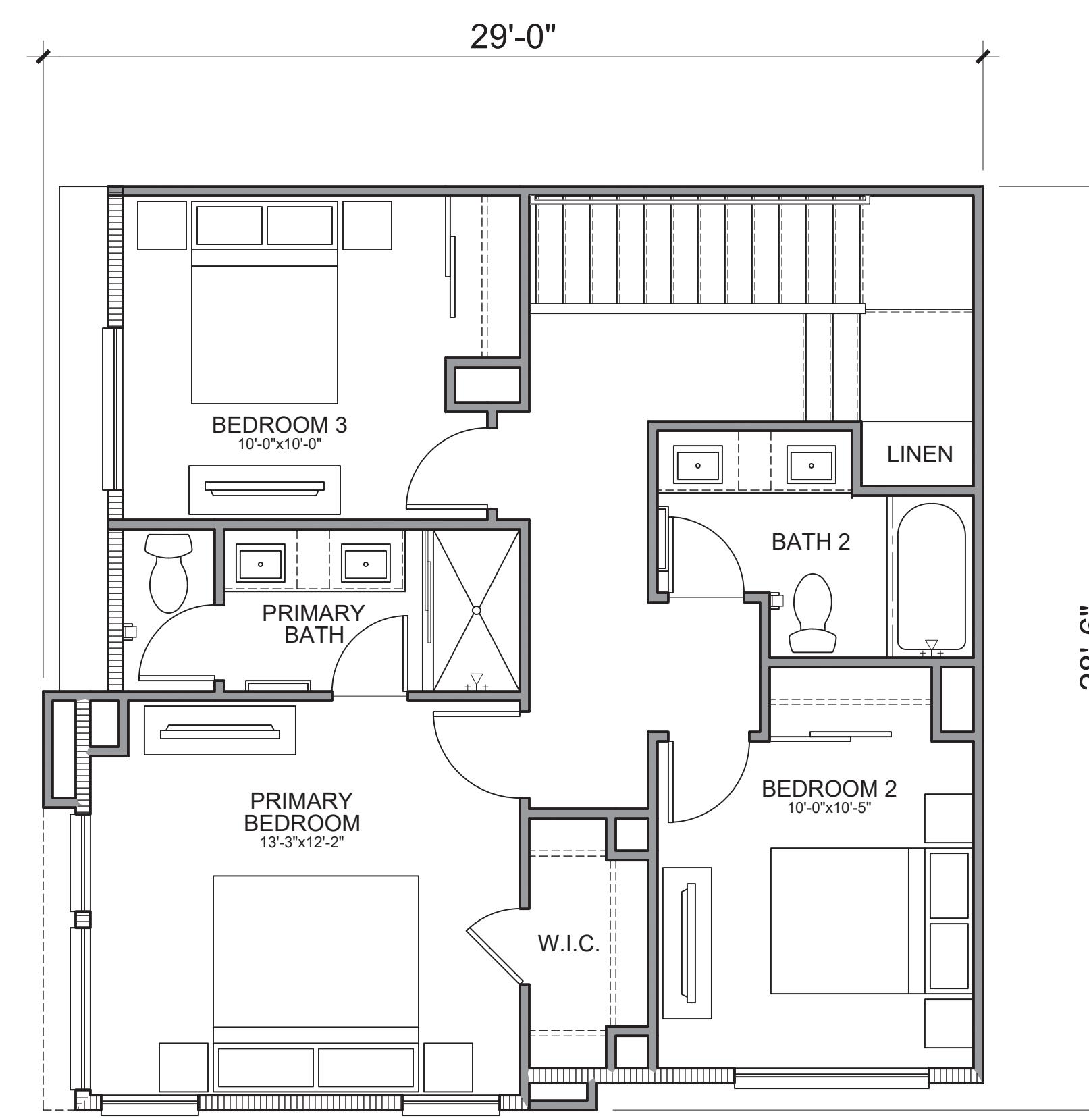
SECOND FLOOR

PLAN 1 - GROSS S.F.	
2 BD / 2.5 BA	
FIRST FLOOR	134 SQ. FT.
SECOND FLOOR	667 SQ. FT.
THIRD FLOOR	643 SQ. FT.
TOTAL	1444 SQ. FT.
DECK 1	50 SQ. FT.
GARAGE	545 SQ. FT.

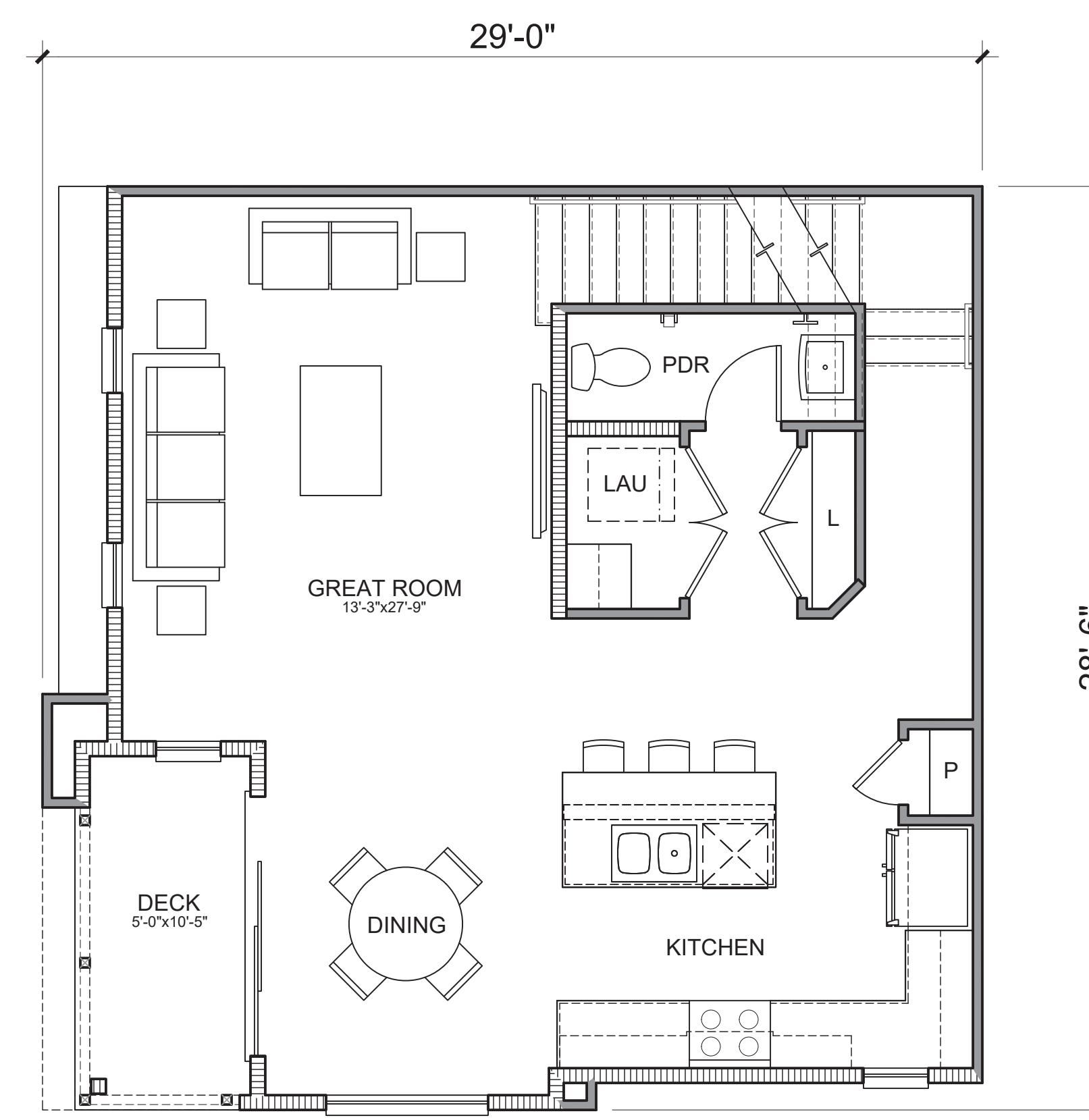
PLAN 1 - NET S.F.	
2 BD / 2.5 BA	
FIRST FLOOR	123 SQ. FT.
SECOND FLOOR	632 SQ. FT.
THIRD FLOOR	610 SQ. FT.
TOTAL	1365 SQ. FT.
DECK 1	50 SQ. FT.
GARAGE	517 SQ. FT.



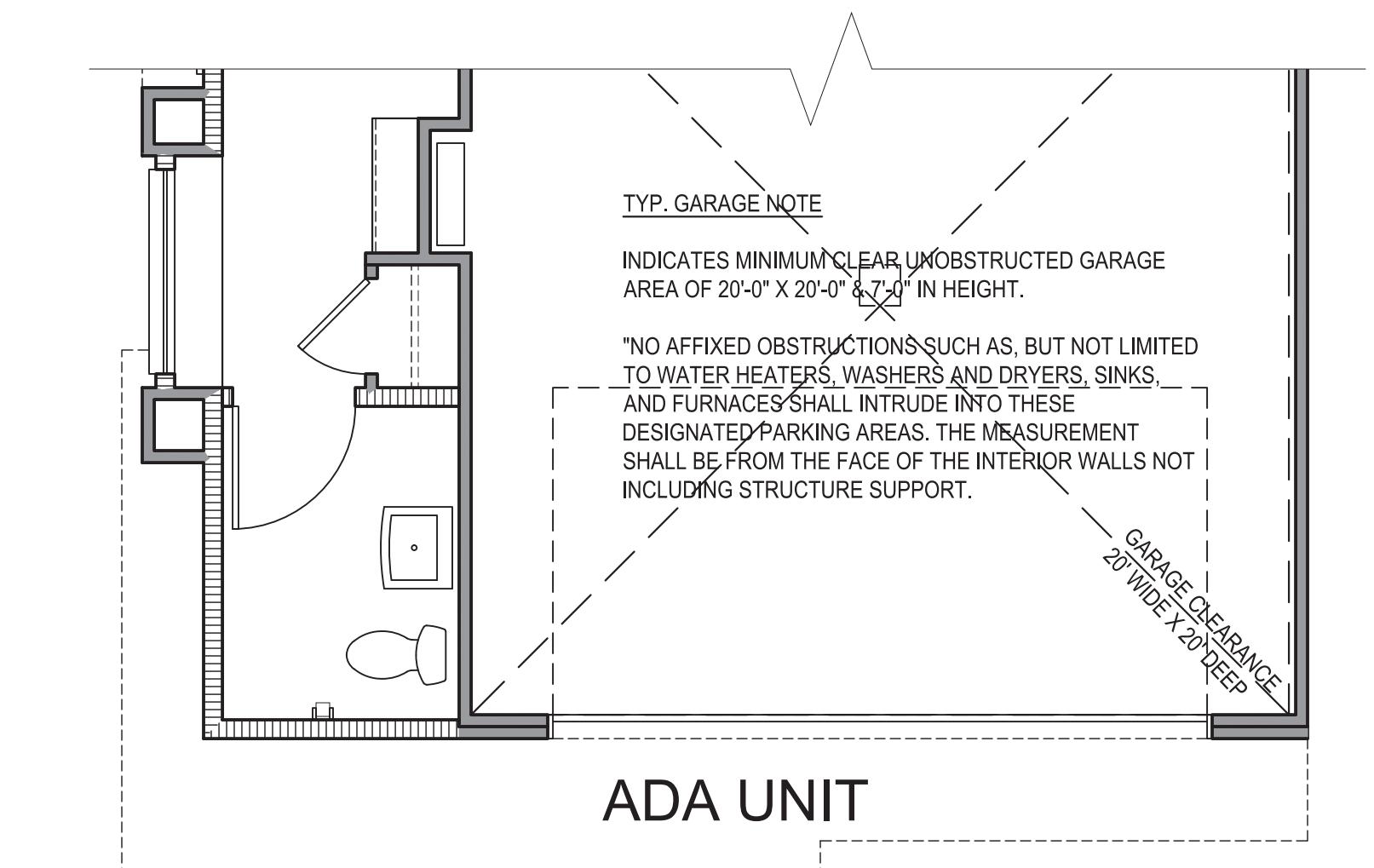
FIRST FLOOR



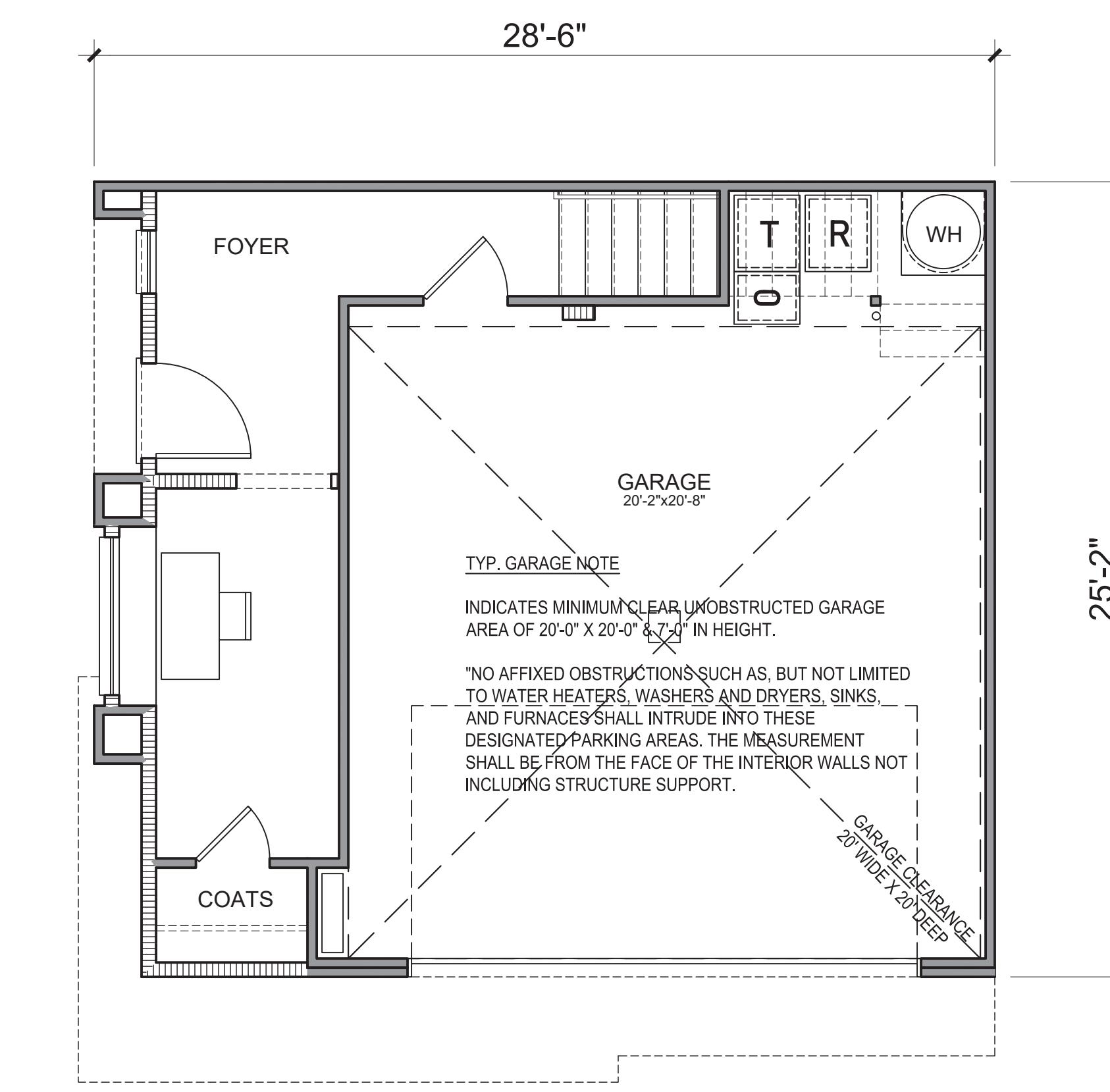
THIRD FLOOR



SECOND FLOOR



ADA UNIT



FIRST FLOOR

PLAN 2 - GROSS S.F.	
3 BD / 2.5 BA	
FIRST FLOOR	242 SQ. FT.
SECOND FLOOR	711 SQ. FT.
THIRD FLOOR	699 SQ. FT.
TOTAL	1651 SQ. FT.
DECK 1	52 SQ. FT.
GARAGE	471 SQ. FT.

PLAN 2 - NET S.F.	
3 BD / 2.5 BA	
FIRST FLOOR	223 SQ. FT.
SECOND FLOOR	669 SQ. FT.
THIRD FLOOR	663 SQ. FT.
TOTAL	1555 SQ. FT.
DECK 1	52 SQ. FT.
GARAGE	446 SQ. FT.

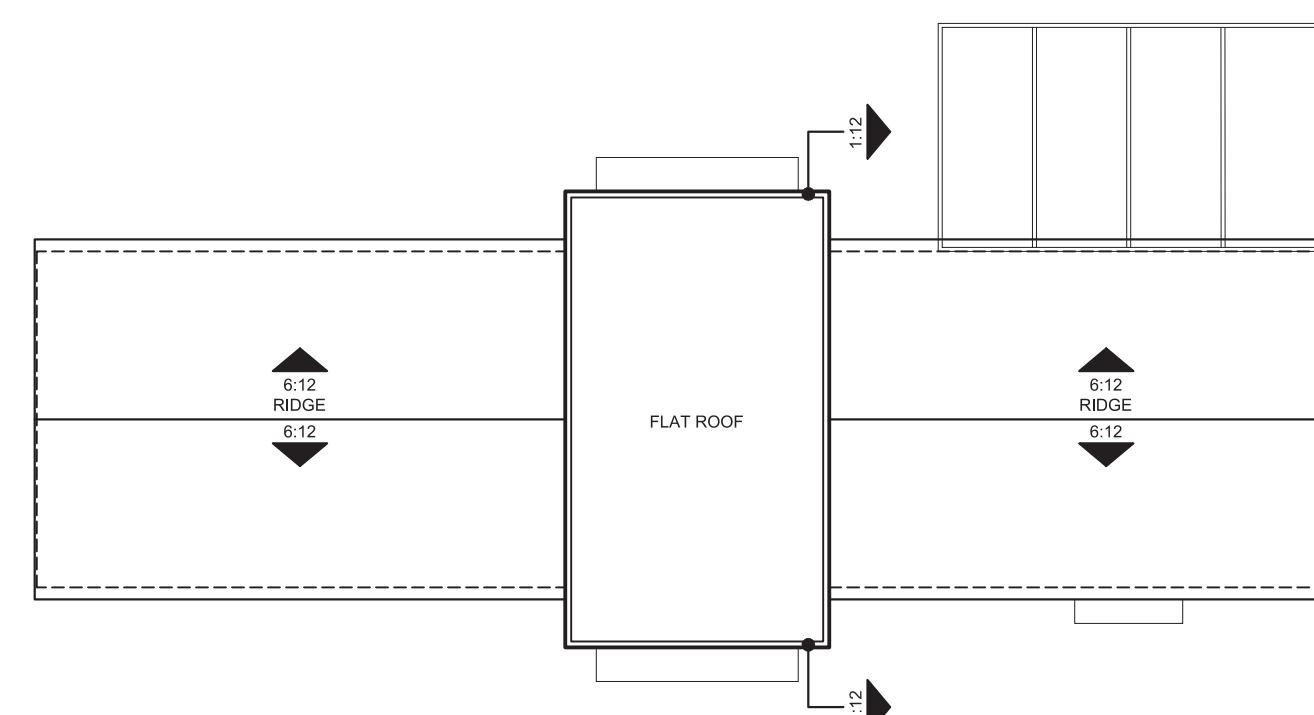
CITY OF IRVINE  
APPROVED

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : January 22, 2026



**CITY OF IRVINE  
APPROVED**

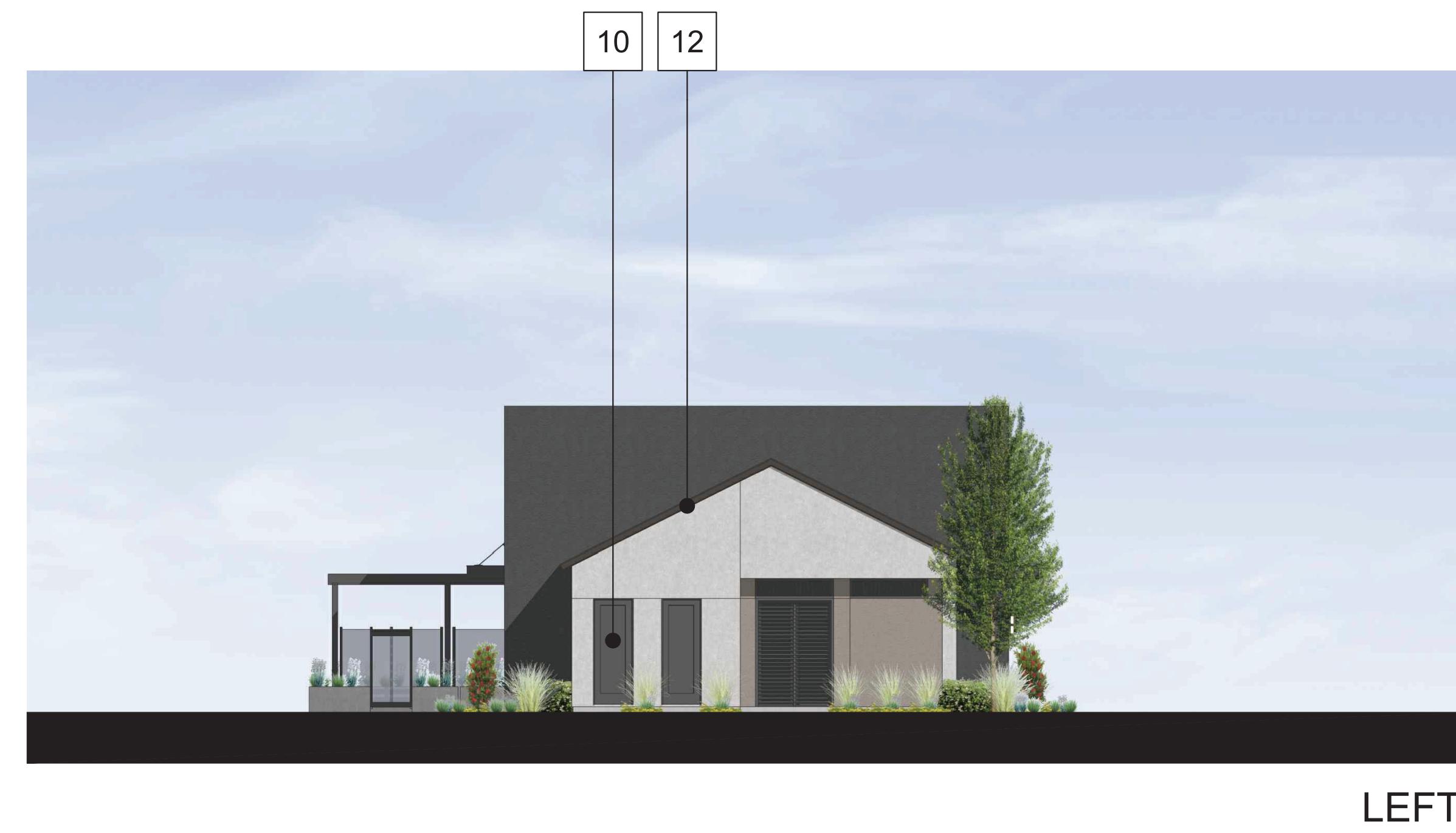
BY: Director of CD  
CASE #: 00969511-PMP  
DATE : Jan 22, 2026



ROOF PLAN  
SCALE: 1/16"=1'-0"

**MATERIAL LEGEND**

- 1. STUCCO
- 2. TILE
- 3. VERTICAL SIDING
- 4. ASPHALT SHINGLES ROOF
- 5. VINYL WINDOWS
- 6. METAL AWNING
- 7. METAL ENTRY DOOR
- 8. FIBERGLASS DOOR
- 9. METAL TRELLIS
- 10. UTILITY CLOSET
- 11. ACCENT PANEL
- 12. FASCIA
- 13. DECORATIVE LIGHTS
- 14. GLASS PANEL GARAGE DOOR



LEFT



FRONT



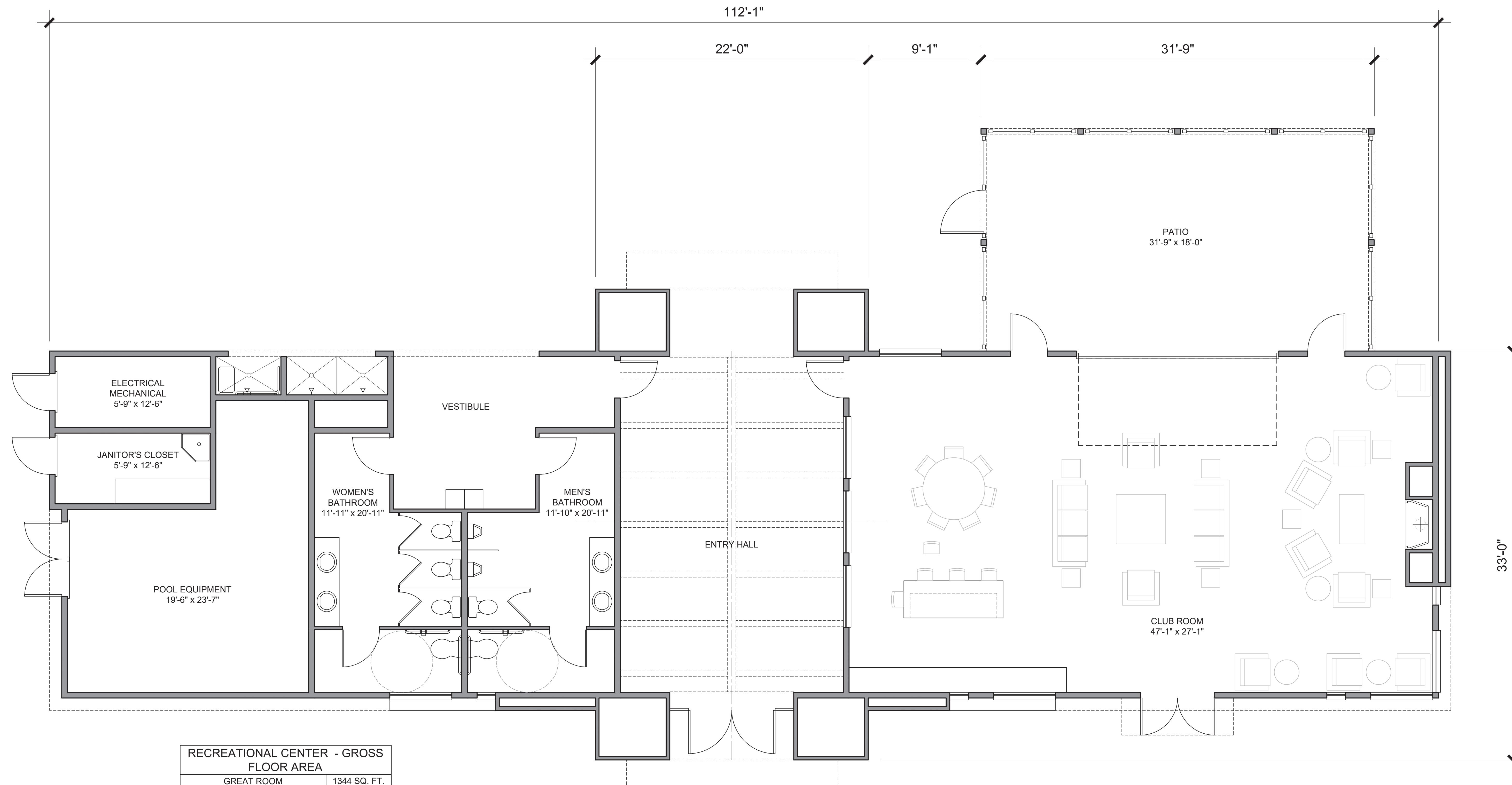
RIGHT



REAR

**CITY OF IRVINE  
APPROVED**

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : Jan 22, 2026



RECREATIONAL CENTER - GROSS FLOOR AREA	
GREAT ROOM	1344 SQ. FT.
WOMEN'S RESTROOM	237 SQ. FT.
MEN'S RESTROOM - POOL	237 SQ. FT.
ELEC/MECH ROOM	89 SQ. FT.
POOL EQUIPMENT	369 SQ. FT.
JANITOR'S CLOSET	83 SQ. FT.
<b>TOTAL BUILDING</b>	<b>2358 SQ. FT.</b>
ENTRY HALL	568 SQ. FT.
PATIO	569 SQ. FT.
VESTIBULE	188 SQ. FT.
SHOWER	55 SQ. FT.
<b>TOTAL (COVERED PATIO)</b>	<b>1137 SQ. FT.</b>
<b>TOTAL</b>	<b>3495 SQ. FT.</b>

### FIRST FLOOR

**CITY OF IRVINE  
APPROVED**

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : Jan 22, 2026

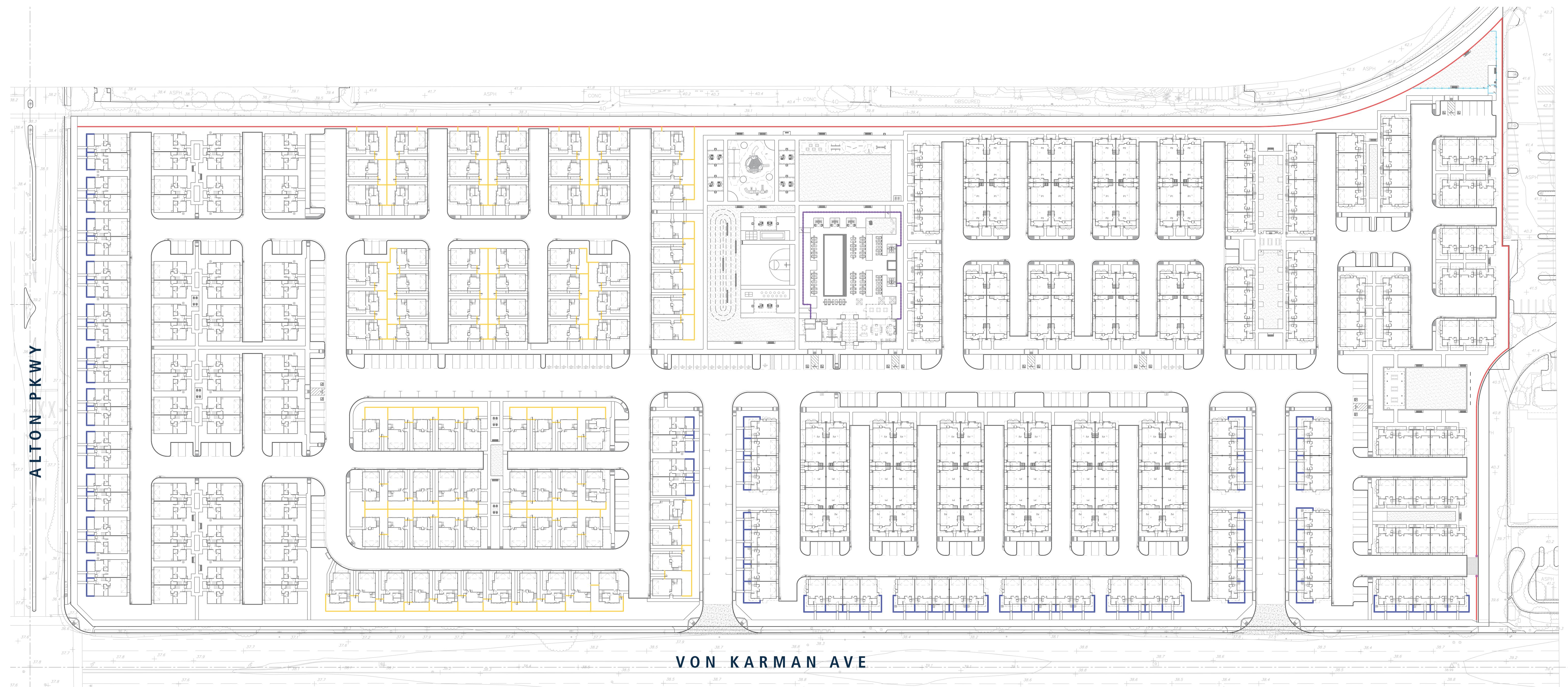


## LEGEND

① Vehicular Entry	⑥ Public Sidewalk
② Central Park & Swim Club	⑦ Emergency Vehicle Access
③ Linear Plaza Park	⑧ Dog Park
④ Community Open Space	--- ADA Path of Travel
⑤ Pedestrian Courtyard	

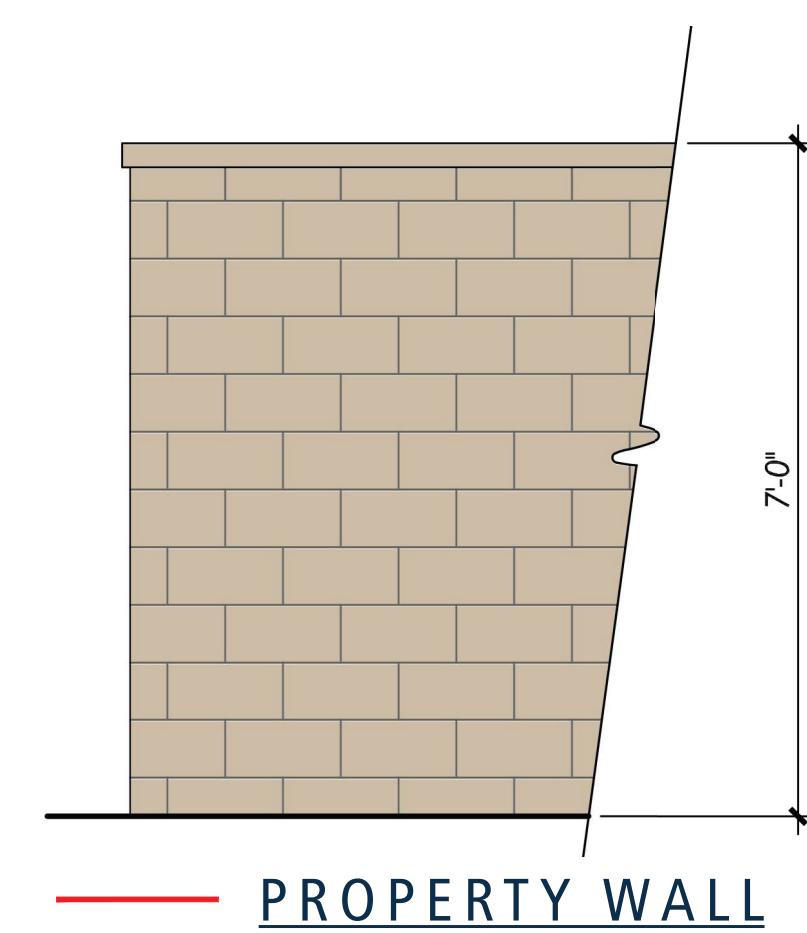
## CITY OF IRVINE APPROVED

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : Jan 22, 2026

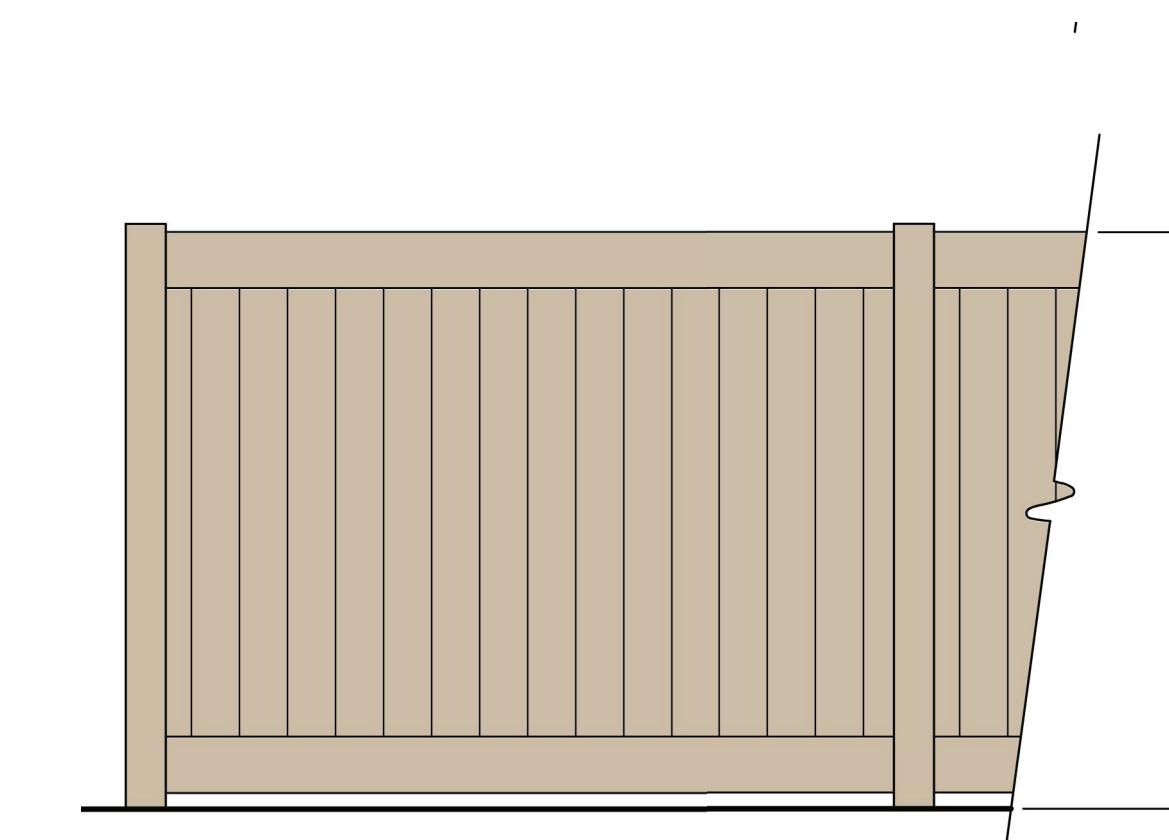


## LEGEND

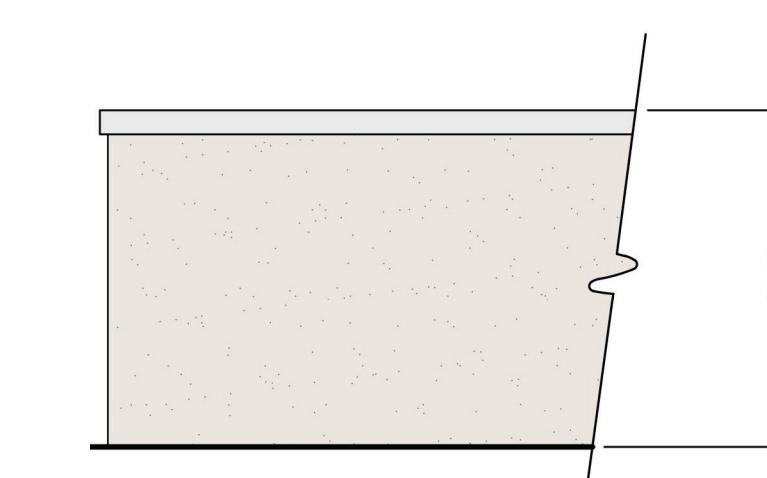
- Property Wall - 7'-0" Height
- Side Yard Fence - 6'-0" Height
- Patio Wall - 3'-6" Height
- Pool Enclosure Fence - 6'-0" Height
- Dog Park Fence - 4'-6" Height



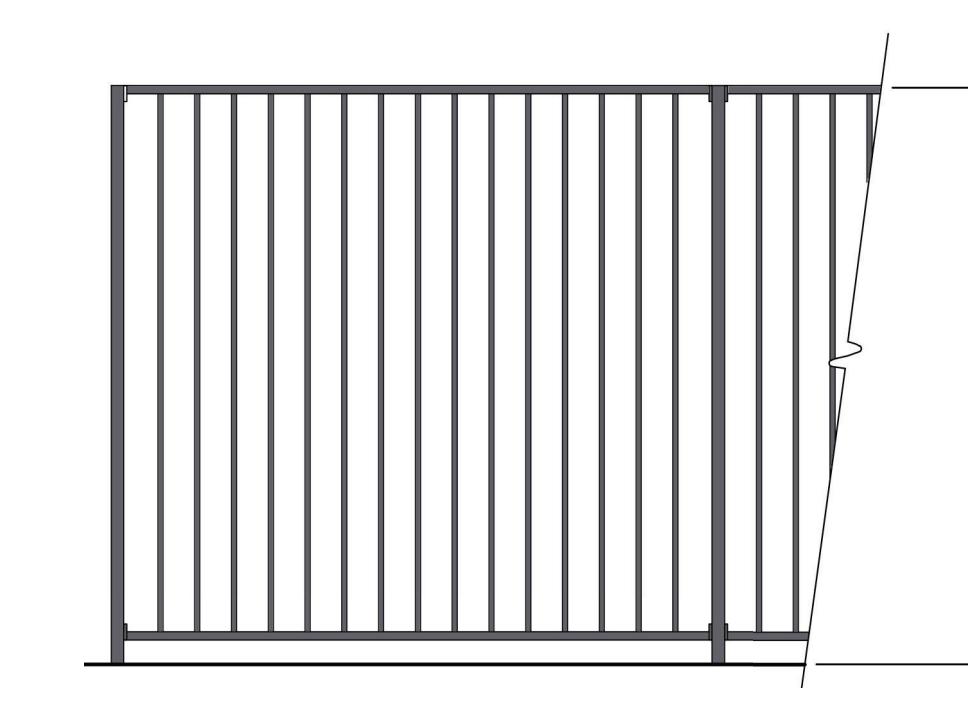
PROPERTY WALL



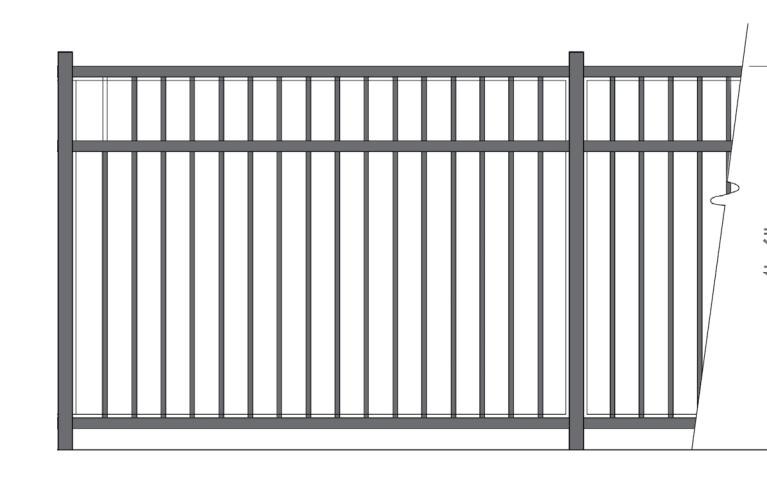
SIDE YARD FENCE



PATIO WALL



POOL ENCLOSURE FENCE



DOG PARK FENCE

**CITY OF IRVINE  
APPROVED**

**LENNAR**

VKCC - CONCEPTUAL WALL AND FENCE PLAN  
IRVINE, CA

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : Jan 22, 2026

0 30' 60' 120'  
Scale: 1" = 60'-0"  
L-2

**C2**  
Collaborative



## CONCEPTUAL PLANT PALETTE

### TREES



#### CANOPY TREES

SCIENTIFIC NAME	COMMON NAME
Olea europaea	Olive Tree
Platanus spp.	Sycamore
Quercus spp.	Oak Tree
Rhus canariensis	Canary Island Pine
Ulmus parviflora	Chinese Elm

#### COURTYARD TREES

SCIENTIFIC NAME	COMMON NAME
Arbutus 'Marina'	Marina Strawberry Tree
Laurus nobilis	Bay
Lagerstroemia indica 'Natchez'	Natchez Crepe Myrtle
Olea europaea	Olive Tree
Rhus lancea	African Sumac

#### BACKGROUND TREES

SCIENTIFIC NAME	COMMON NAME
Feijoa sellowiana	Pineapple Guava
Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia
Malaleuca spp.	Paperbark Tree
Podocarpus spp.	Fern Tree
Strelitzia nicolai	Giant bird of Paradise
Tristani conferta	Brisbane Box



#### STREET TREES

SCIENTIFIC NAME	COMMON NAME
Platanus acerifolia	London Plane Tree
Platanus racemosa	Western Sycamore
Pinus canariensis	Canary Island Pine
Prunus cerasifera 'Red Push'	Chinese Pistache
Podocarpus gracilior	Fern Tree
Tipuana tipu	Tipu Tree
Ulmus parviflora	Chinese Elm



#### MOTOR COURT TREES

SCIENTIFIC NAME	COMMON NAME
Geijera parviflora	Australian Willow
Koelreuteria bipinnata	Chinese Flame Tree
Lagerstroemia indica	Crape Myrtle
Rhus lancea	African Sumac
Spathodea campanulata	African Tulip Tree



#### PALM TREES

SCIENTIFIC NAME	COMMON NAME
Archontophoenix alexandrae	King Palm
Phoenix dactylifera	Date Palm

### SHRUBS, GROUNDCOVERS, AND VINES

#### SHRUBS AND GROUNDCOVERS

SCIENTIFIC NAME	COMMON NAME	SIZE
Agave spp.	Agave	1 gal.
Aloe spp.	Aloe	1 gal.
Bougainvillea spp.	Bougainvillea	1 gal.
Buxus spp. 'Green Beauty'	Japanese Boxwood	1 gal.
Callistemon v. 'Little John'	Little John Bottlebrush	5 gal.
Carex divulsa	Grassland Sedge	5 gal.
Carissa spp.	Natal Plum	1 gal.
Cistus spp.	Rockrose	1 gal.
Cotoneaster dameri 'Lowfast'	Bearberry Cotoneaster	5 gal.
Dianella spp.	Flax Lily	1 gal.
Eriobotrya deflexa	Bronze Loquat	1 gal.
Feijoa sellowiana	Pineapple Guava	5 gal.
Festuca glauca 'Elijah Blue'	Elijah Blue Festuca	5 gal.
Hesperaloe parviflora	Red/Yellow Yucca	5 Gal.
Heteromeles arbutifolia	Toyon	1 gal.
Ilex spp.	Holly	1 gal.
Lantana spp.	Lantana	1 gal.
Lavandula spp.	Lavender	1 gal.
Leucophyllum spp.	Texas Sage	1 gal.
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	1 gal.
Ligustrum japonicum 'Texanum'	Waxleaf Privet	1 gal.
Lomandra spp.	Dwarf Mat Rush	1 gal.
Myoporum p.	Creeping Myoporum	1 gal.
Olea europaea 'Montra'	Little Ollie Dwarf Olive	1 gal.

#### SHRUBS AND GROUNDCOVERS CONT'D

Pittosporum tobira var.	Variegated Pittosporum	5 gal.
Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	5 gal.
Prunus caroliniana 'Bright n Tight'	Bright N Tight Carolina Laurel	15 gal.
Rhaphiolepis spp.	Indian Hawthorn	1 gal.
Rosmarinus officinalis	Rosemary	1 gal.
Salvia spp.	Sage species	1 gal.
Trachelospermum jasminoides	Star Jasmine	5 gal.
Verbenia lilacina 'De La Mina'	Cedros Island Verbena	5 gal.
Westringia spp.	Coast Rosemary	5 gal.

#### VINE AND ESPALIER

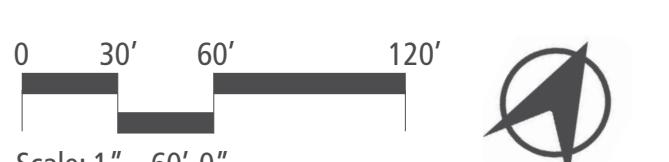
SCIENTIFIC NAME	COMMON NAME	SIZE
Bougainvillea spp.	Bougainvillea	1 gal.
Calliandra haematocephala	Pink Powderpuff	1 gal.
Distictis spp.	Trumpet Vine	1 gal.
Jasminum polyanthum	White Jasmine	1 gal.
Monardella unguis-cati	Japanese Honeysuckle	1 gal.
Trachelospermum jasminoides	Cat's Claw	1 gal.
Vitis 'Roger's Red'	Star Jasmine	1 gal.
Vitis 'Roger's Red'	Roger's Red California Grape	1 gal.

LENNAR

VKCC - CONCEPTUAL PLANTING PLAN  
IRVINE, CA

CITY OF IRVINE  
APPROVED

BY: Director of CD  
CASE #: 00969511-PMP  
DATE : Jan 22, 2026



12.04.25 L-3

C2  
Collaborative

# NOTICE OF EXEMPTION



**TO:**  State of California  
Office of Planning & Research  
PO Box 3044  
Sacramento, CA. 95812-3044

County Clerk  
County of Orange  
PO Box 238  
Santa Ana, CA. 92702

**FROM:** City of Irvine  
Community Development Department  
PO Box 19575  
Irvine, CA. 92623-9575

**Attn:** **Calvin Mingione**  
**Consultant Planner**  
**949-724-6089**  
**cmingione@cityofirvine.org**

**SUBJECT:** Filing of **Notice of Exemption** in compliance with Section 15062 of the Public Resources Code.

**Project Title and File No.:** Von Karman Corporate Center Minor Modification, including Master Plan Modification 00969511-PMP and Park Plan Modification 00969510-PPP

**Project Location:** (include County) 16775, 16795, 16815, 16845, 16969, 16715, 16735, 16755 Von Karman Avenue, and 2121 Alton Parkway, City of Irvine, County of Orange, California.

**Project Description:** Master plan and park plan modification applications for changes to the approved for-sale, residential condominium project, including refinements to product type, reduction in total unit count from 426 to 412 units, and adjustments to park amenity areas.

**Approving Public Agency:** City of Irvine  
Director of Community Development  
PO Box 19575  
Irvine, CA 92623-9575

**Approval Date:** January 22, 2026  
**Resolution No.** N/A

**Project Applicant:** Lennar Homes  
2000 Five Point, 3rd Floor  
Irvine, CA 92618  
Attn: DerekKegley  
(949-507-1292  
derek.kegley@lennar.com

**Exempt Status:**  
(check one)

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Section 21080(b)(3); 15269(a))
- Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Statutory Exemption: Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning
- Categorical Exemption
- General Rule Exemption (Section 15061(b)(3))

**Reasons Why Project Is Exempt:** The project is a modification to the approved 25-acre multifamily residential development (Master Plan 00959034-PMP and Park Plan 00959081-PPP), to refine the site plan and product offering. The project is statutorily exempt from additional environmental review as it is consistent with the previously certified Irvine 2045 General Plan Program EIR (State Clearinghouse No. 2023070463). Effects of the project were examined in the General Plan Program EIR, and all feasible mitigation measures and alternatives developed in the General Plan Program EIR were incorporated into this project.

**Calvin Mingione, Consultant Planner**  
Name and Title

Signature

January 22, 2026  
Date