



January 22, 2026

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

Sent Via Email:
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.

Sincerely,

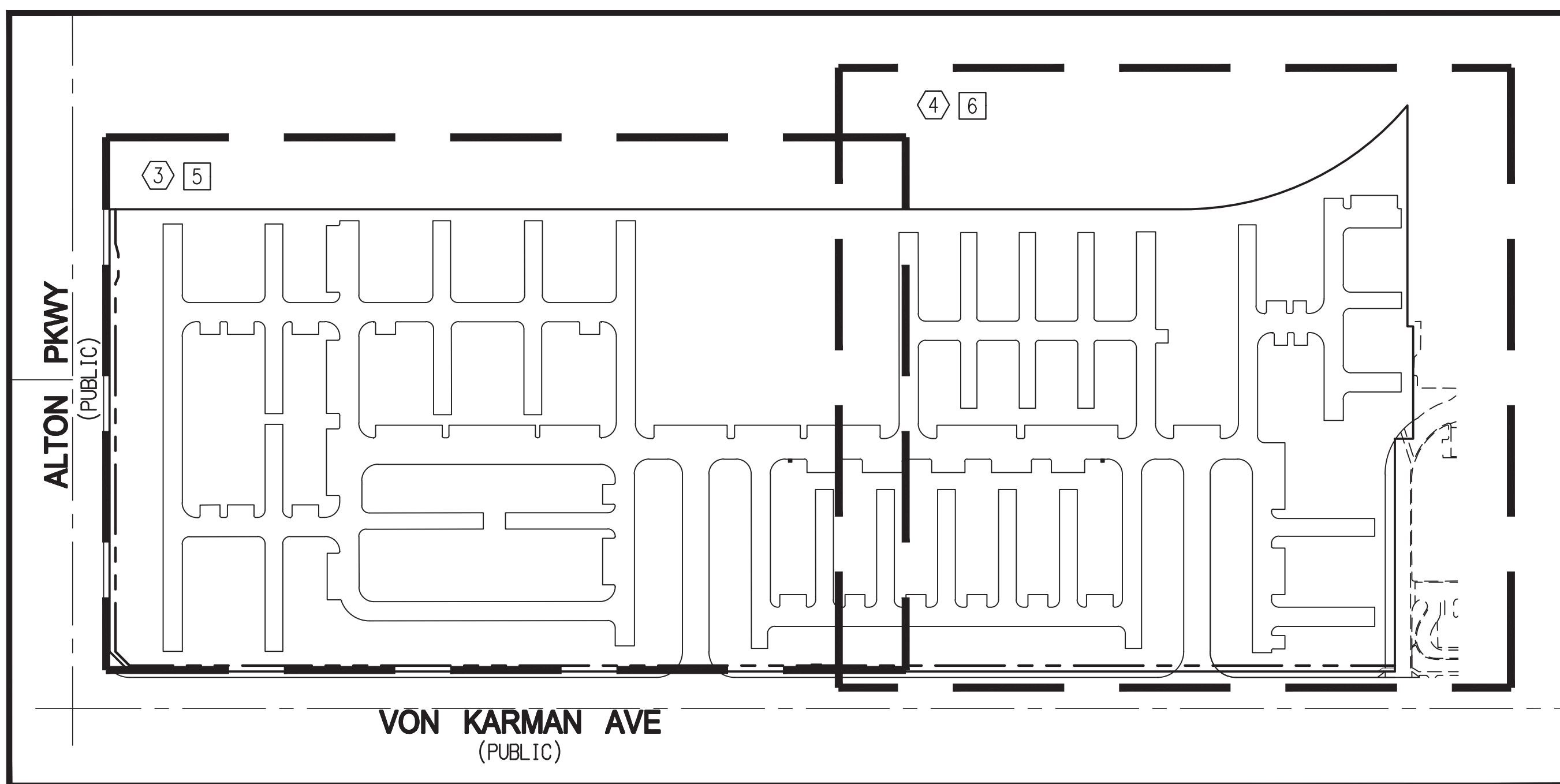


Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Approved Project Plans
2. Notice of Exemption

ec: Soul Parness, Lennar Homes, soul.parness@lennar.com
Robert Savosh, IRA Capital, 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	2,874	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 TRIPLEX UNITS) X 10% = 11.1 UNITS ----> 12 UNITS

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

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

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:

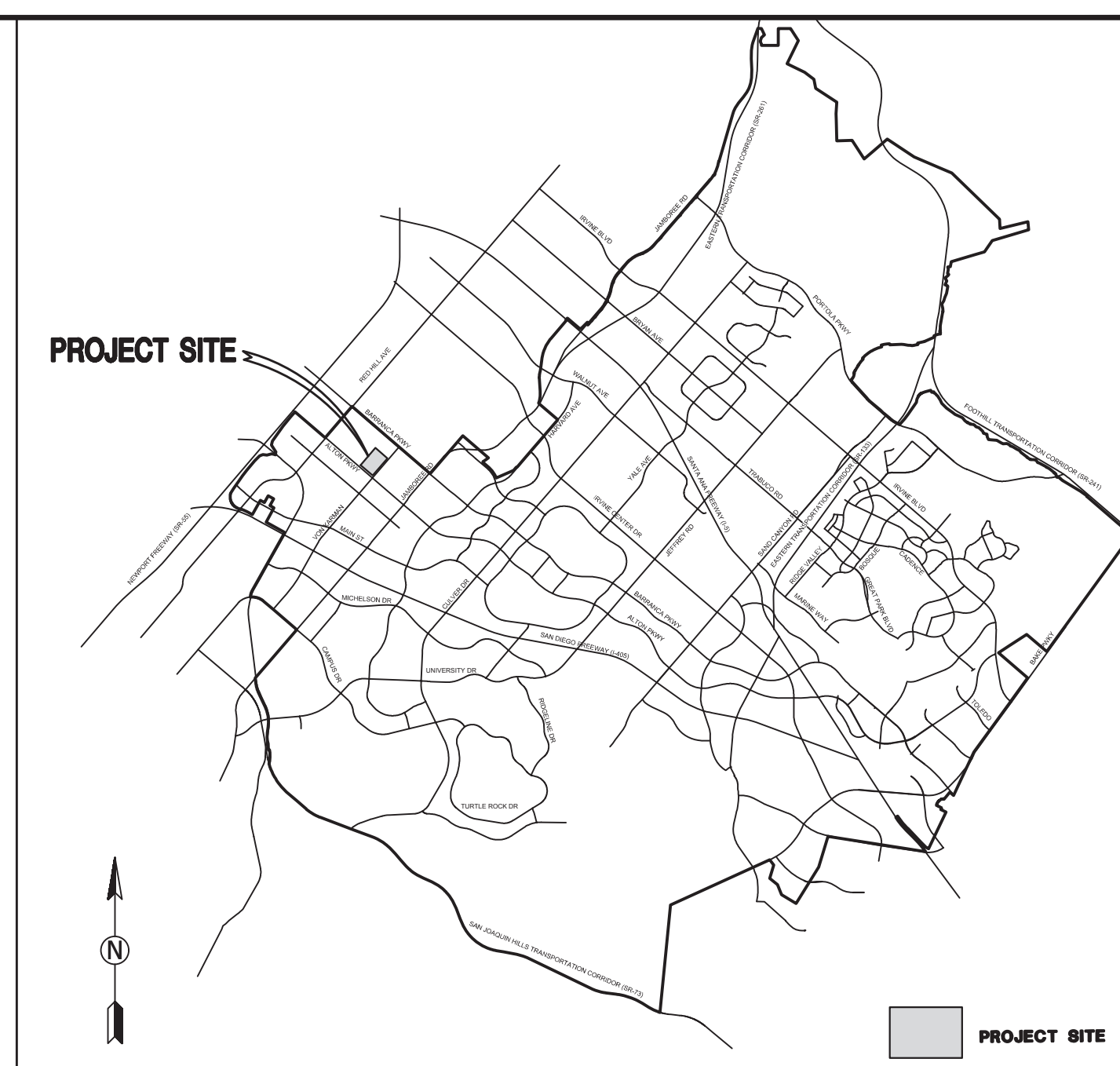
PARCEL 1, 2 AND 3 OF PARCEL MAP NO. 81-613, CITY OF IRVINE, COUNTY OF ORANGE, STATE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFORE 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 THEREOF 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 HEREBINAFORE DESCRIBED, OILOR GAS WELLS, TUNNELS AND SHOCKED OR DIRECTIONALLY DRILLED SUEBUT NOT THE SAME HEREBINAFORE DESCRIBED AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED TUNNELS AND SHAFTS UNDER ANY 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 THROUGHOUT 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 9098, 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.

EXPLORE THEREFORE 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 THEREOF 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, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED AND TO BOTTOM SUCH TUNNELS AND SHAFTS TO ANY DEPTH AND TO ANY DISTANCE BEYOND THE EXTERIOR BOUNDARIES AND SURFACE 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

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C-2	STREET CROSS SECTIONS	AC4	ELEVATIONS
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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
		AC9	UNIT PLANS
AA1	PERSPECTIVES	AD1	PERSPECTIVES
AA2	ELEVATIONS	AD2	ELEVATIONS
AA3	ELEVATIONS	AD3	ELEVATIONS
AA4	ELEVATIONS	AD4	ELEVATIONS
AA5	BUILDING PLANS	AD5	BUILDING PLANS
AA6	BUILDING PLANS	AD6	BUILDING PLANS
AA7	BUILDING PLANS	AD7	BUILDING PLANS
AA8	UNIT PLANS	AD8	UNIT PLANS
AA9	UNIT PLANS	AD9	UNIT PLANS
AA10	UNIT PLANS	AE1	PERSPECTIVES
AB1	STREET SCENE	AE2	ELEVATIONS
AB2	ELEVATIONS	AE3	BUILDING PLAN
AB3	ELEVATIONS		
AB4	ELEVATIONS		
AB5	ELEVATIONS	L-1	CONCEPTUAL LANDSCAPE PLAN
AB6	ELEVATIONS	L-2	CONCEPTUAL WALL AND FENCE PLAN
AB7	UNIT PLANS	L-3	CONCEPTUAL PLANTING PLAN
AB8	UNIT PLANS		
AB9	UNIT PLANS		
AC1	PERSPECTIVES		
AC2	ELEVATIONS		

**CITY OF IRVINE
APPROVED**

BY: Director of CD

CASE #: 00969511-PMF

DATE : January 22, 2026

[illegible]

PREPARED BY:

PROACTIVE
ENGINEERING CONSULTANTS

N. Streeter
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) 507-1292
ATTN: DEREK KEGLEY
DEREK.KEGLEY@LENNAR.COM

MINOR MODIFICATION TO MASTER PLAN
VTTM 19424
TITLE SHEET

CITY OF IRVINE
COMMUNITY DEVELOPMENT DEPARTMENT

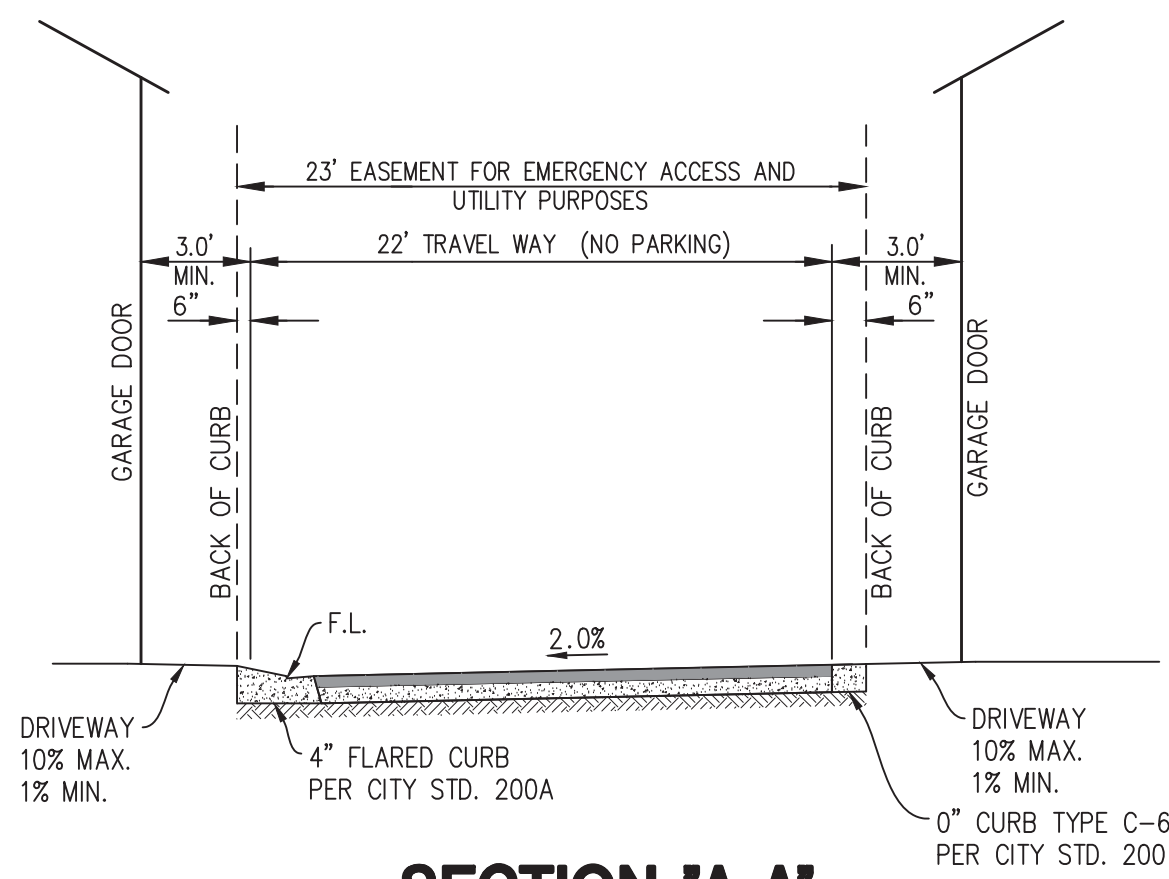
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☒ MASTER PLAN
FILE CASE # 00959034-PMP

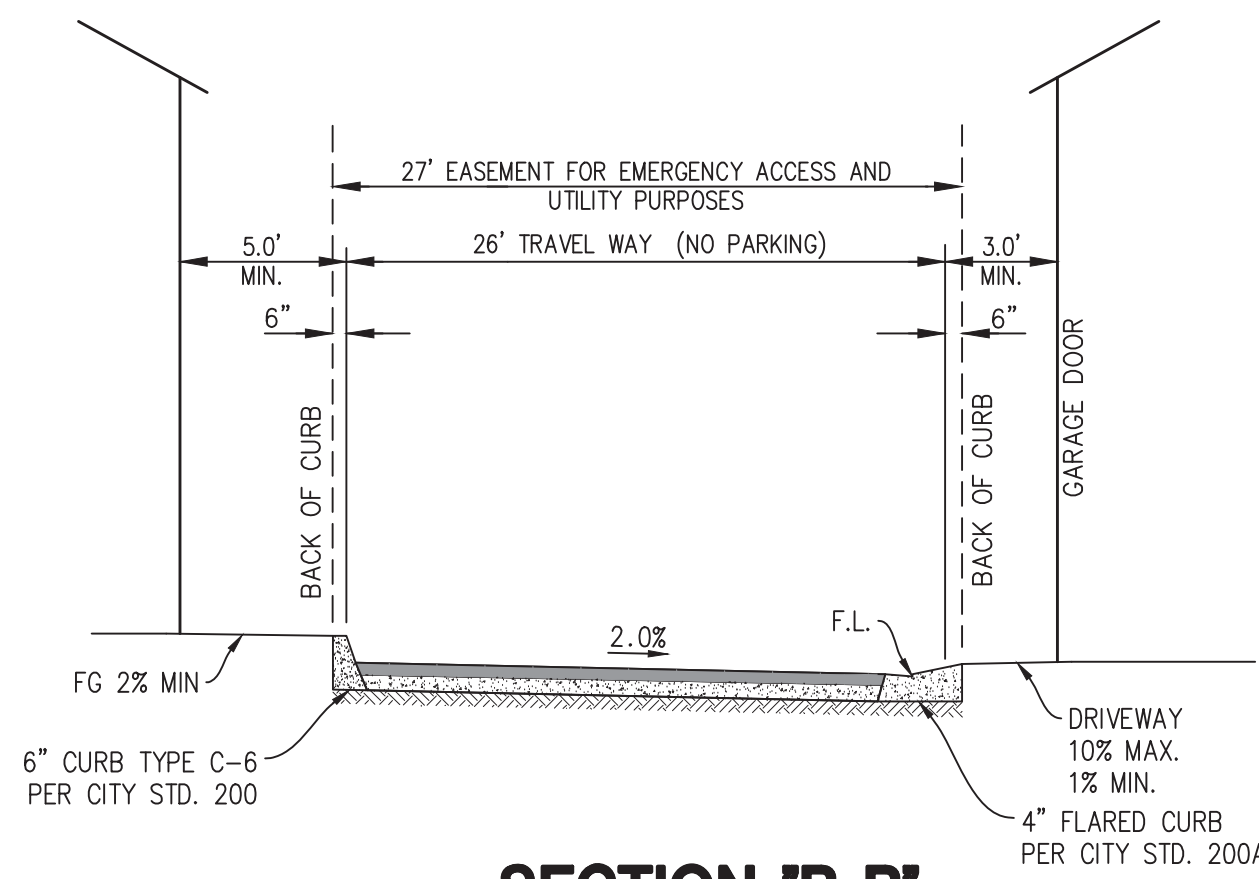
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SHEET **1** OF **49**

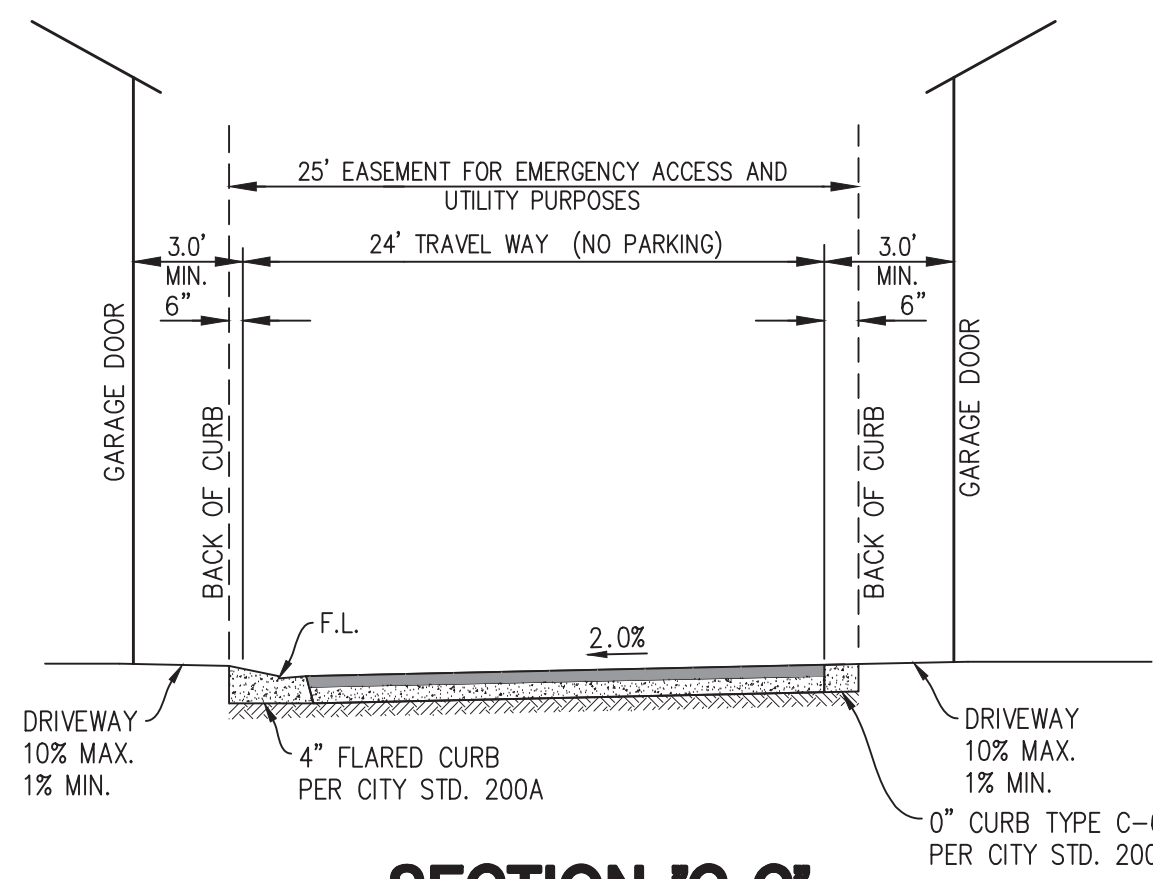
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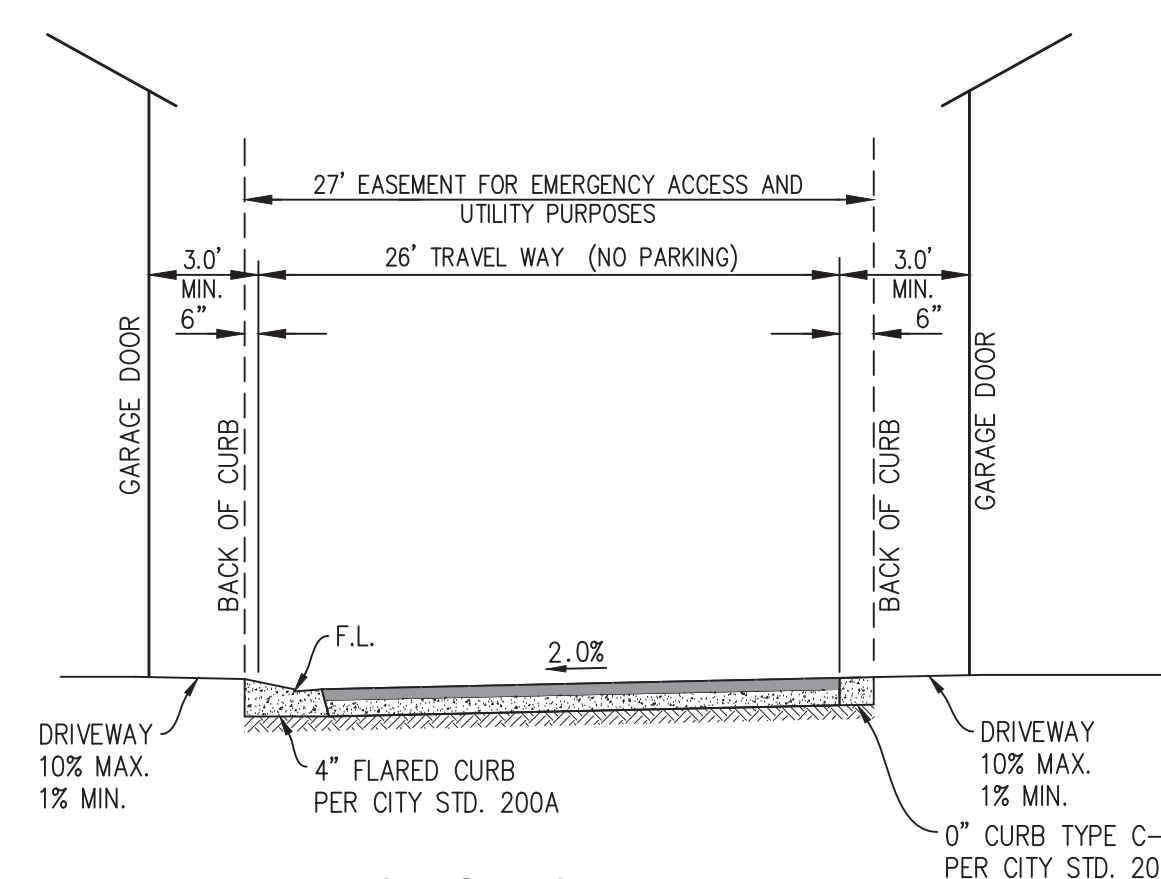
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(PER CITY OF IRVINE STD. PLAN NO. 112)
N.T.S.



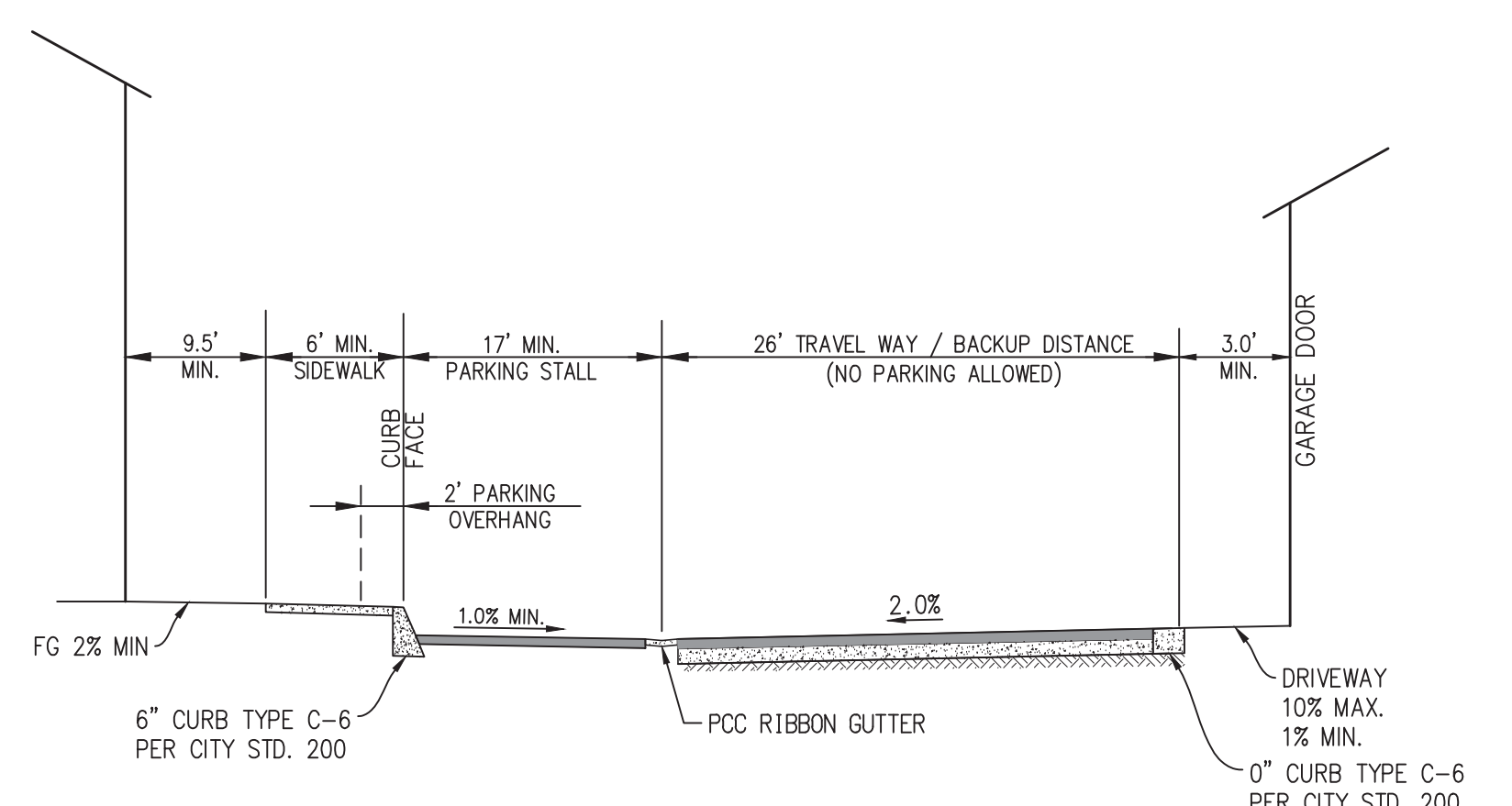
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(PER CITY OF IRVINE STD. PLAN NO. 112)
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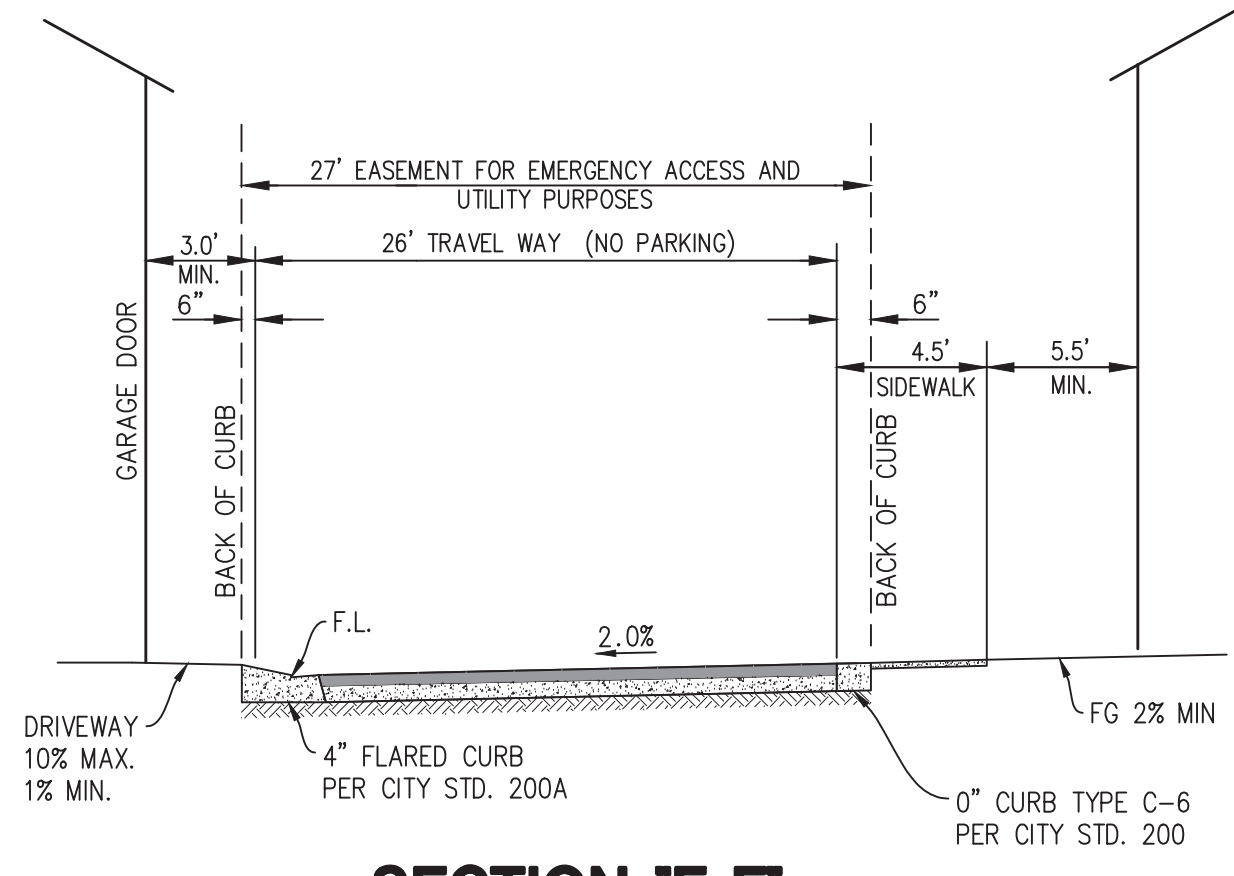
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(PER CITY OF IRVINE STD. PLAN NO. 112)
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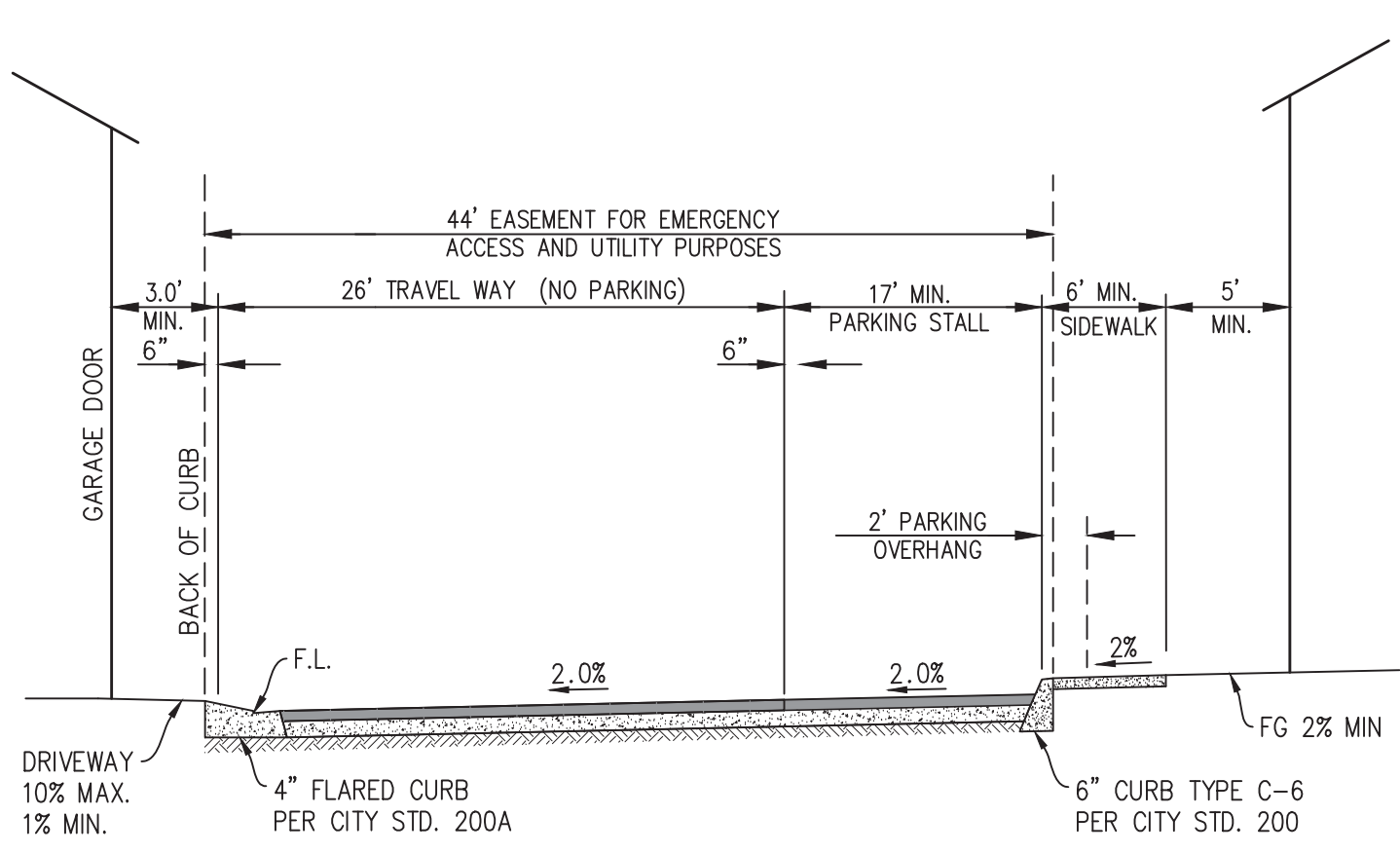
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TYPICAL PRIVATE WAY
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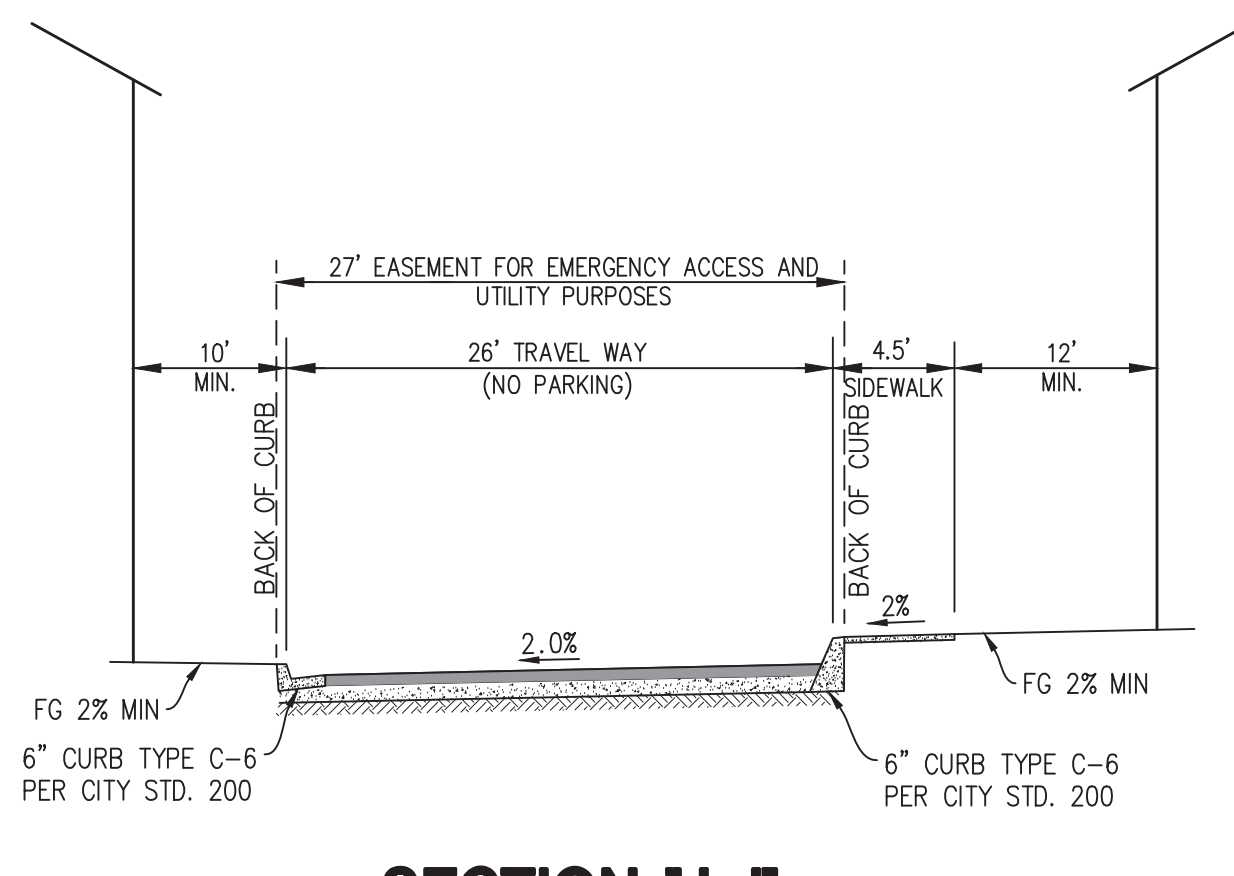
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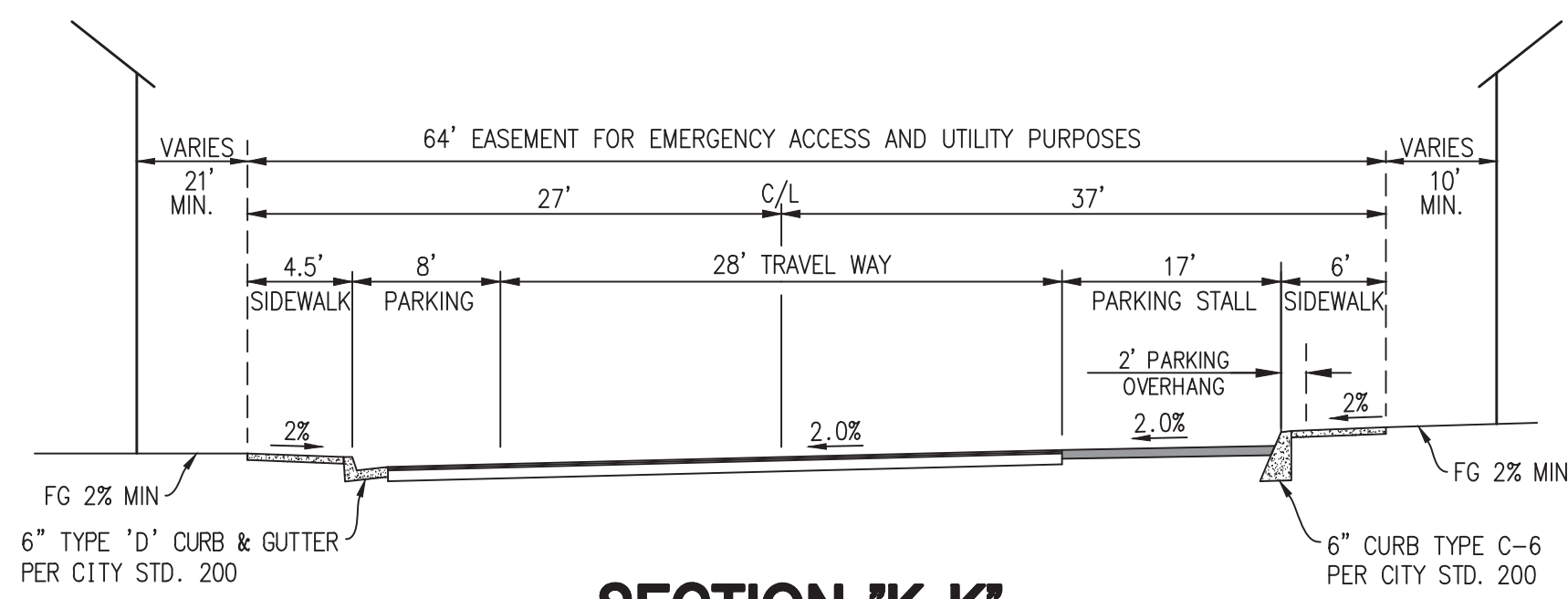
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TYPICAL PRIVATE COURT
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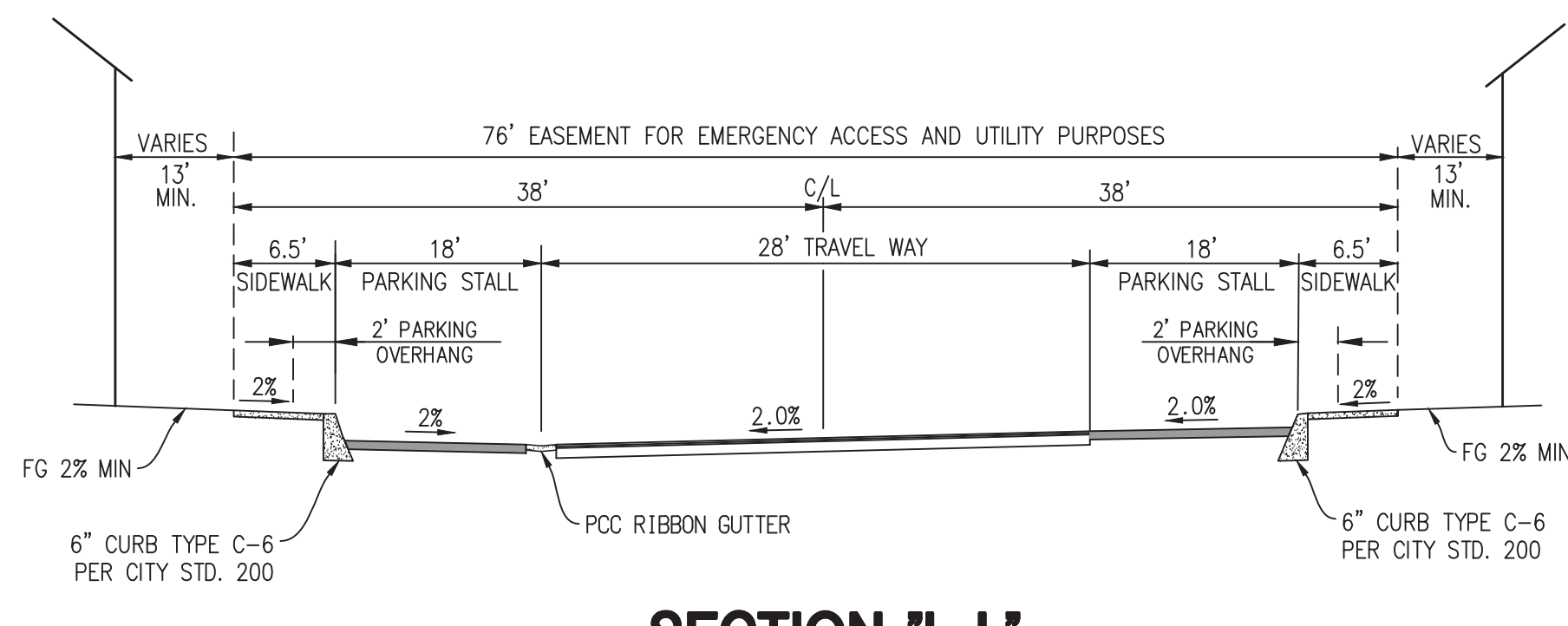
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TYPICAL PRIVATE WAY
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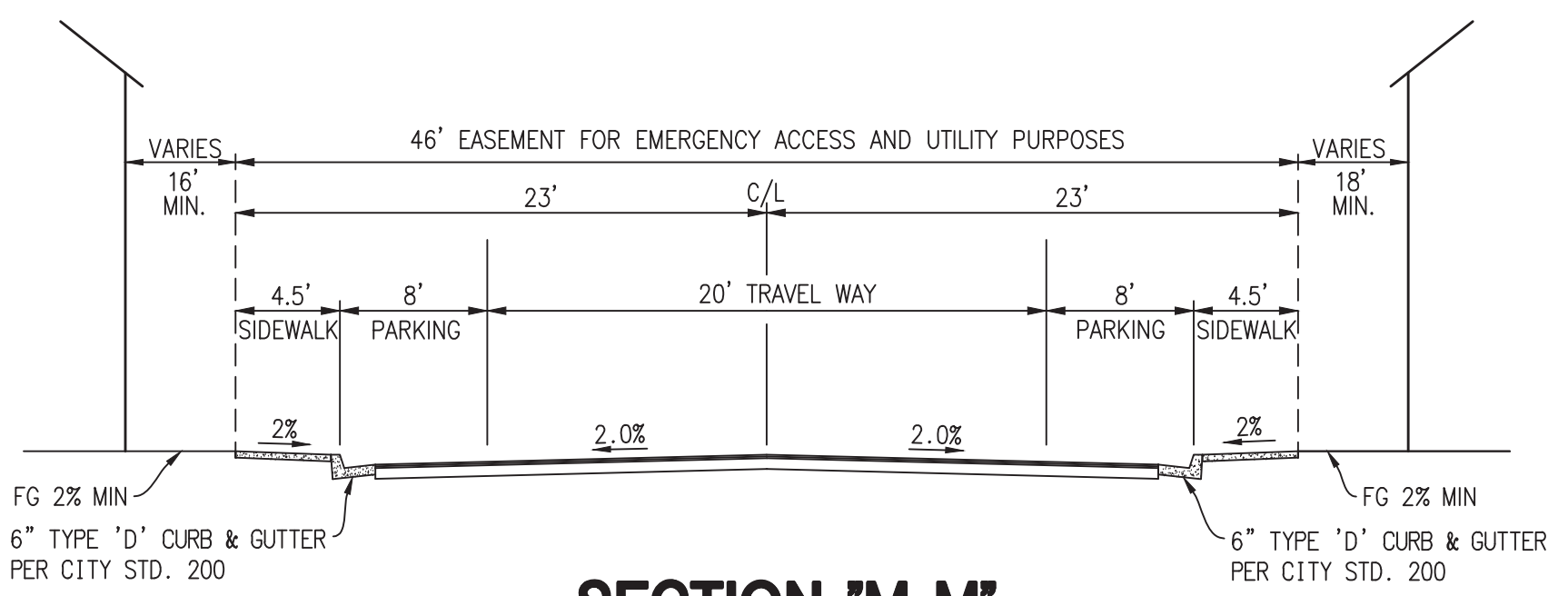
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TYPICAL PRIVATE WAY
(PER CITY OF IRVINE STD. PLAN NO. 111)
N.T.S.



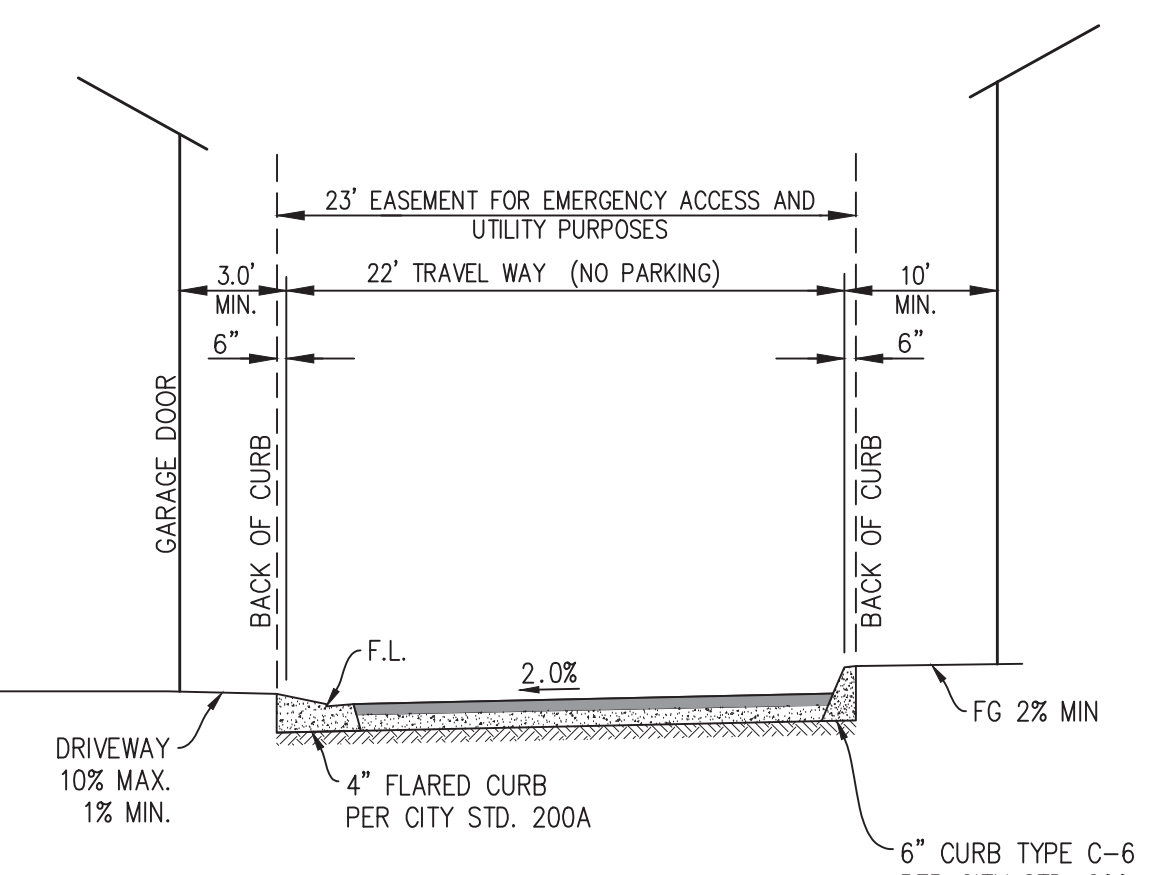
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TYPICAL PRIVATE WAY WITH HEAD-IN PARKING
(PARKING ALLOWED ON ONE SIDE)
(PER CITY OF IRVINE STD. PLAN NO. 111)
N.T.S.



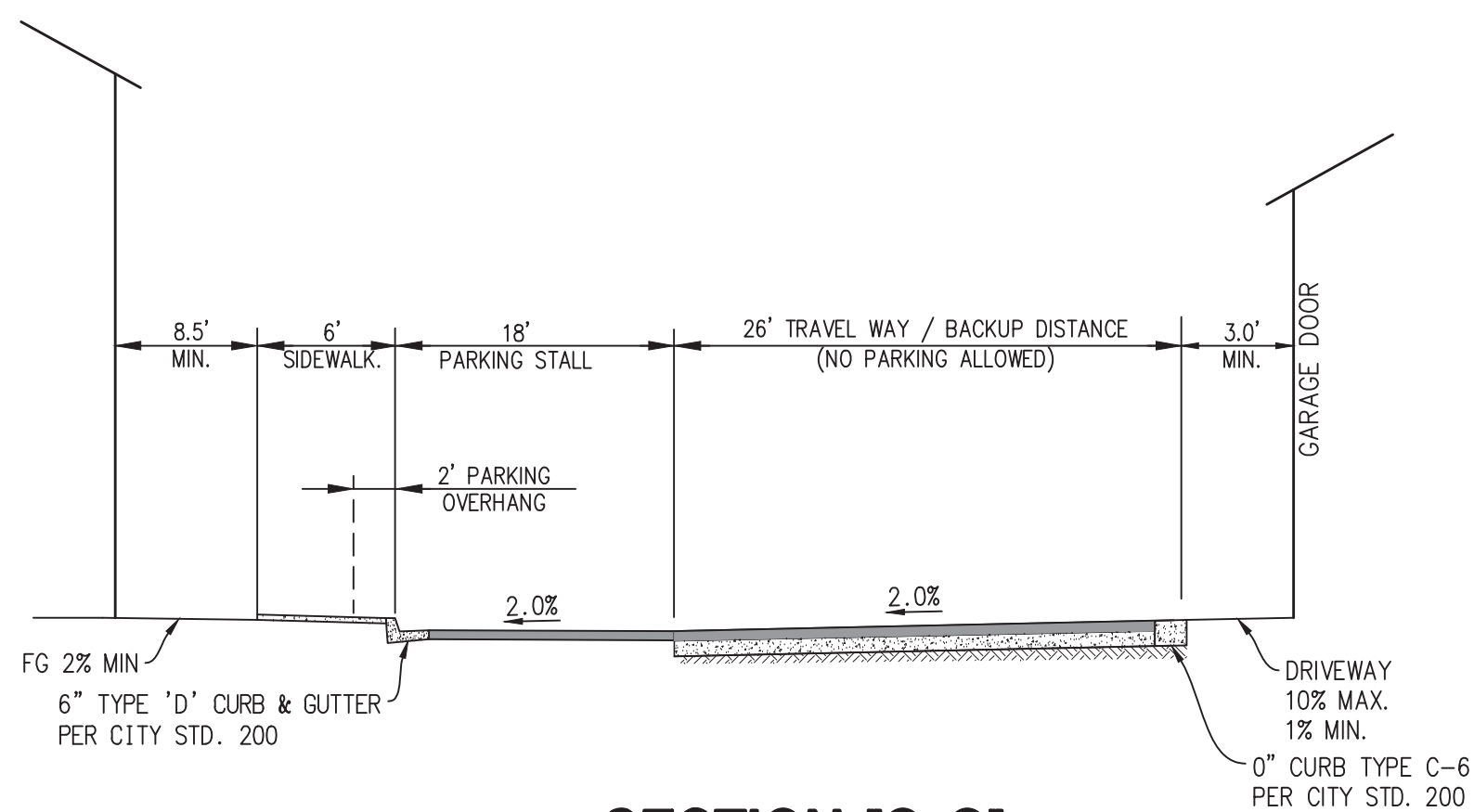
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TYPICAL PRIVATE WAY WITH HEAD-IN PARKING
(PARKING ALLOWED ON BOTH SIDES)
(PER CITY OF IRVINE STD. PLAN NO. 111)
N.T.S.



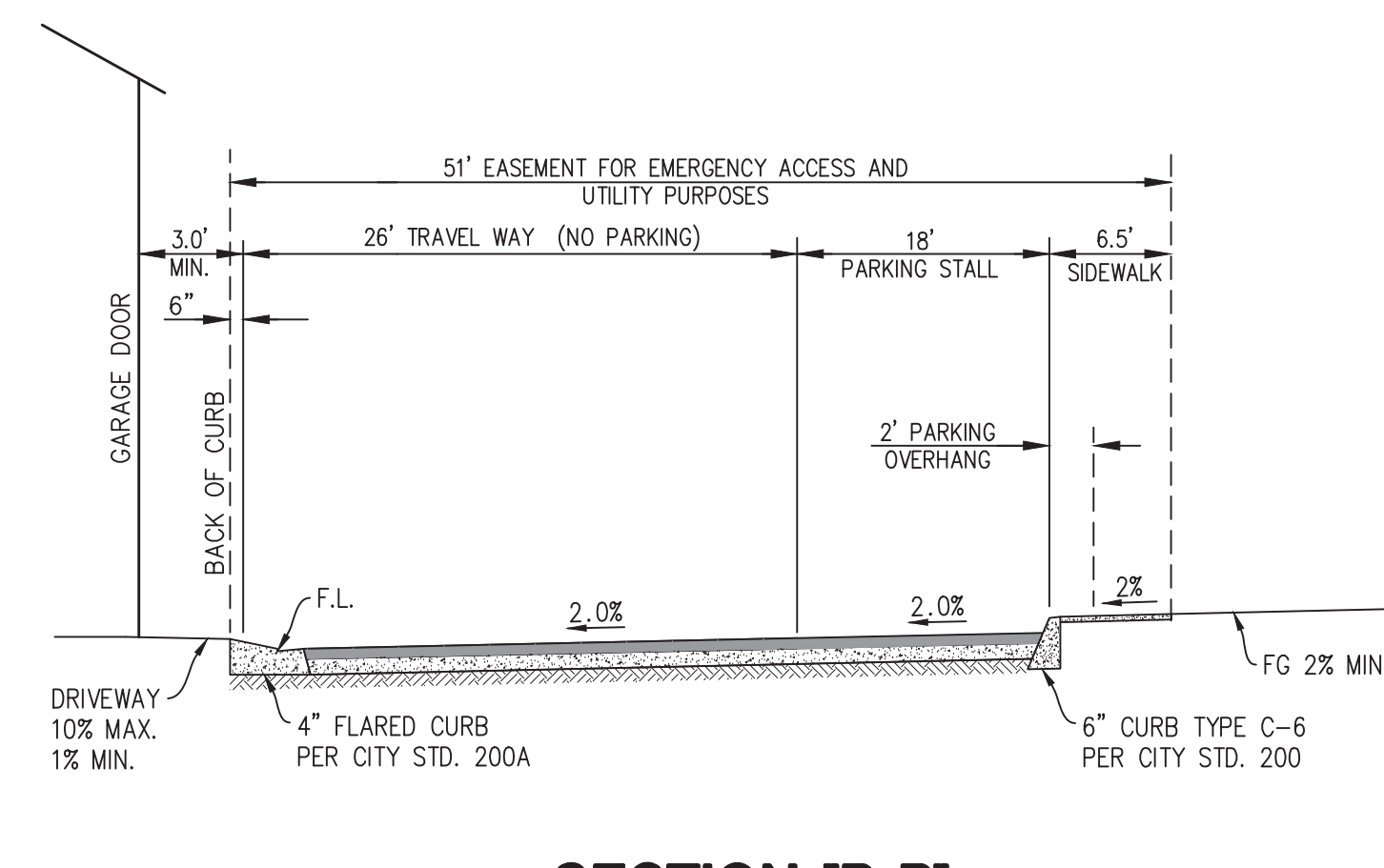
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TYPICAL PRIVATE WAY WITH PARALLEL PARKING
(PARKING ALLOWED ON BOTH SIDES)
(PER CITY OF IRVINE STD. PLAN NO. 111)
N.T.S.



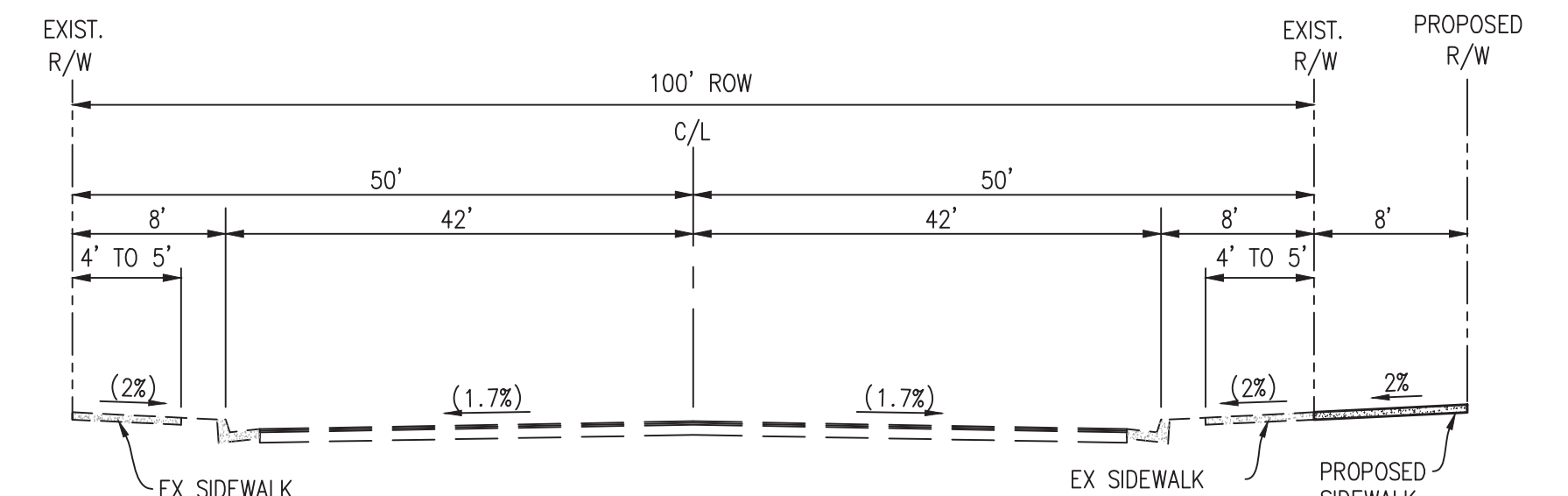
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TYPICAL PRIVATE COURT
(PER CITY OF IRVINE STD. PLAN NO. 112)
N.T.S.



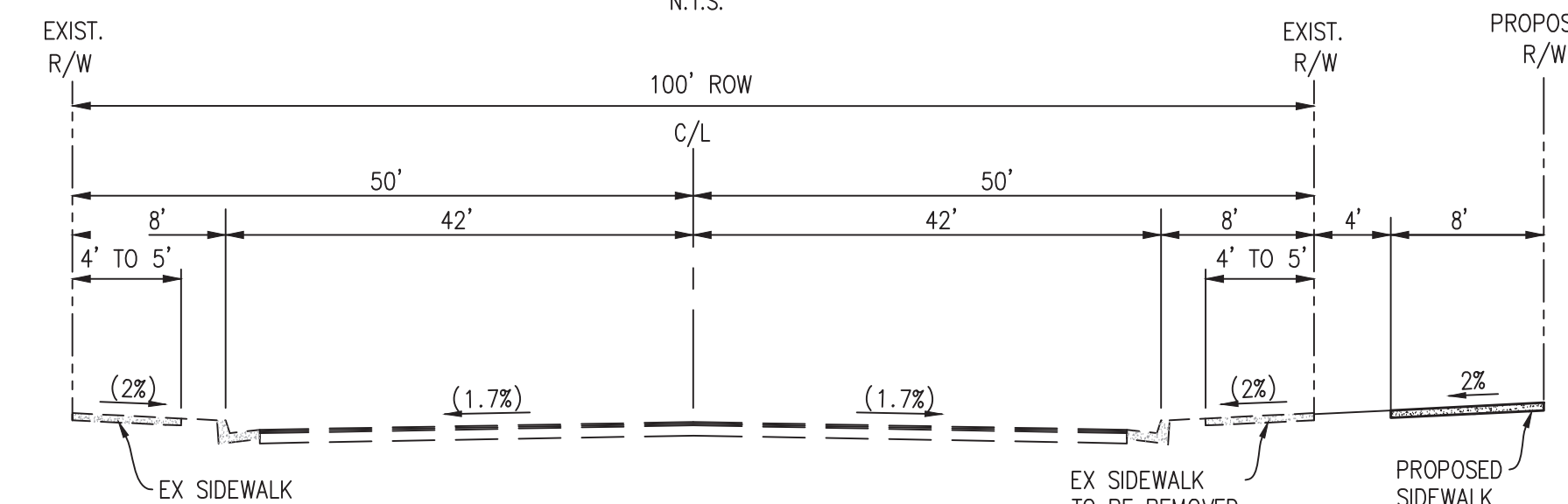
SECTION 'O-O'
TYPICAL PRIVATE COURT
(PER CITY OF IRVINE STD. PLAN NO. 112)
N.T.S.



SECTION 'P-P'
TYPICAL PRIVATE COURT
(PER CITY OF IRVINE STD. PLAN NO. 112)
N.T.S.



SECTION 'Q-Q'
ALTON PARKWAY (PUBLIC)
VON KARMAN AVENUE (PUBLIC)
(NO PARKING ALLOWED ON EITHER SIDE)
N.T.S.



SECTION 'R-R'
ALTON PARKWAY (PUBLIC)
(NO PARKING ALLOWED ON EITHER SIDE)
N.T.S.

**CITY OF IRVINE
APPROVED**

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

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
N. Street
NICHOLAS 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

MINOR MODIFICATION TO MASTER PLAN
VTTM 19424
STREET CROSS SECTIONS
CITY OF IRVINE
COMMUNITY DEVELOPMENT DEPARTMENT

JOB NO: 25.067
MASTER PLAN
FILE CASE # 00959034-PMP
C-2
SHEET 2 OF 49

PLOT DATE: 1/8/2026 H:\25.067\000\Site Plan\Master Plan\002-25.067-VKCC-MASTER PLAN-Sections.dwg

SEE BELOW RIGHT

SEE ABOVE LEFT

SEE SHEET 3

CITY OF IRVINE
APPROVED

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

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

PRODUCT TYPE:

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

UNIT NUMBER
PLAN TYPE

REVISION	DATE	DESCRIPTION	APPR	DATE

PREPARED BY:
PROACTIVE
ENGINEERING CONSULTANTS
27051 Towne Centre Drive, Suite 270
Foothill Ranch, CA 92610 (949) 716-7460
NSTATE@PROENG.NET
N. State
NICHOLAS 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

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-4
SHEET 4 OF 49

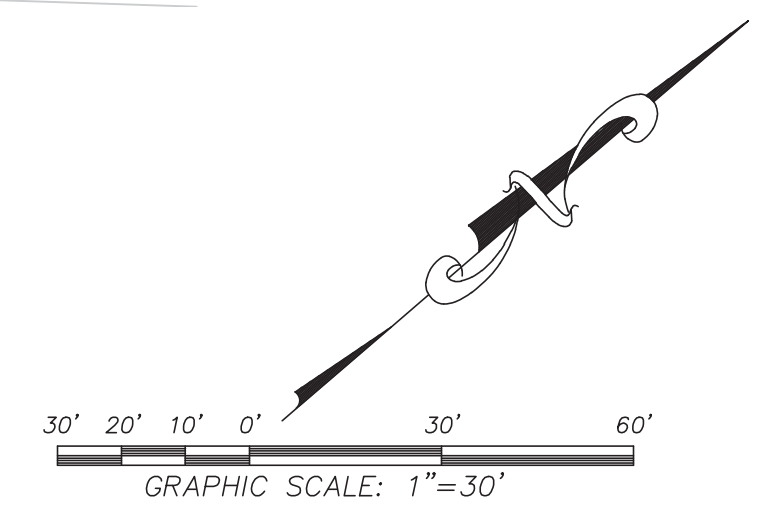
PLOT DATE: 1/8/2026 11:25:067\000\Site Plan\Master Plan\003-25.067-VKCC-MASTER PLAN-Site Plan.dwg



SEE SHEET 6

**CITY OF IRVINE
APPROVED**

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



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

N. Streeter
NICHOLAS 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

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

PLOT DATE: 1/8/2026 H:\25.067\000\Site Plan\Master Plan\005-25.067-WKCC-MASTER PLAN-PARKING Plan.dwg

SEE SHEET 5



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 44 249 293
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 STALL (10% OF OFF-STREET PARKING)	24

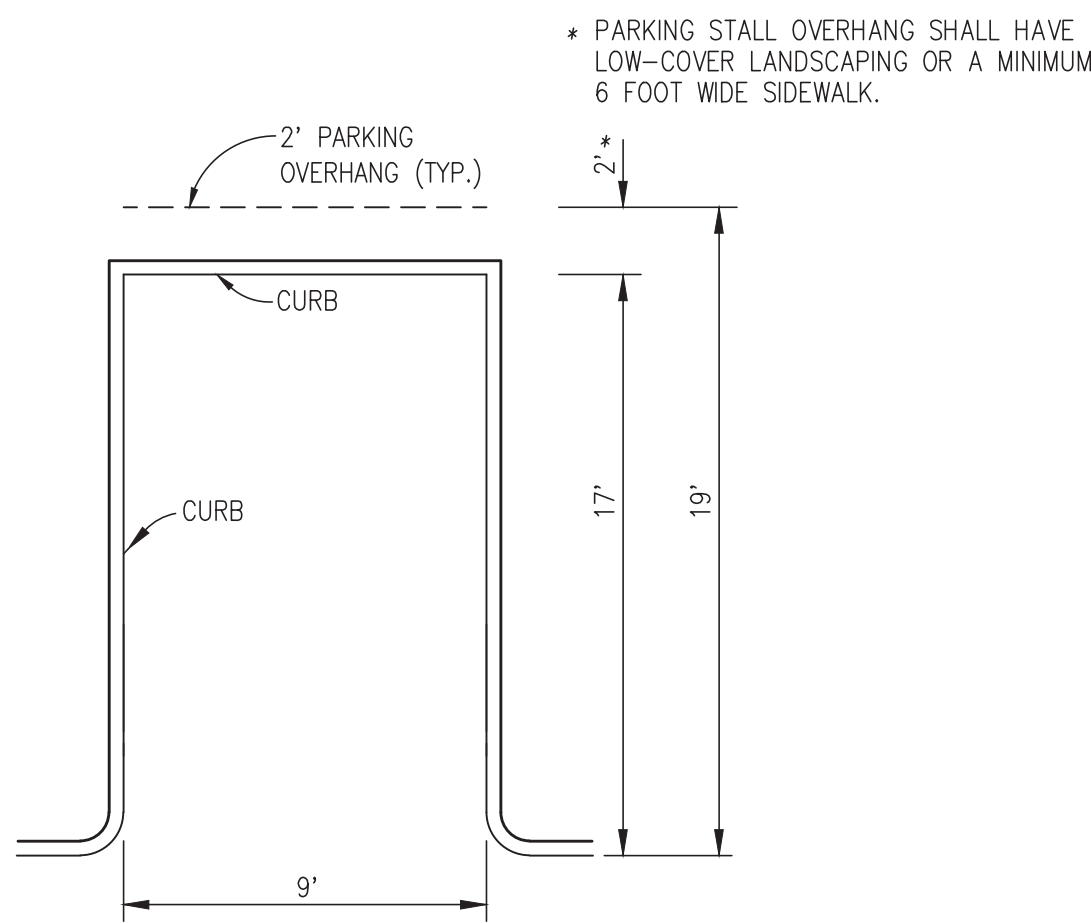
* ALL REQUIRED RESIDENT STALLS ARE LOCATED WITHIN GARAGES ON-SITE

LEGEND

- UNIT NUMBER
- PLAN TYPE
PRODUCT TYPE
- TRACT BOUNDARY
RIGHT OF WAY
- PARKING STALL AND NUMBER
- FIRE HYDRANT-PARKING
- TRASH CANS
(1-TRASH, 1-RECYCLING,
1-GREEN WASTE/FOOD WASTE)
- FIRE HYDRANT-TRASH

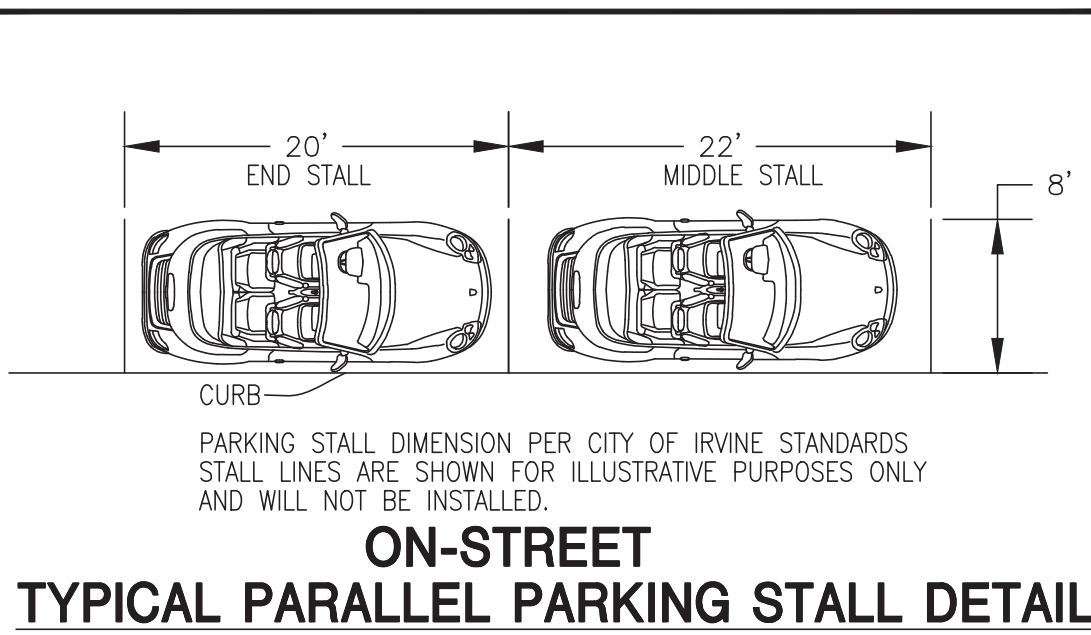
NOTES

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



TYPICAL PARKING STALL DETAIL

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



ON-STREET
TYPICAL PARALLEL PARKING STALL DETAIL

CITY OF IRVINE
APPROVED

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

VON KARMAN AVE
(PUBLIC)

REVISION	DATE	DESCRIPTION	APPR	DATE

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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-6
SHEET 6 OF 49

PLOT DATE: 1/8/2026 H:\25.067\000\Site Plan Master Plan\005-25.067-WKCC-MASTER PLAN-PARKING Plan.dwg



STYLE A

**CITY OF IRVINE
APPROVED**

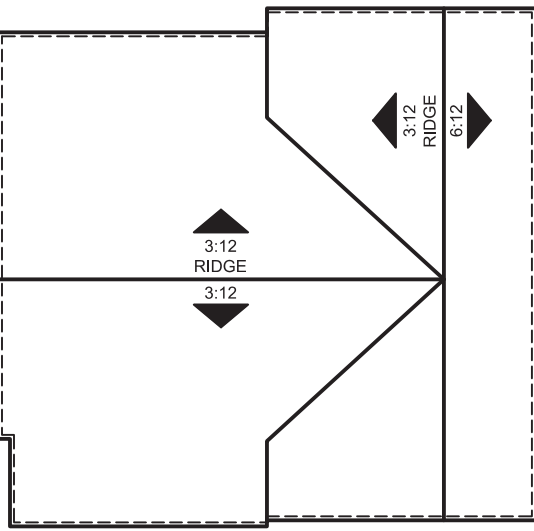
BY: Director of CD
CASE #: 00969511-PMP
DATE: January 22, 2026



STYLE B



STYLE C



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

MATERIAL LEGEND

1. STUCCO

2. STUCCO TRIM

3. VERTICAL SIDING

4. COMPOSITE SHINGLE ROOF

5. VINYL WINDOWS

6. FASCIA

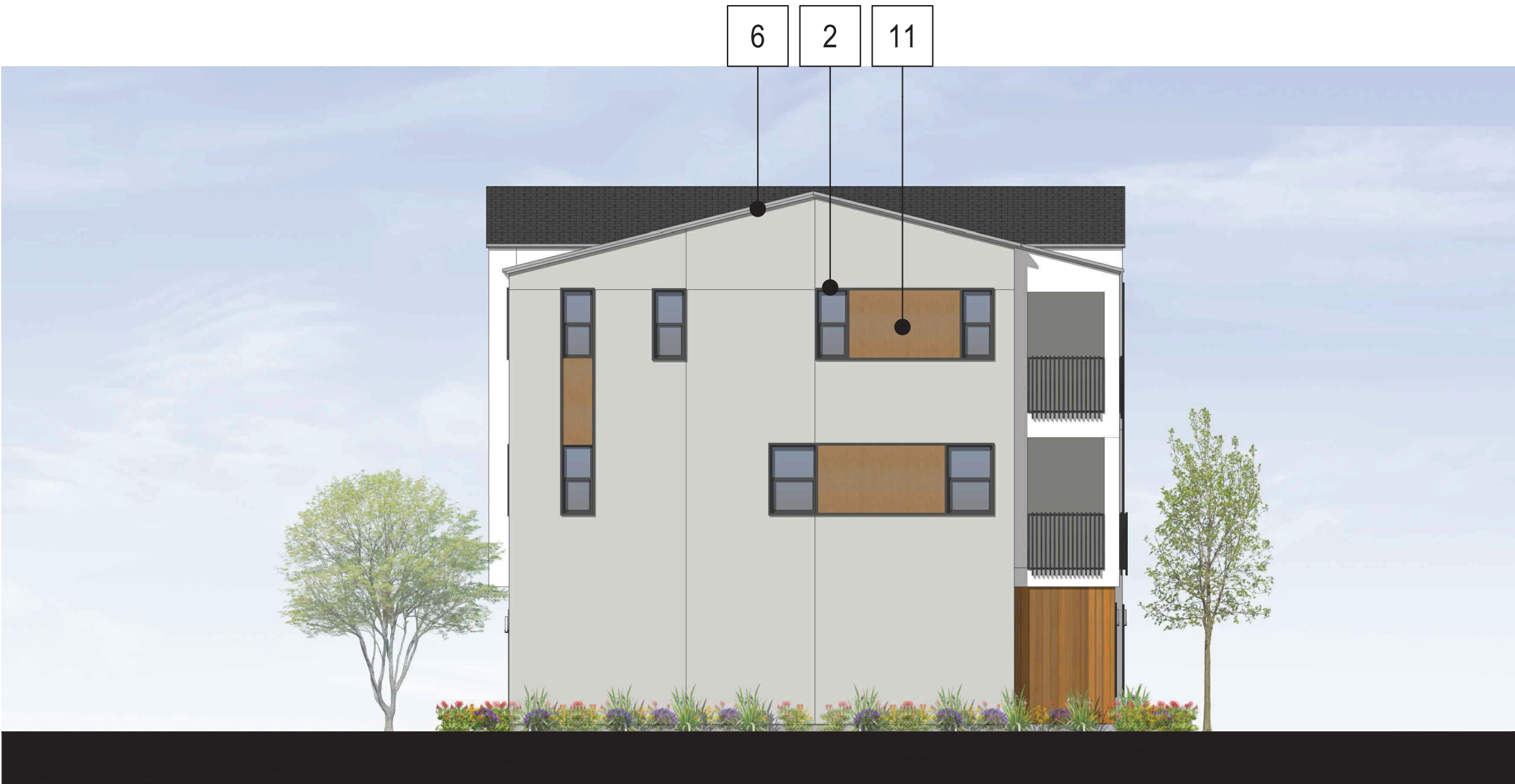
7. SLIDING DOOR
8. ENTRY DOOR

9. SECTIONAL GARAGE DOOR

10. RAILING

11. ACCENT PANEL

12. DECORATIVE LIGHTS & ADDRESS SIGN



LEFT



FRONT



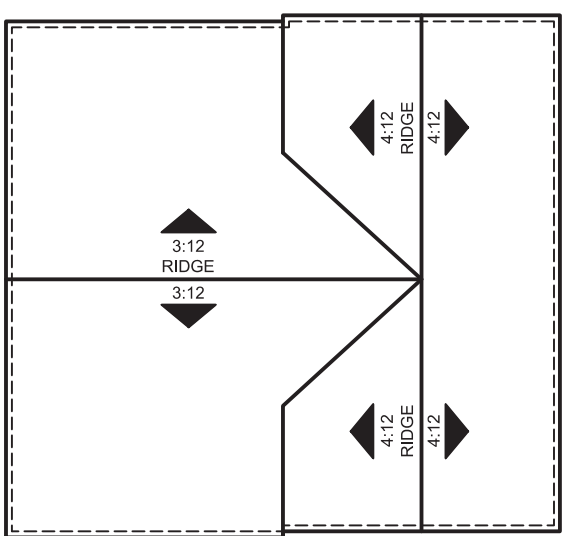
RIGHT



REAR

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 & ADDRESS SIGN |
| 6. FASCIA | |
| 7. SLIDING DOOR | |



LEFT



FRONT



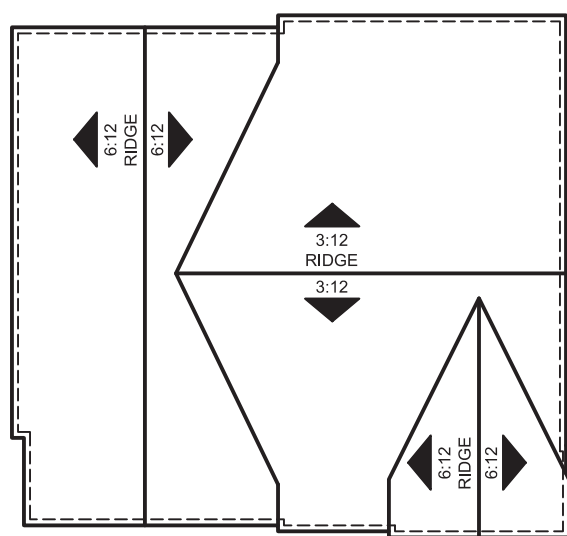
RIGHT



REAR

**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. STUCCO TRIM

3. HORIZONTAL SIDING

4. COMPOSITE SHINGLE ROOF

5. VINYL WINDOWS

6. FASCIA

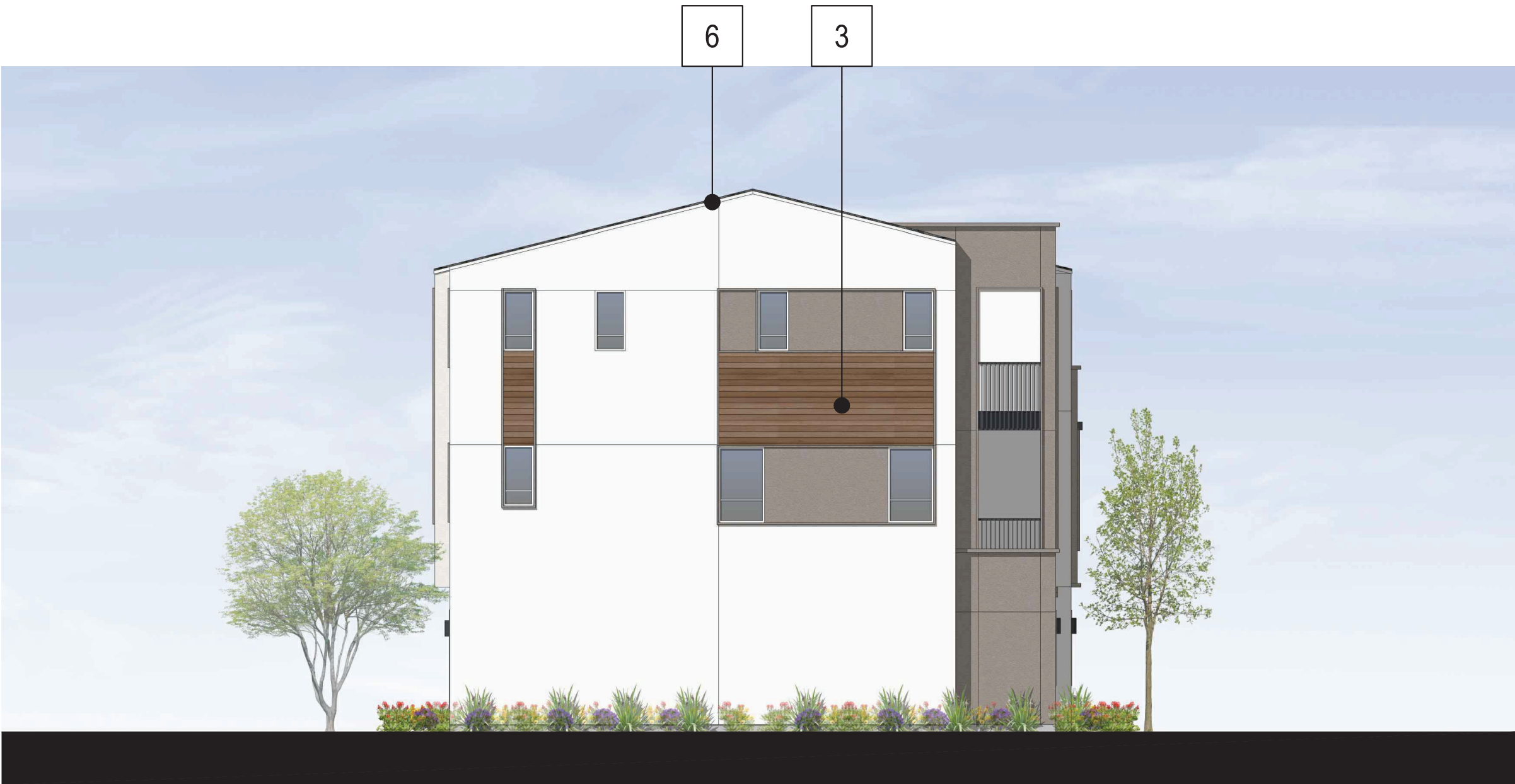
7. SLIDING DOOR
8. ENTRY DOOR

9. SECTIONAL GARAGE DOOR

10. RAILING

11. ACCENT PANEL

12. DECORATIVE LIGHTS & ADDRESS SIGN



LEFT



FRONT



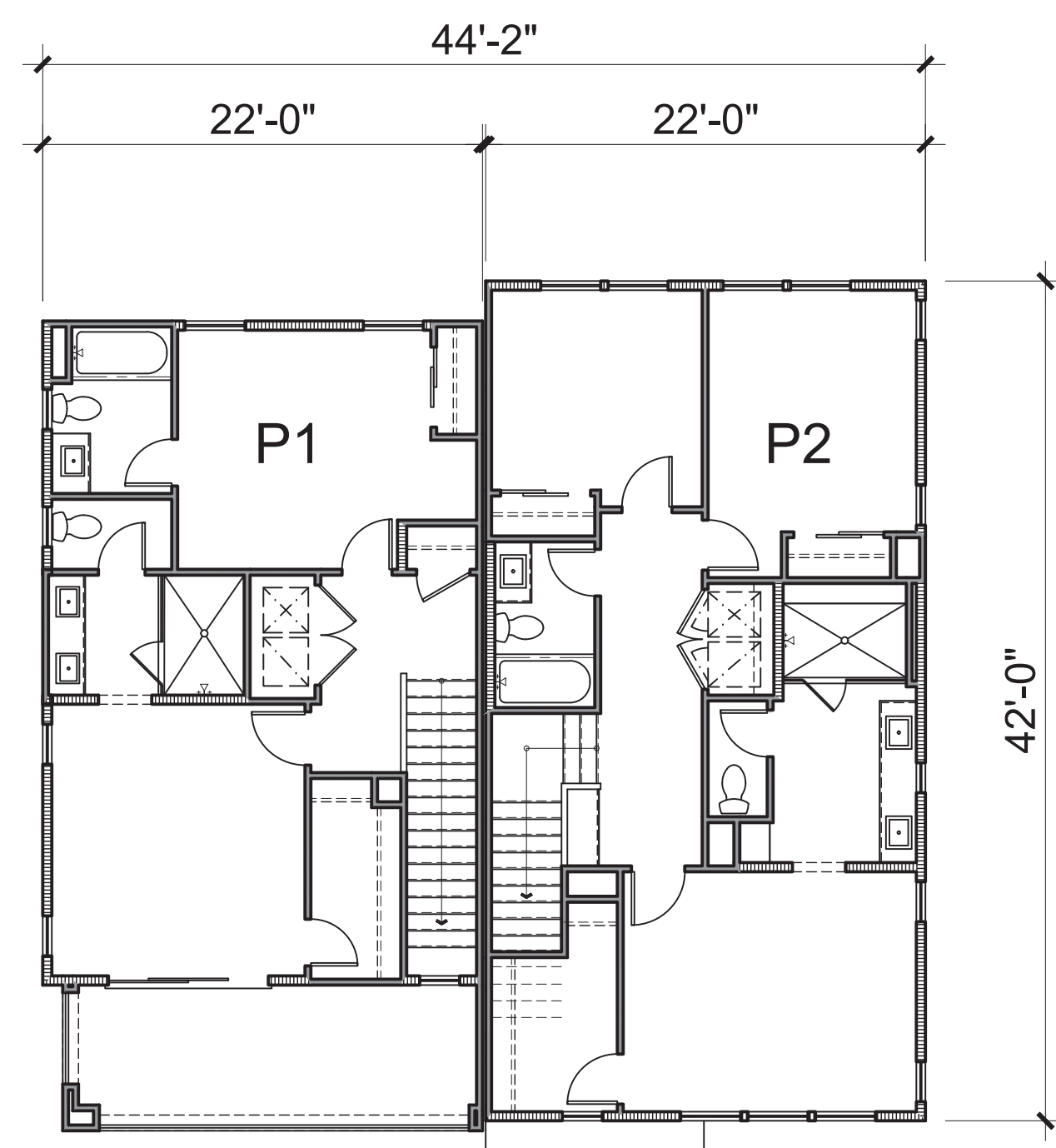
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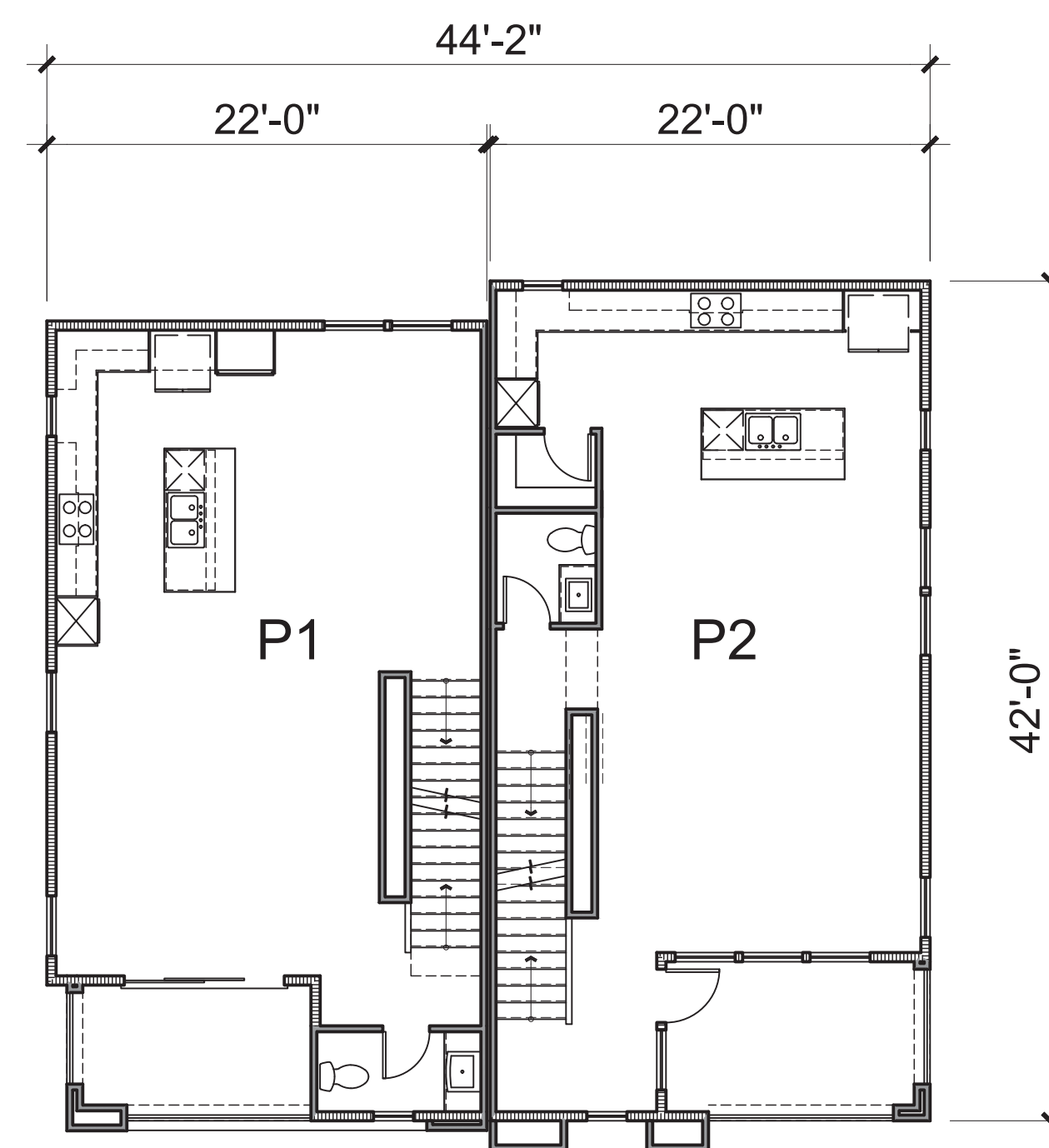
REAR

CITY OF IRVINE
APPROVED

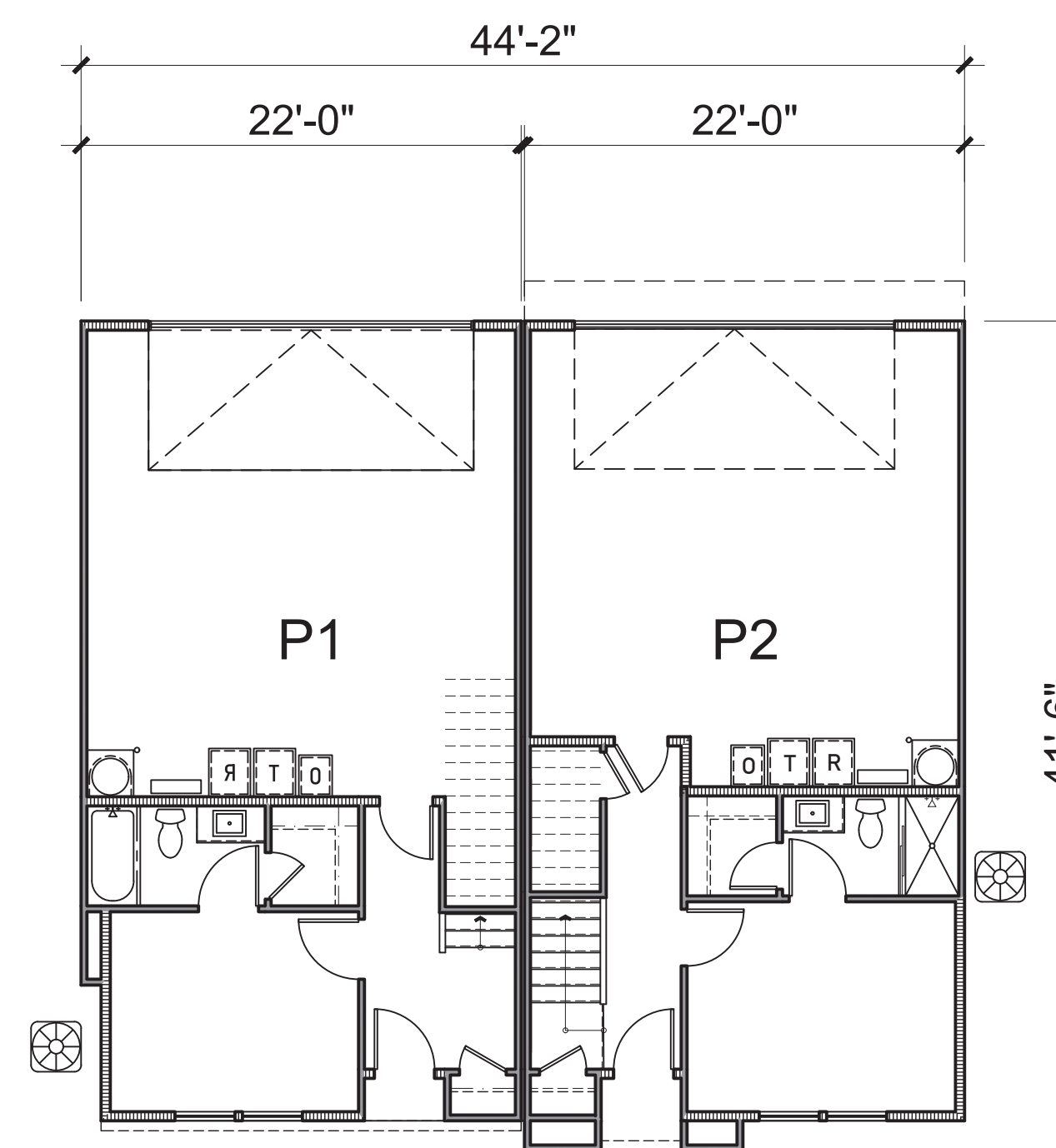
BY: Director of CD
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THIRD FLOOR



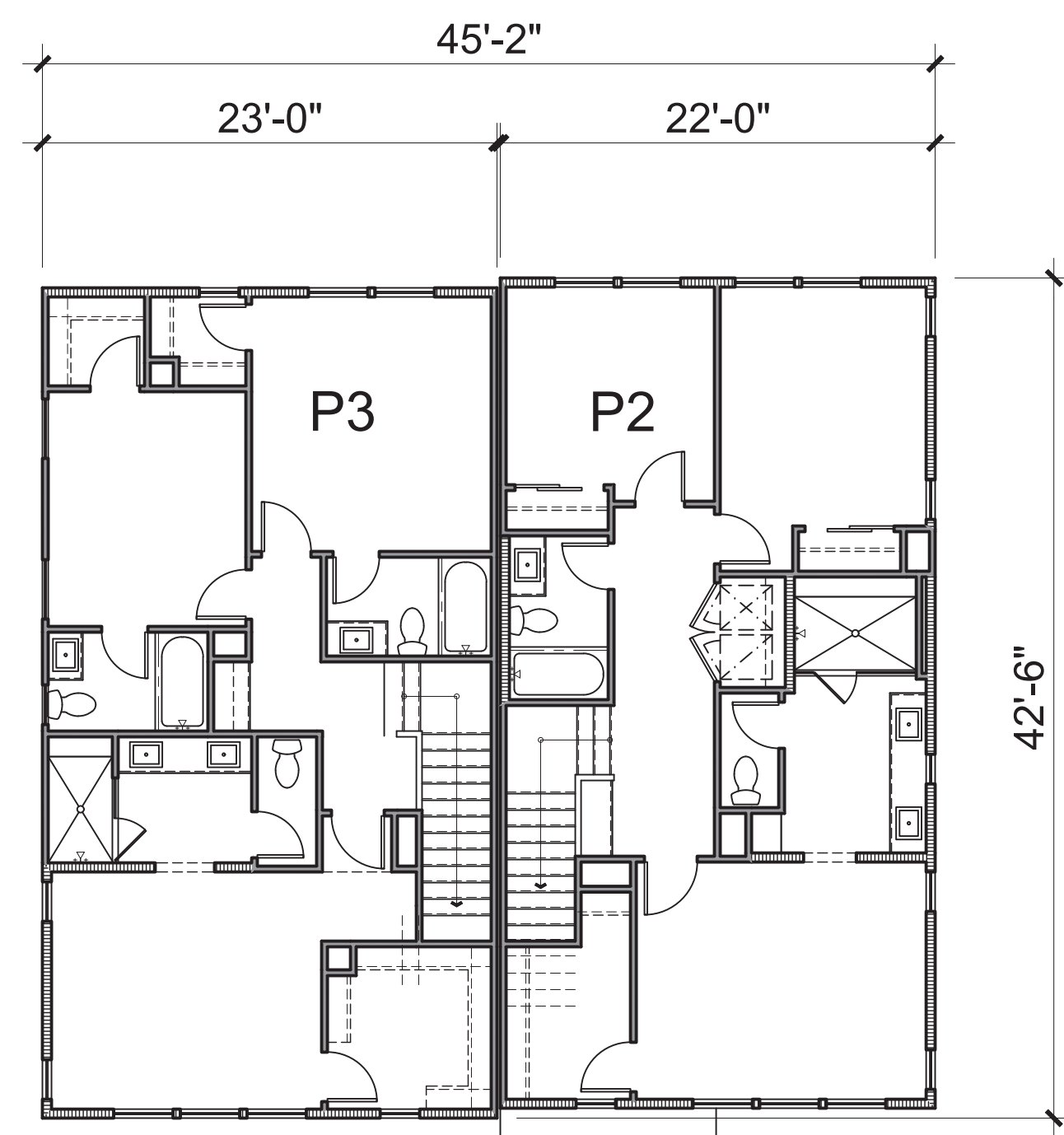
SECOND FLOOR



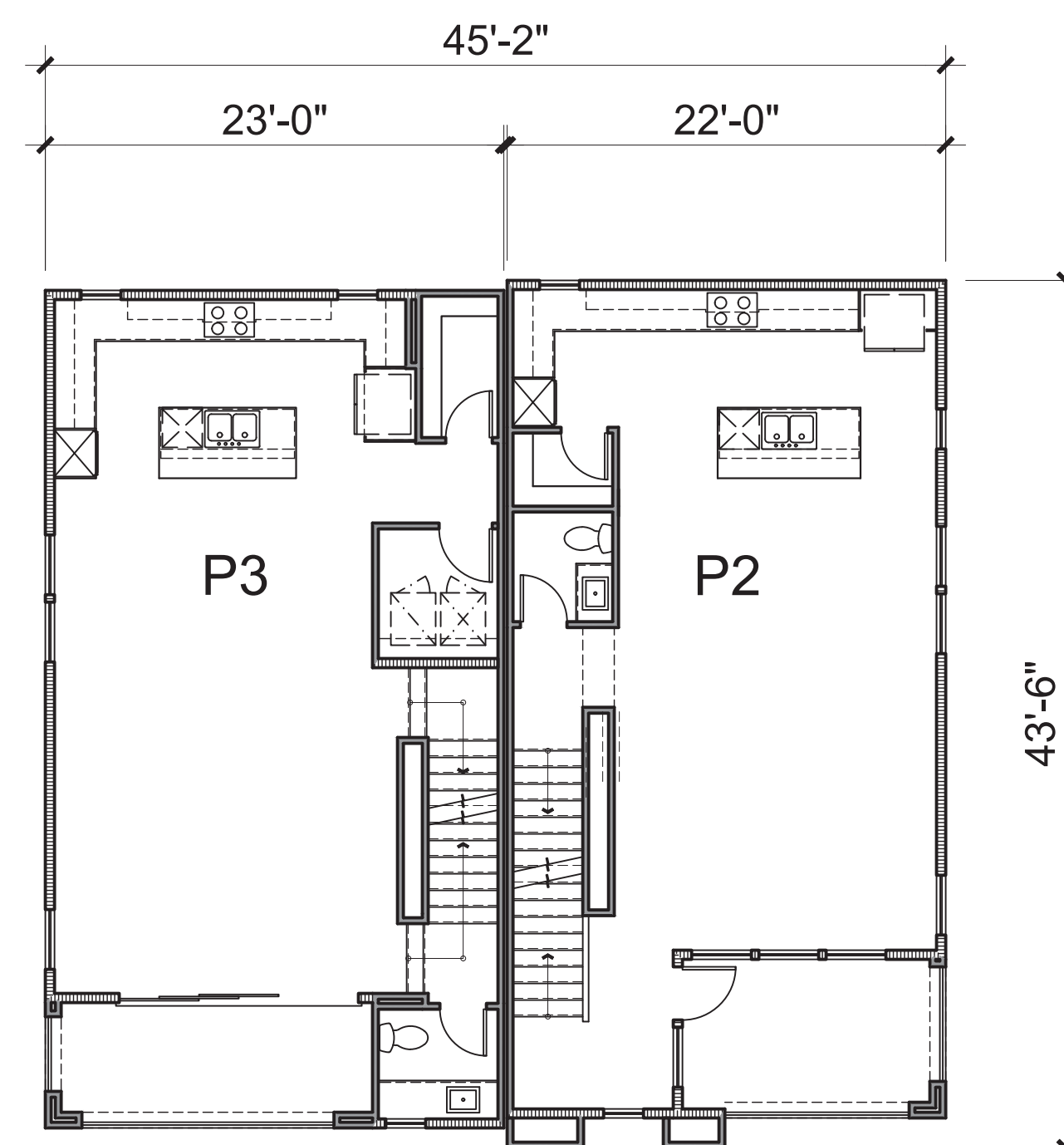
FIRST FLOOR

**CITY OF IRVINE
APPROVED**

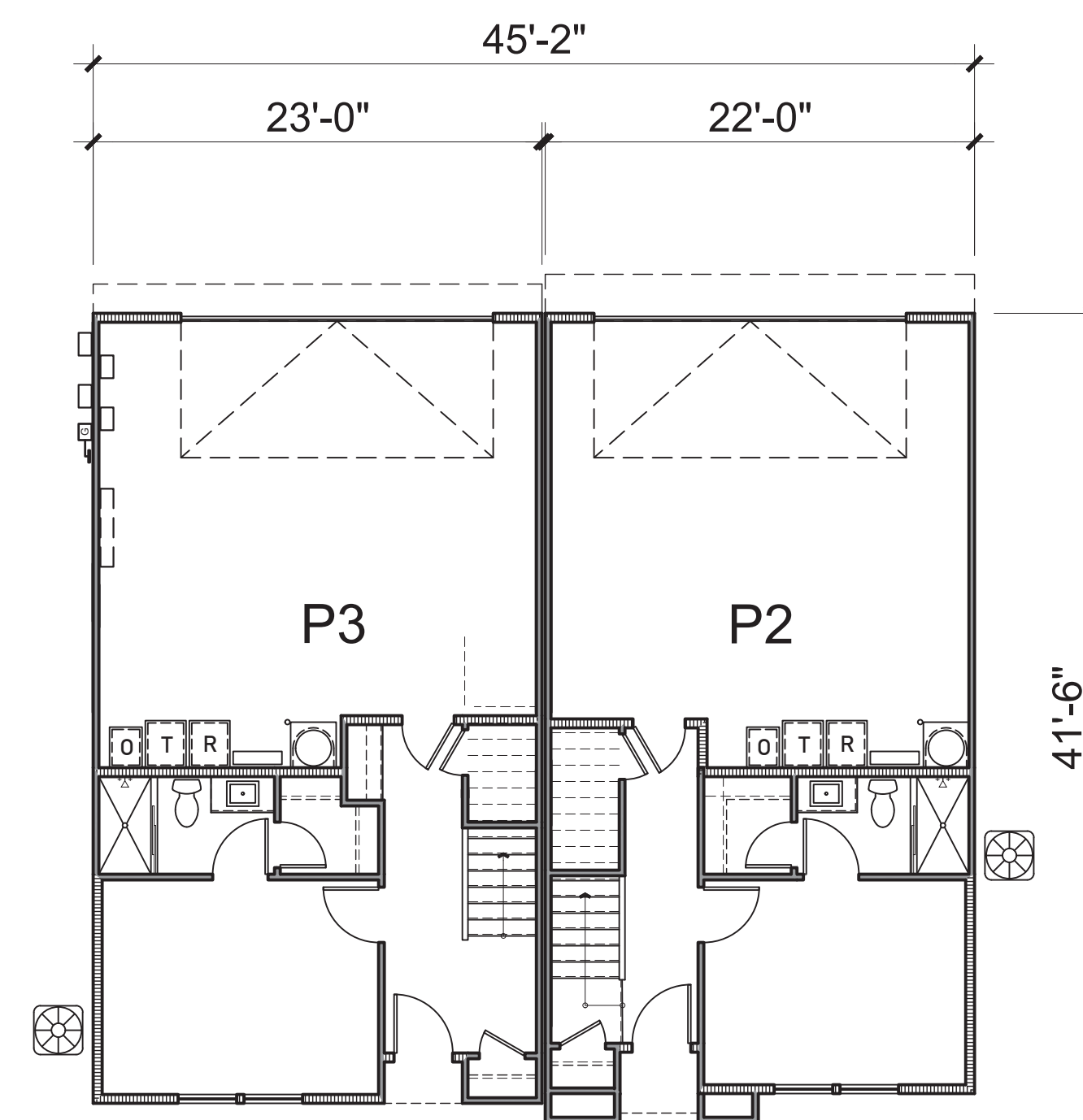
BY: Director of CD
CASE #: 00969511-PMP
DATE : Jan 22, 2026



THIRD FLOOR



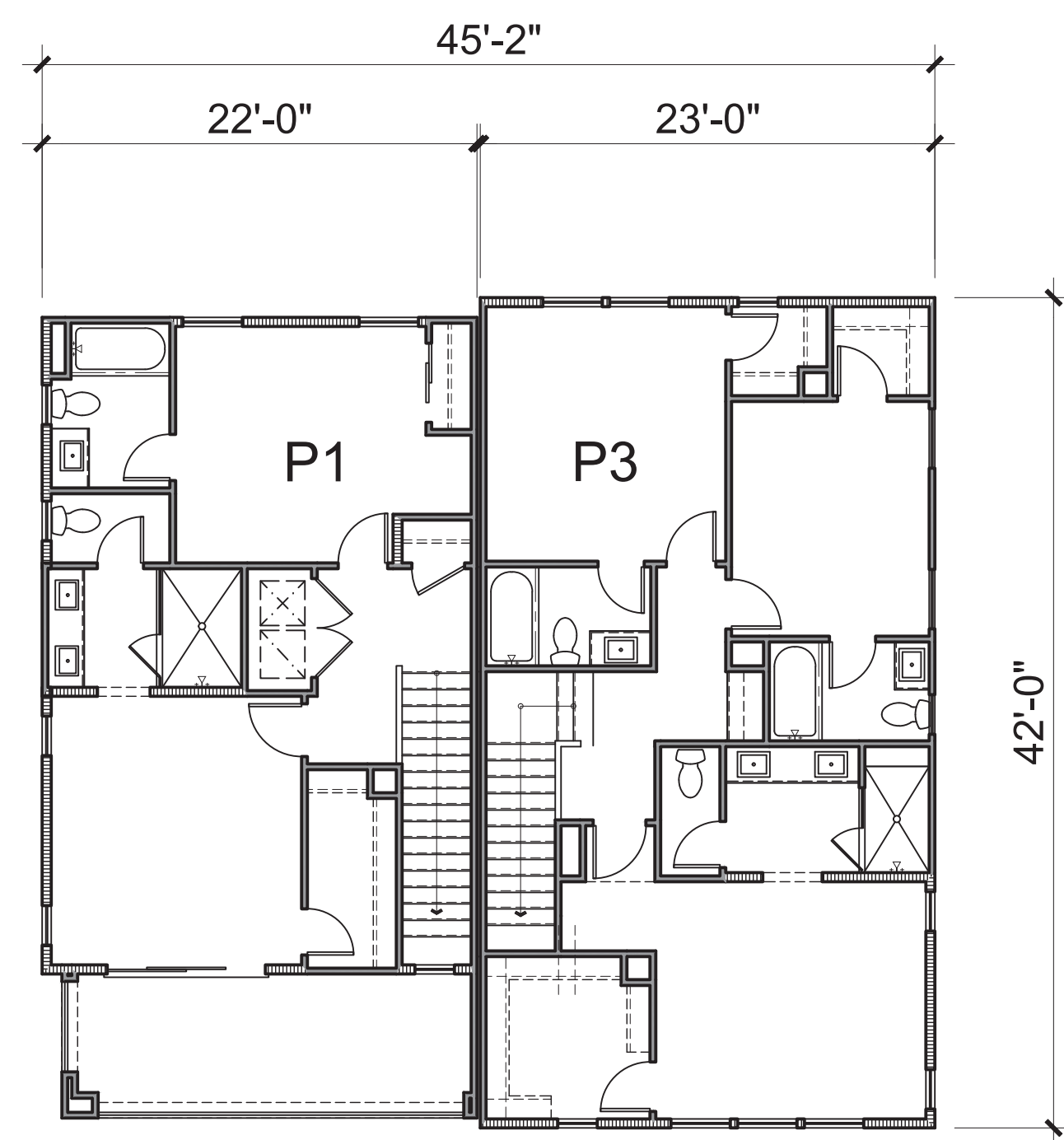
SECOND FLOOR



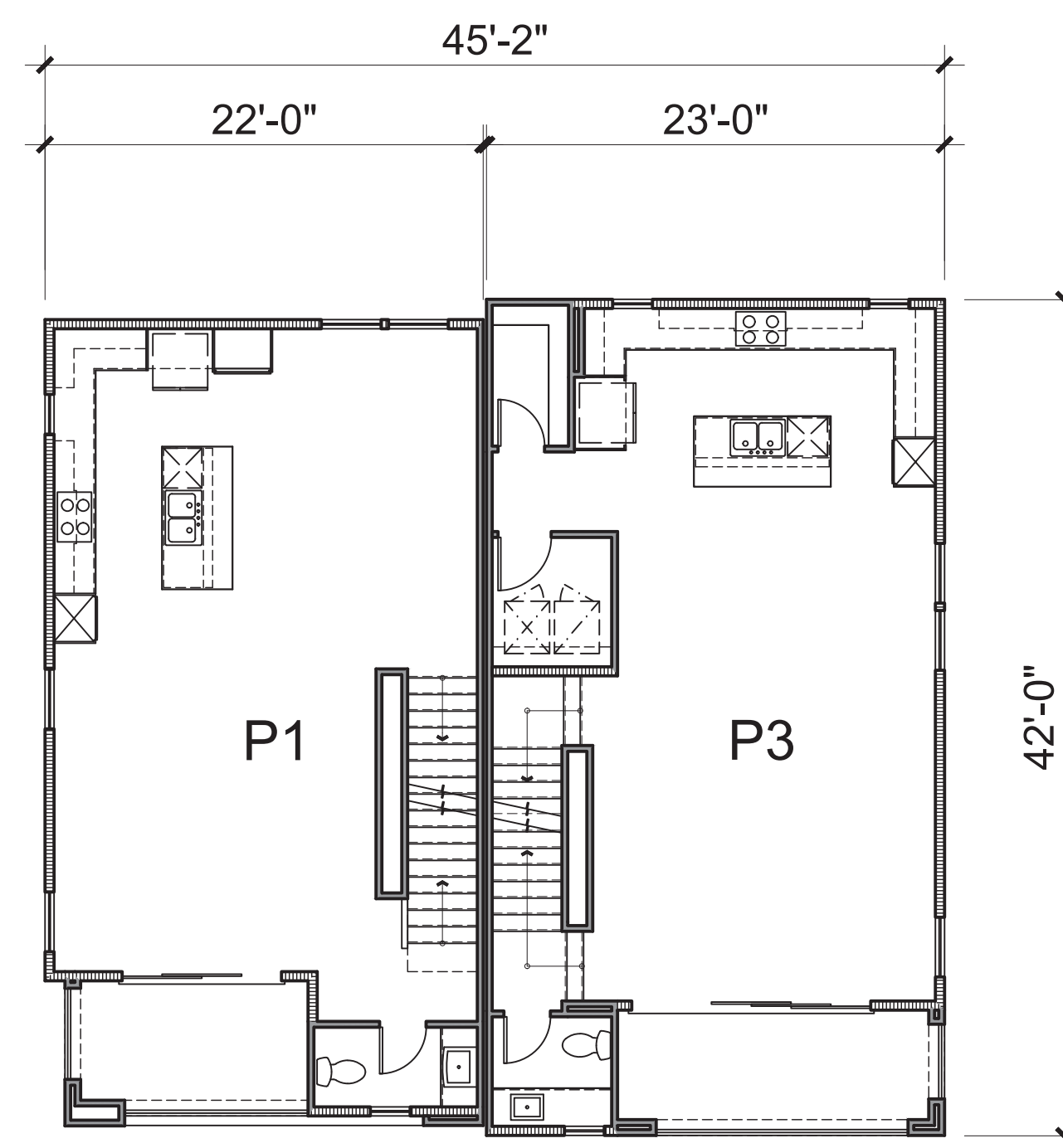
FIRST FLOOR

**CITY OF IRVINE
APPROVED**

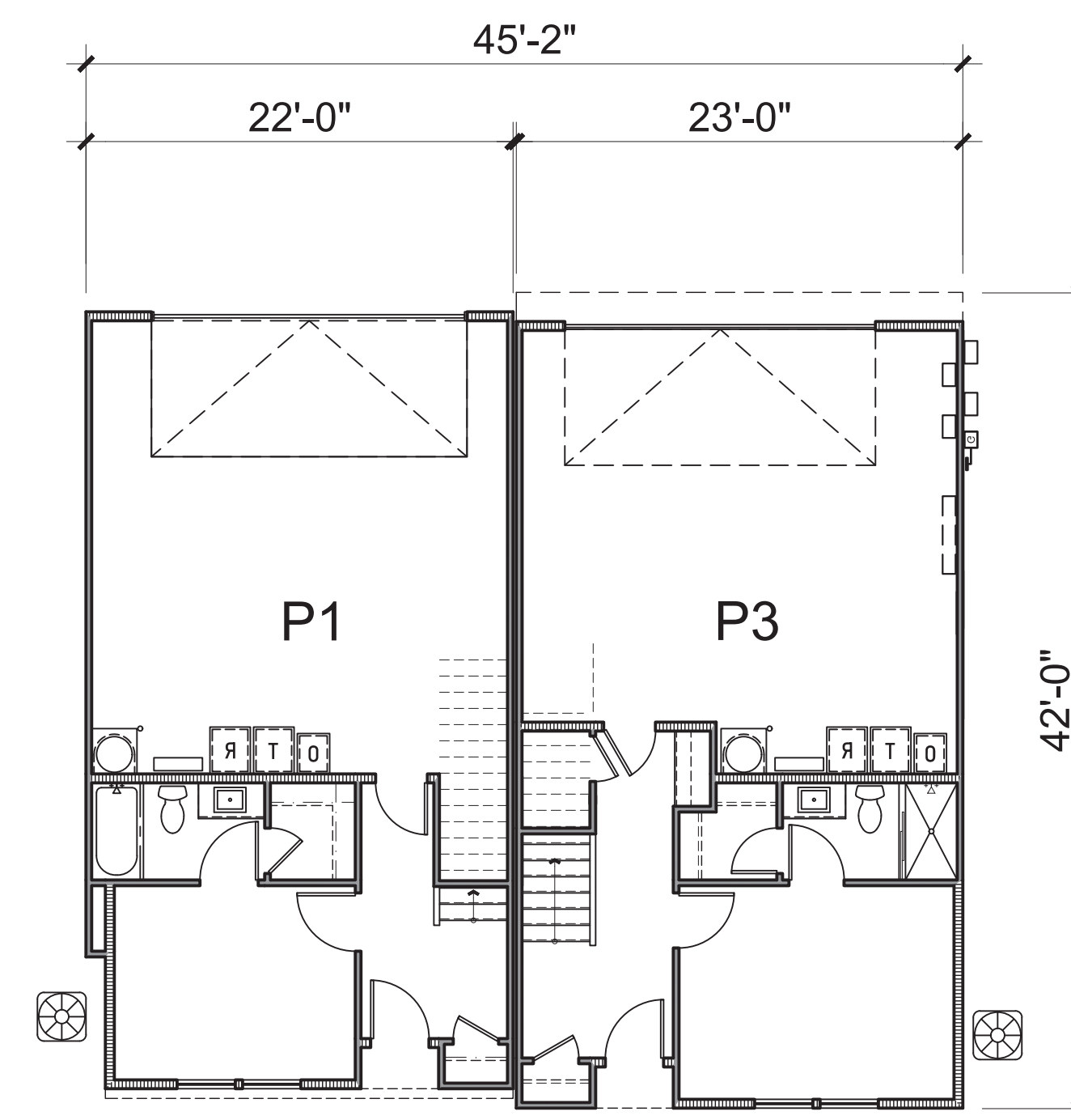
BY: Director of CD
CASE #: 00969511-PMP
DATE : Jan 22, 2026



THIRD FLOOR



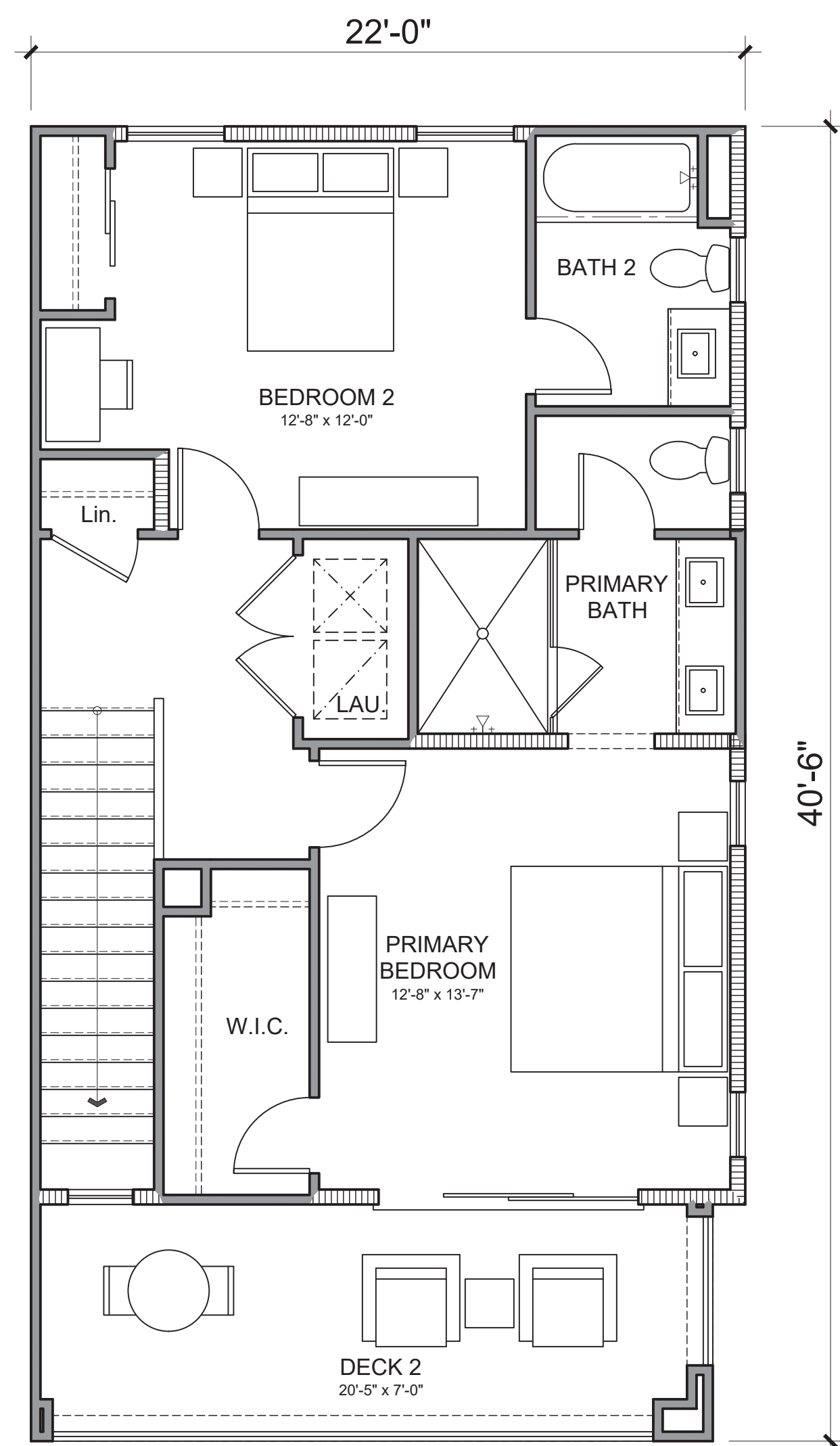
SECOND FLOOR



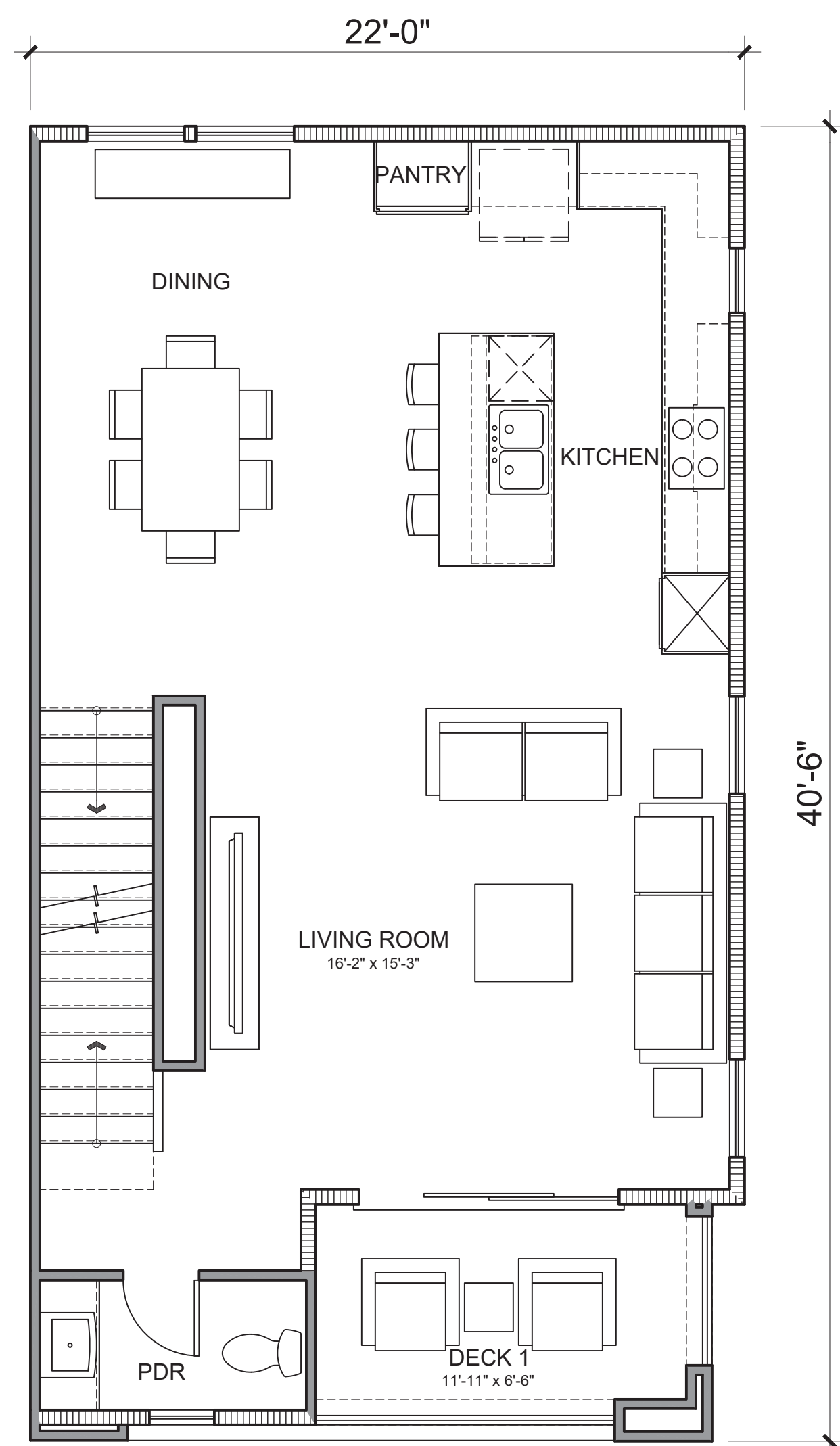
FIRST FLOOR

**CITY OF IRVINE
APPROVED**

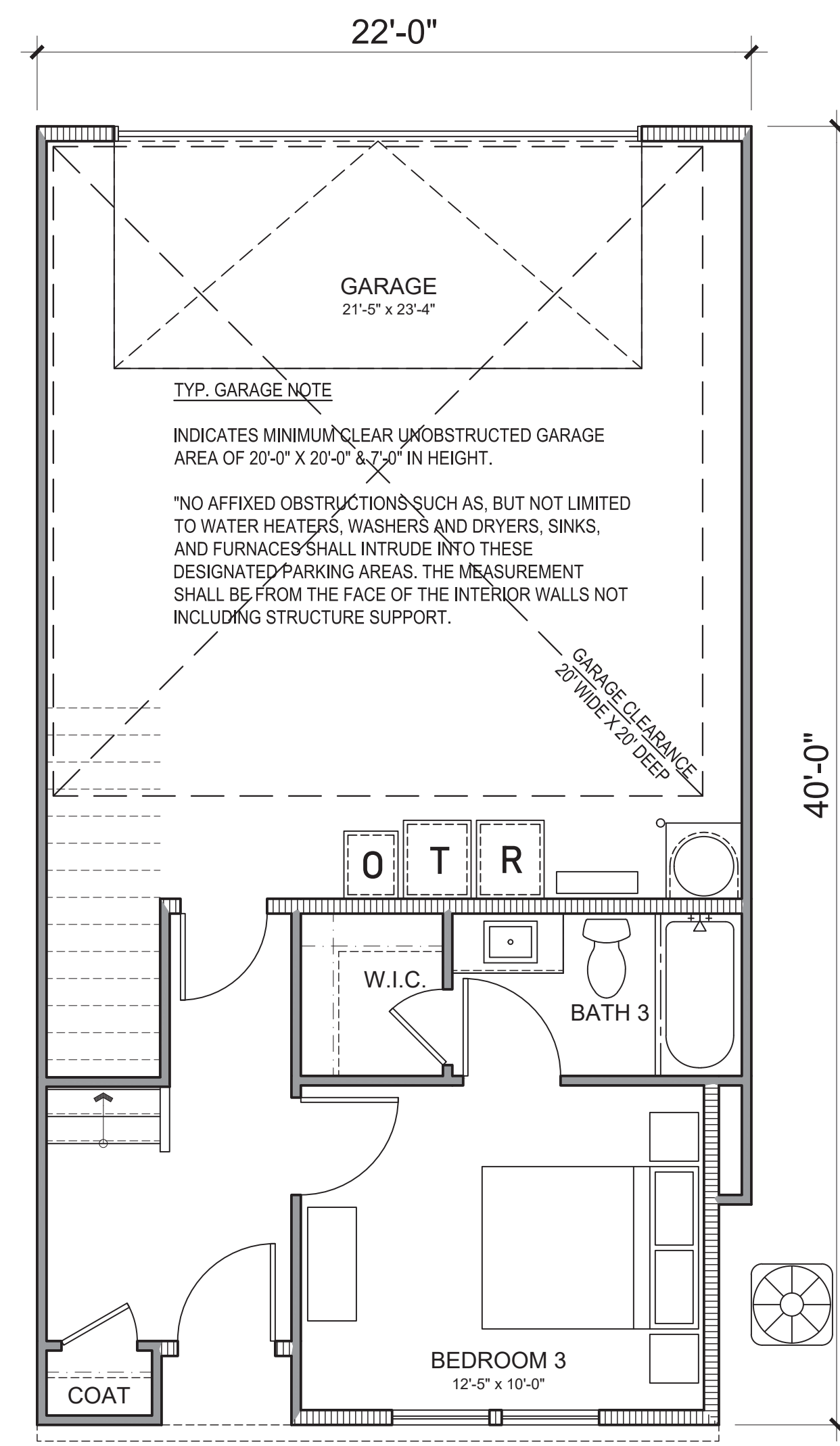
BY: Director of CD
CASE #: 00969511-PMP
DATE: Jan 22, 2026



THIRD FLOOR PLAN



SECOND FLOOR PLAN



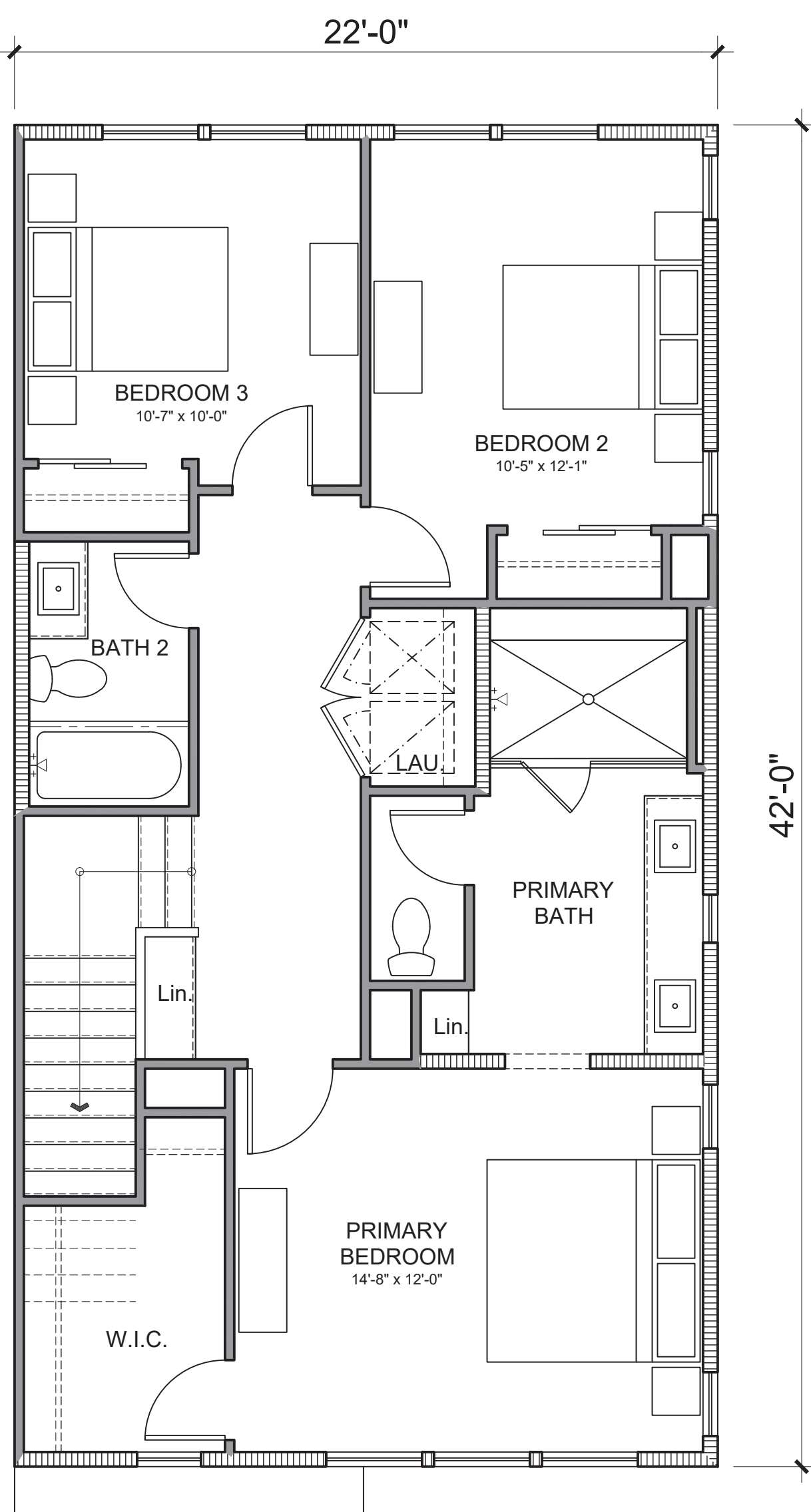
FIRST FLOOR PLAN

**CITY OF IRVINE
APPROVED**

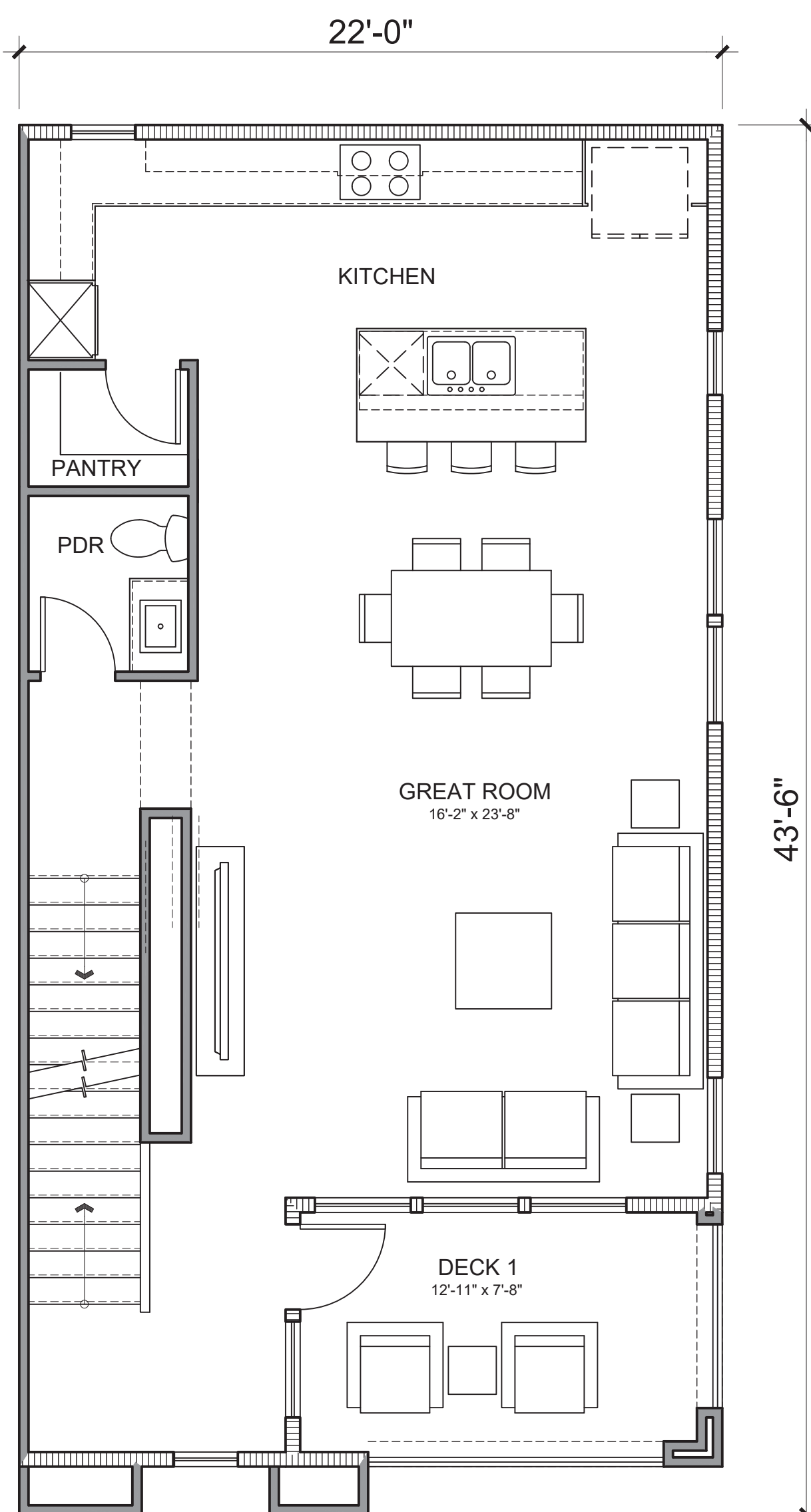
BY: Director of CD
CASE #: 00969511-PMP
DATE : Jan. 22, 2026

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.

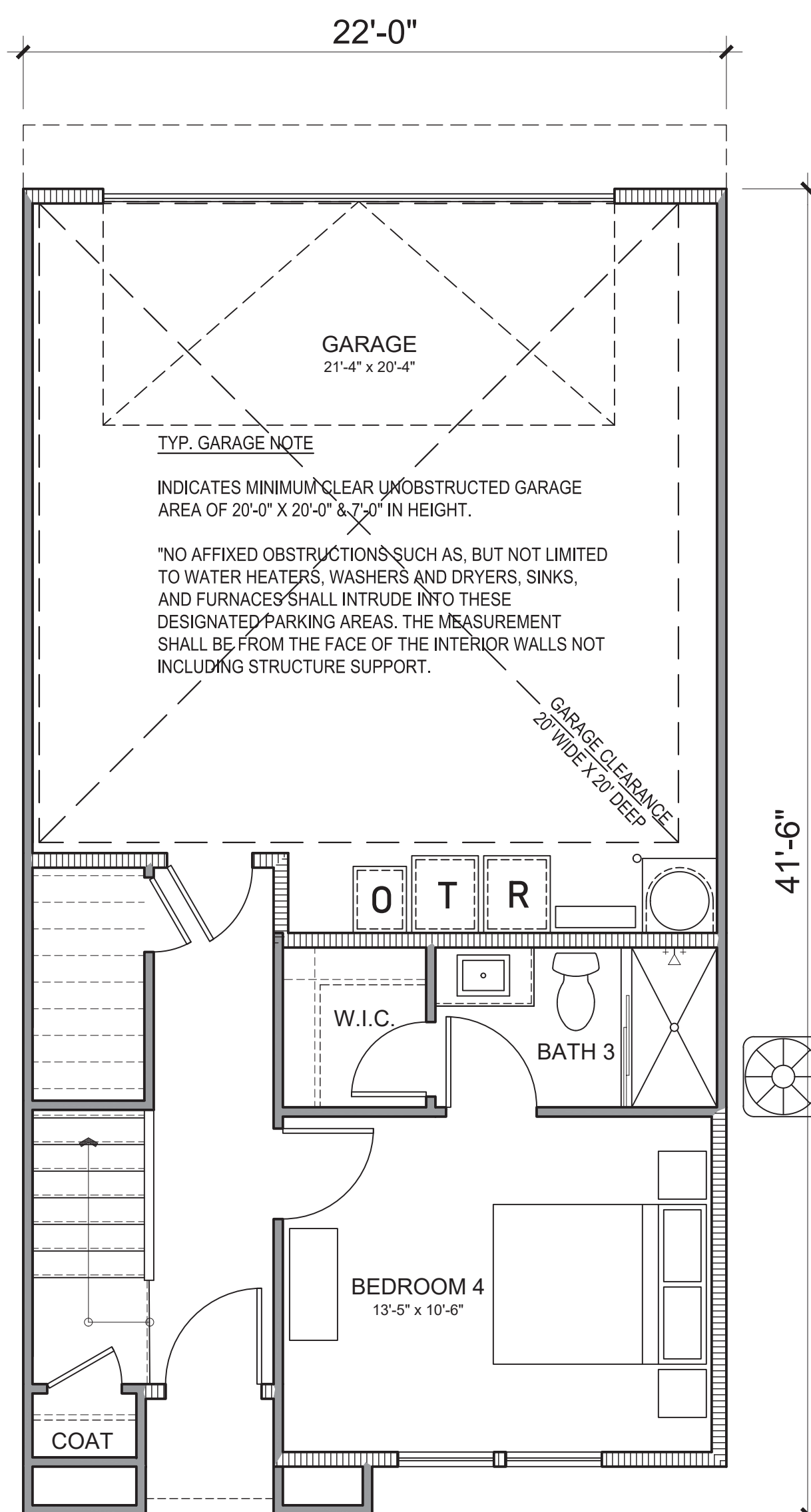
PLAN 1 - NET S.F.	
3 BD / 3.5 BA	
FIRST FLOOR	337 SQ. FT.
SECOND FLOOR	741 SQ. FT.
THIRD FLOOR	637 SQ. FT.
TOTAL	1714 SQ. FT.
DECK 1	75 SQ. FT.
DECK 2	140 SQ. FT.
GARAGE	519 SQ. FT.



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.

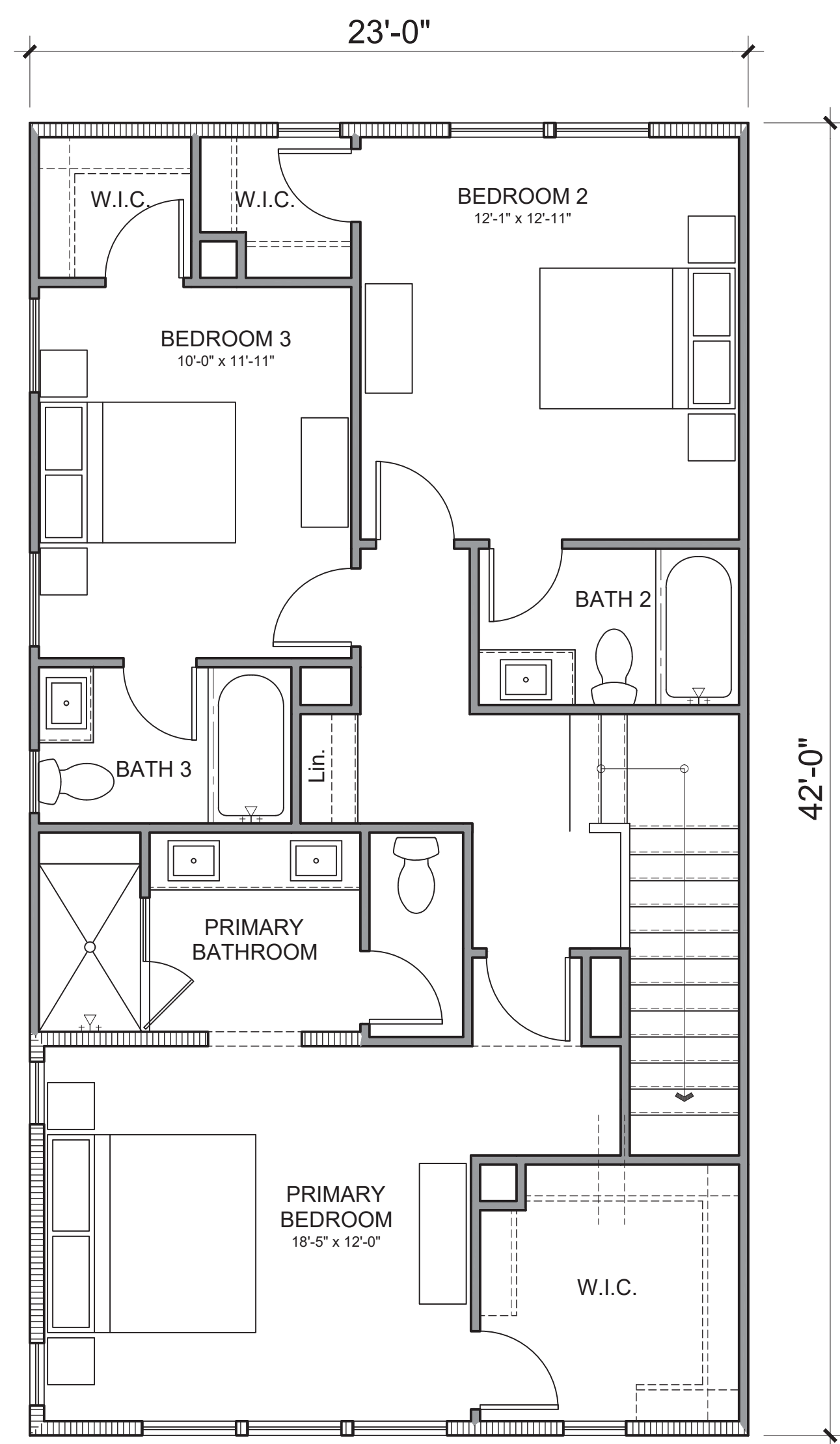
PLAN 2 - NET S.F.	
4 BD / 3.5 BA	
FIRST FLOOR	381 SQ. FT.
SECOND FLOOR	768 SQ. FT.
THIRD FLOOR	824 SQ. FT.
TOTAL	1972 SQ. FT.
DECK 1	97 SQ. FT.
GARAGE	469 SQ. FT.

**CITY OF IRVINE
APPROVED**

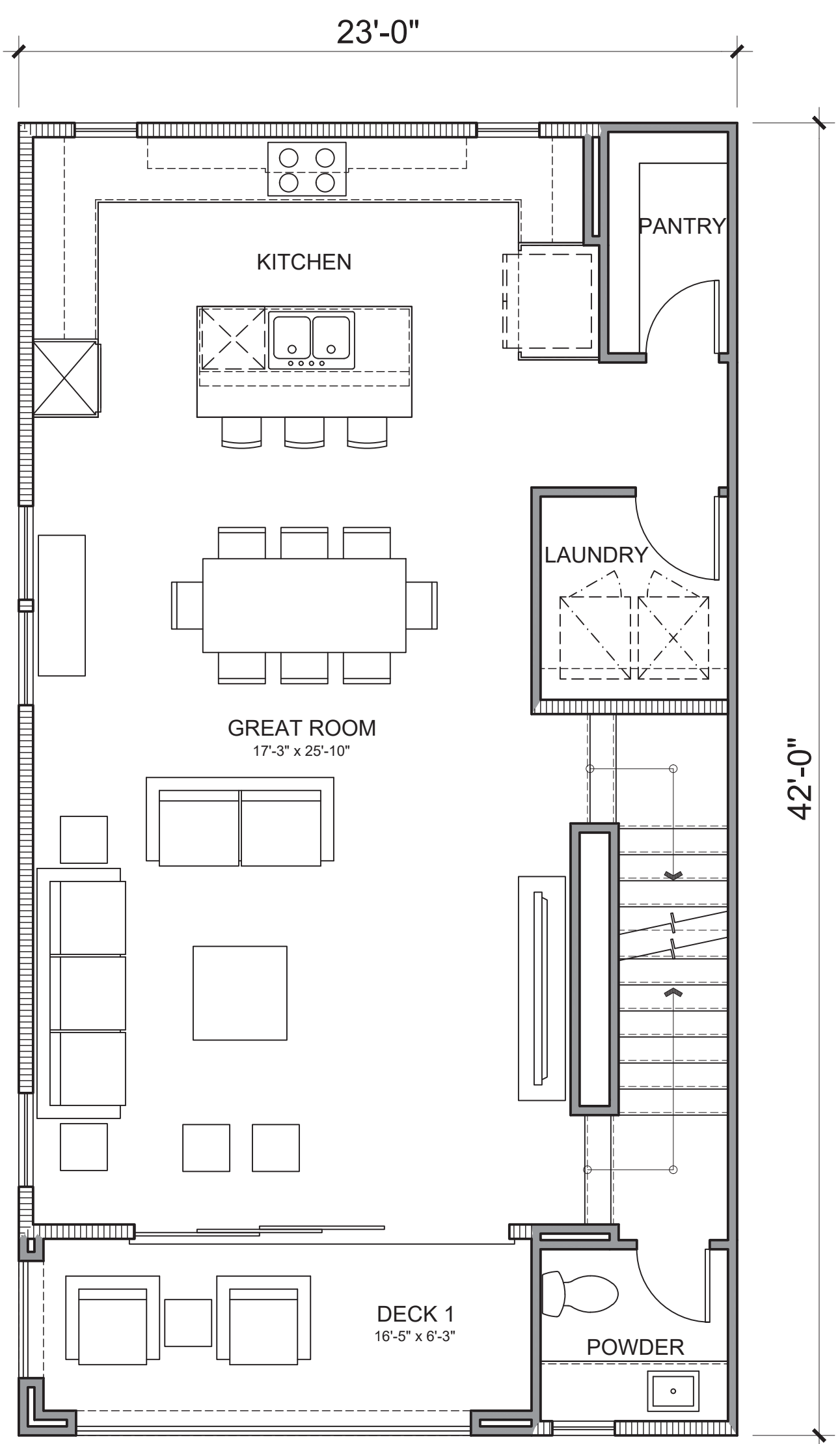
BY: Director of CD

CASE #: 00969511-PMP

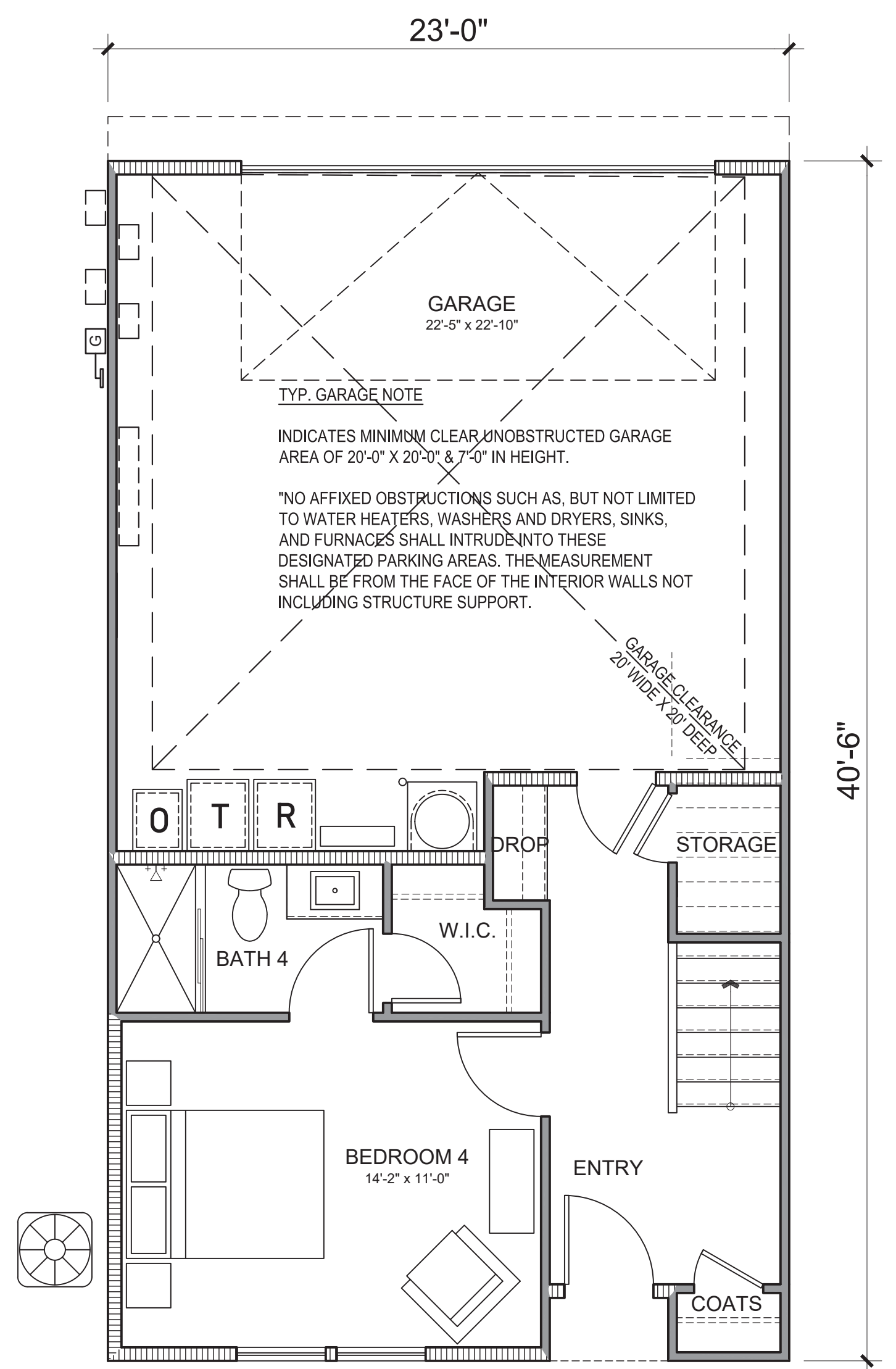
DATE : January 22, 2026



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
APPROVED

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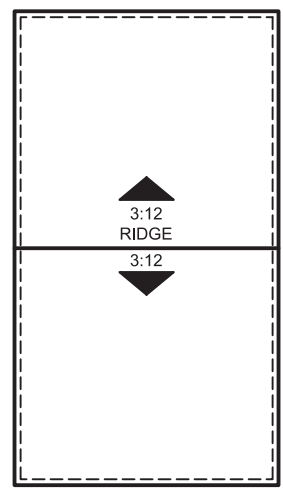


STREET VIEW PERSPECTIVE



STREET VIEW FRONT

**CITY OF IRVINE
APPROVED**



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

MATERIAL LEGEND

1. STUCCO

2. STUCCO TRIM

3. HORIZONTAL SIDING

4. COMPOSITE SHINGLE ROOF

5. VINYL WINDOWS

6. FASCIA

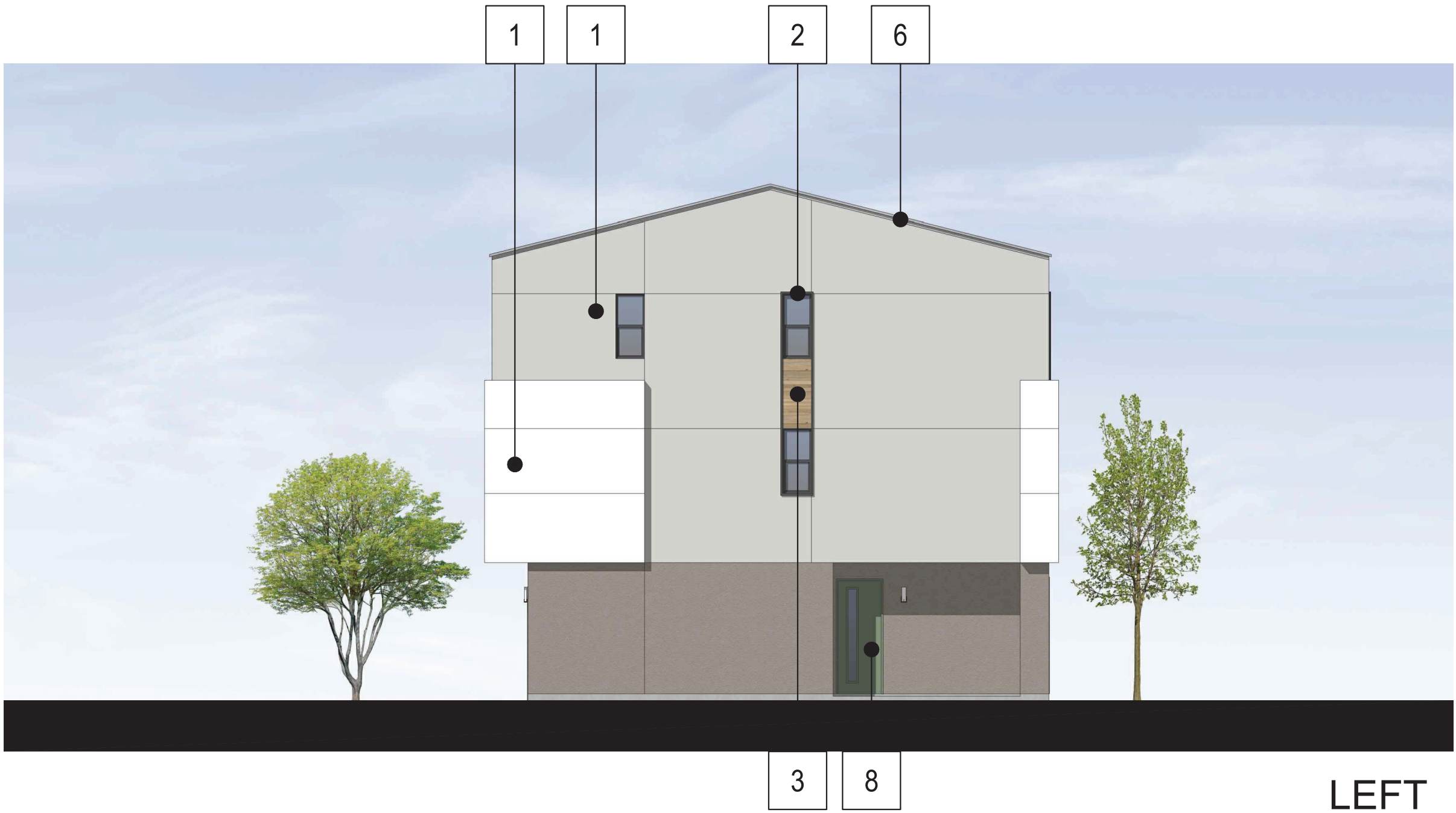
7. SLIDING DOOR
8. ENTRY DOOR

9. SECTIONAL GARAGE DOOR

10. RAILING

11. ACCENT PANEL (not used)

12. DECORATIVE LIGHTS & ADDRESS SIGN



CITY OF IRVINE
APPROVED

BY: Director of CD
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MATERIAL LEGEND

1. STUCCO

2. STUCCO TRIM

3. HORIZONTAL SIDING

4. COMPOSITE SHINGLE ROOF

5. VINYL WINDOWS

6. FASCIA

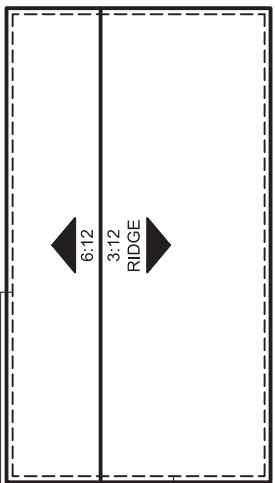
7. SLIDING DOOR
8. ENTRY DOOR

9. SECTIONAL GARAGE DOOR

10. RAILING

11. ACCENT PANEL (not used)

12. DECORATIVE LIGHTS & ADDRESS SIGN

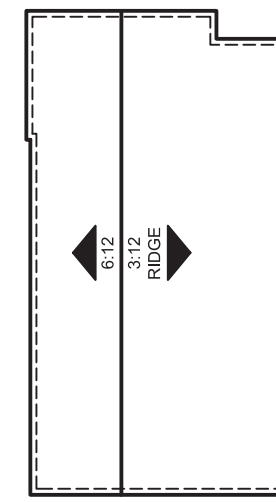


ROOF PLAN
SCALE: 1/16"=1'-0"



CITY OF IRVINE
APPROVED

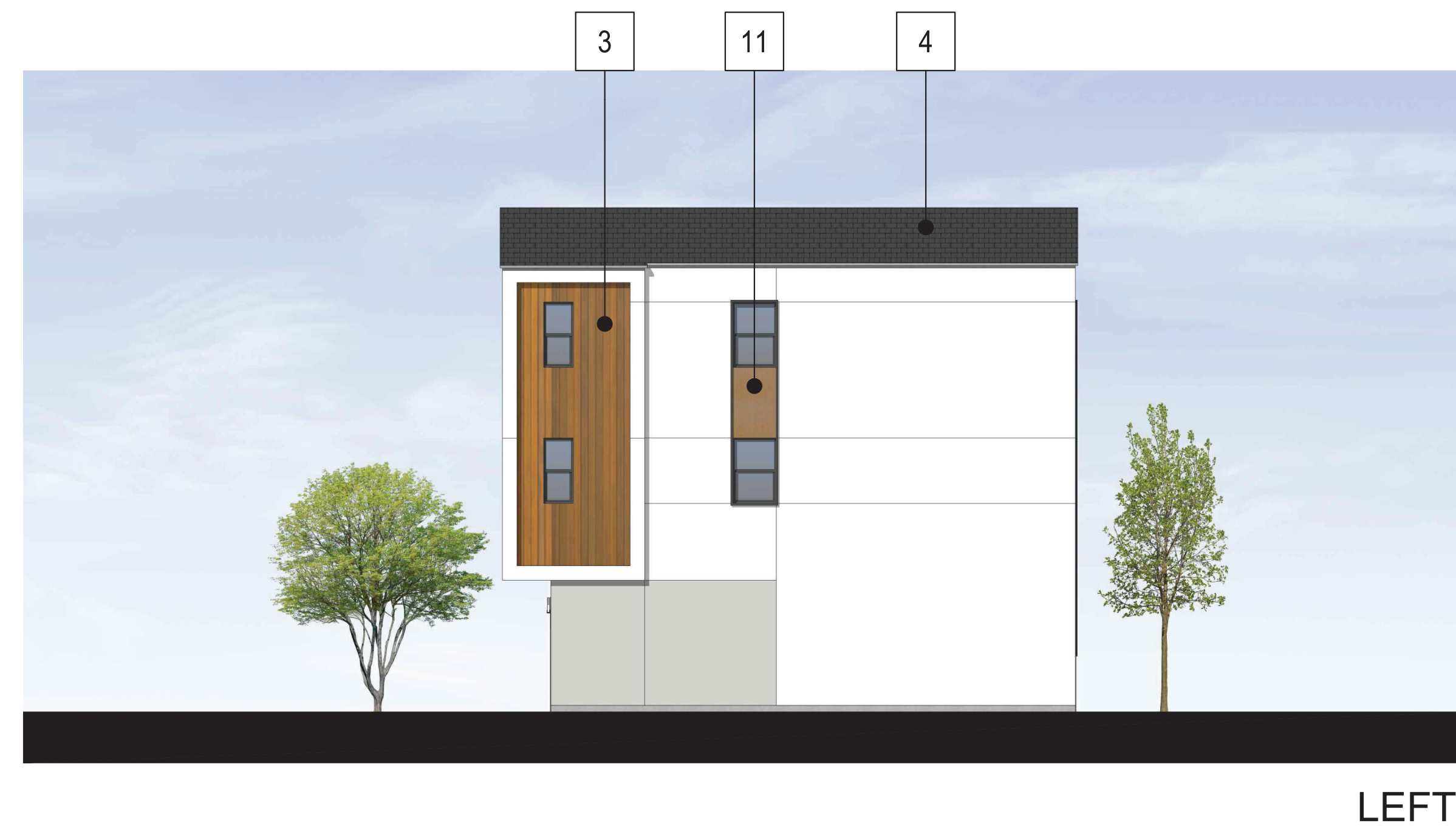
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DATE : January 22, 2026



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

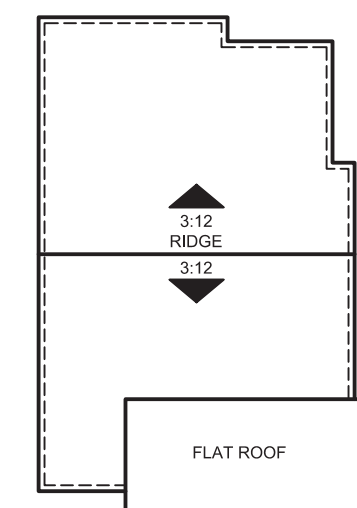
MATERIAL LEGEND

- | | |
|---------------------------|--------------------------------------|
| 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 & ADDRESS SIGN |
| 6. FASCIA | |
| 7. SLIDING DOOR | |



**CITY OF IRVINE
APPROVED**

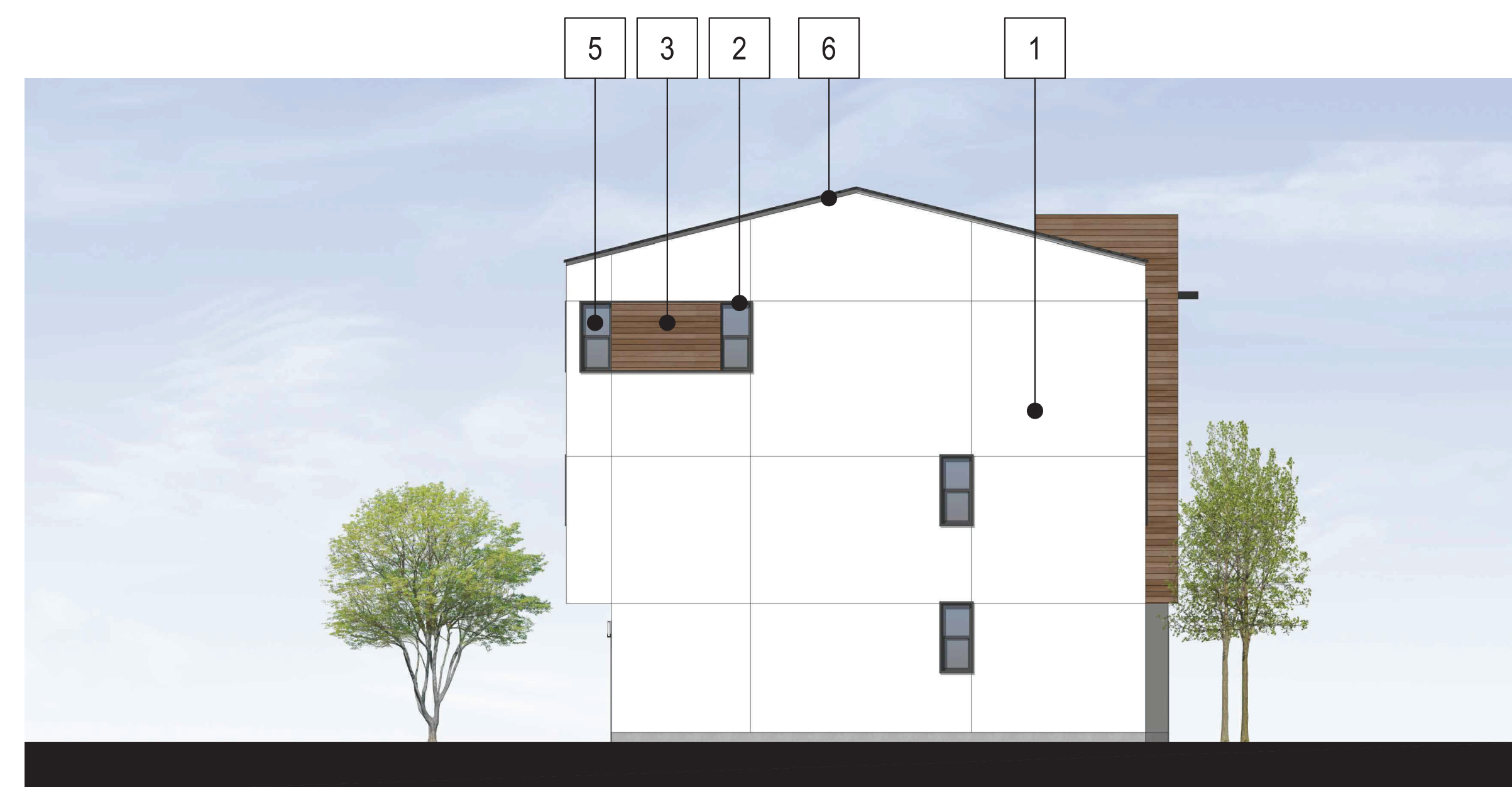
BY: Director of CD
CASE #: 00969511-PMP
DATE : Jan 22, 2026



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

MATERIAL LEGEND

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



LEFT



FRONT



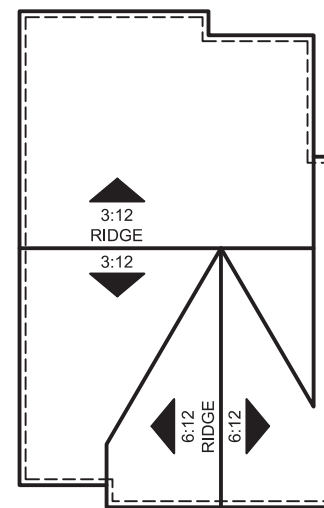
RIGHT



REAR

**CITY OF IRVINE
APPROVED**

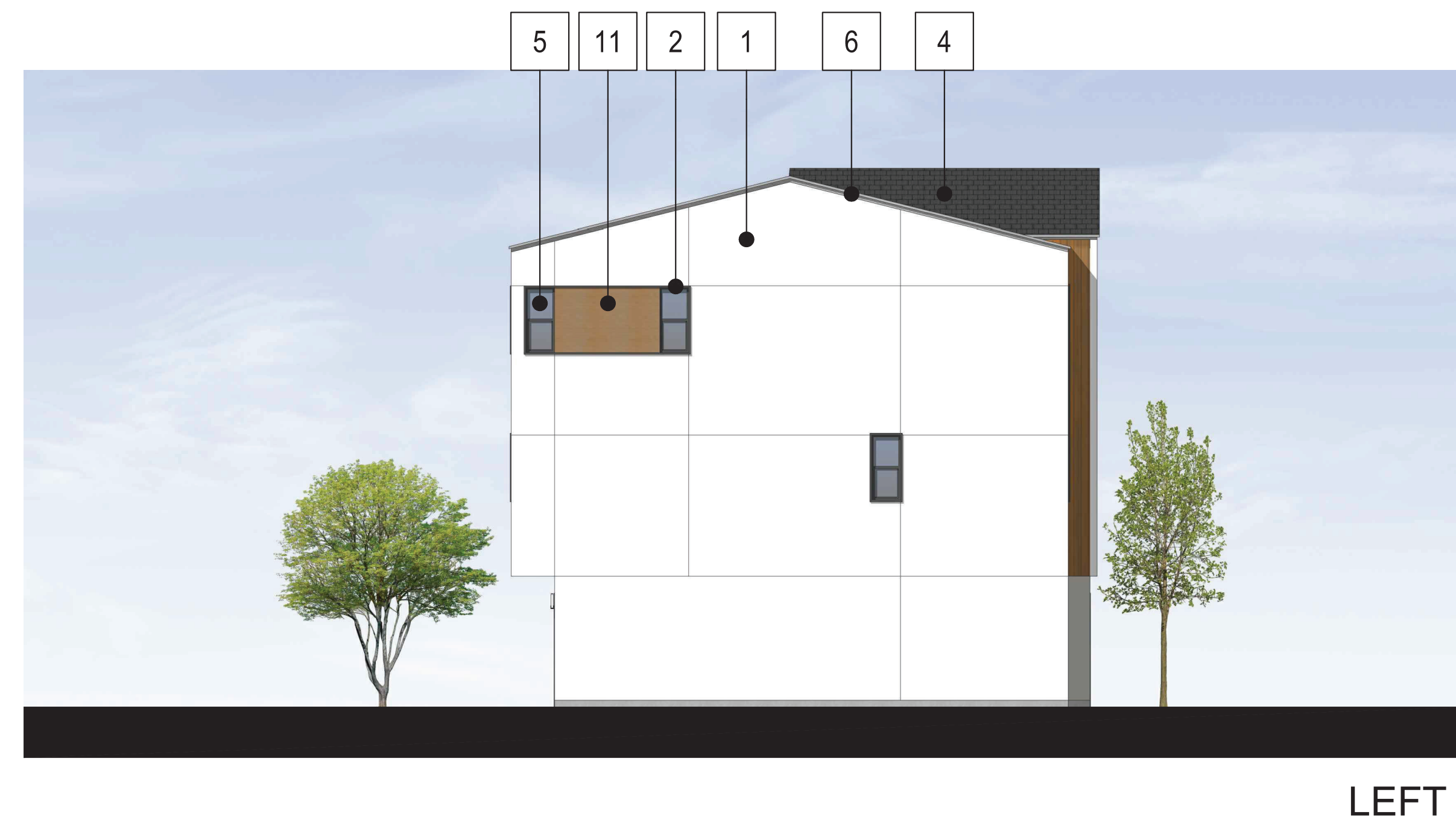
BY: Director of CD
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ROOF PLAN
SCALE: 1/16"=1'-0"

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 & ADDRESS SIGN |
| 6. FASCIA | |
| 7. SLIDING DOOR | |



LEFT



FRONT



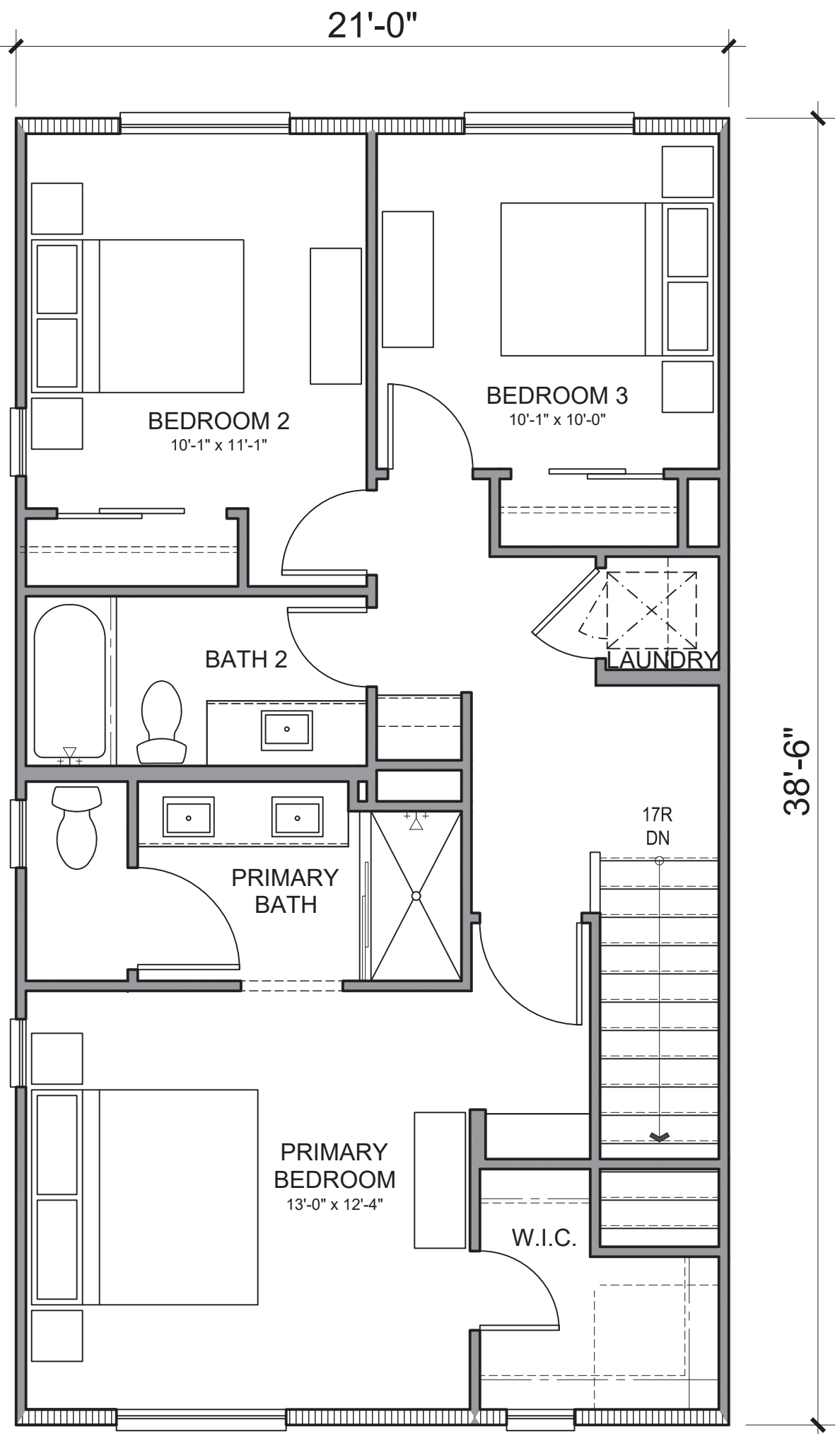
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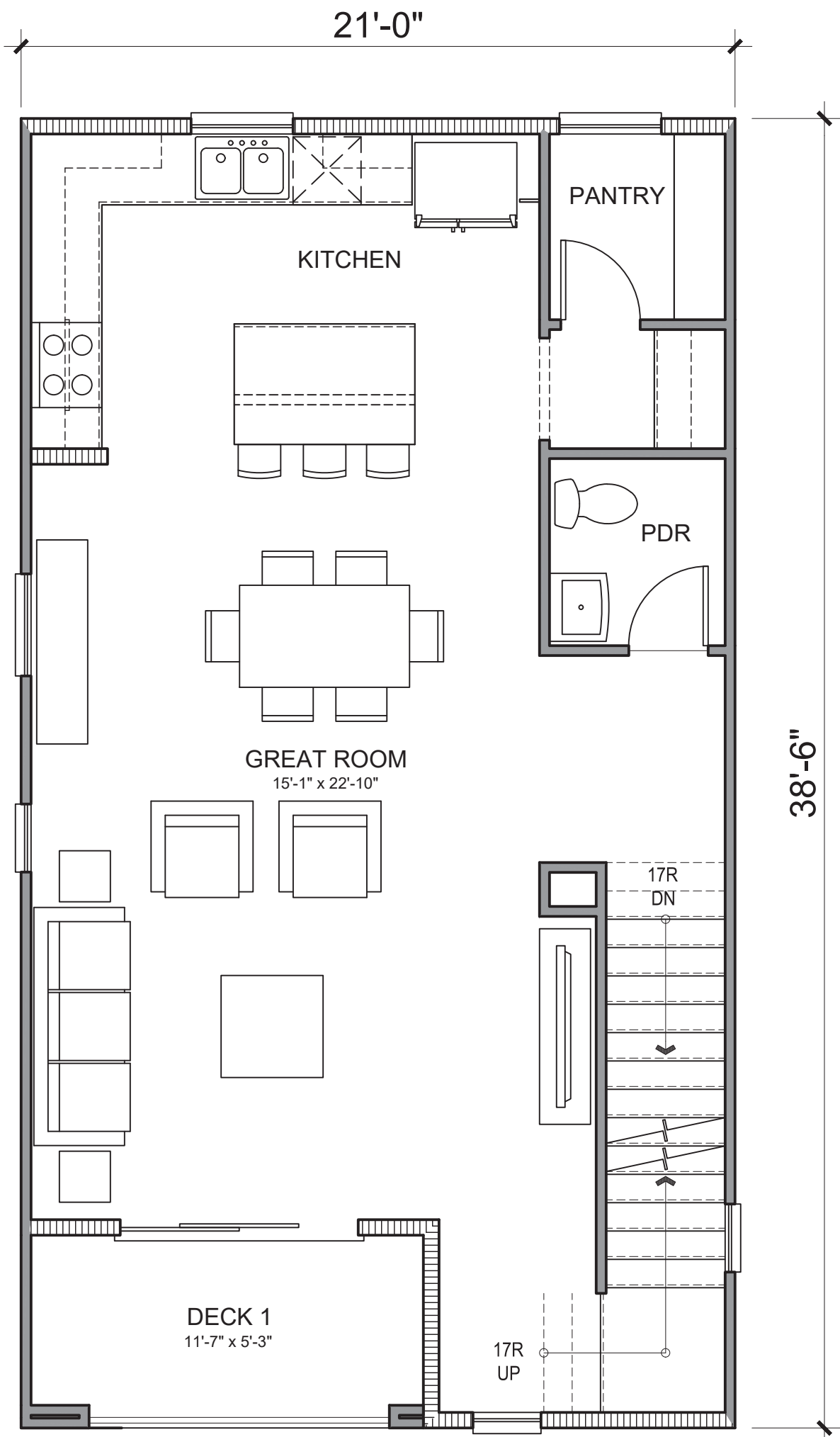
REAR

**CITY OF IRVINE
APPROVED**

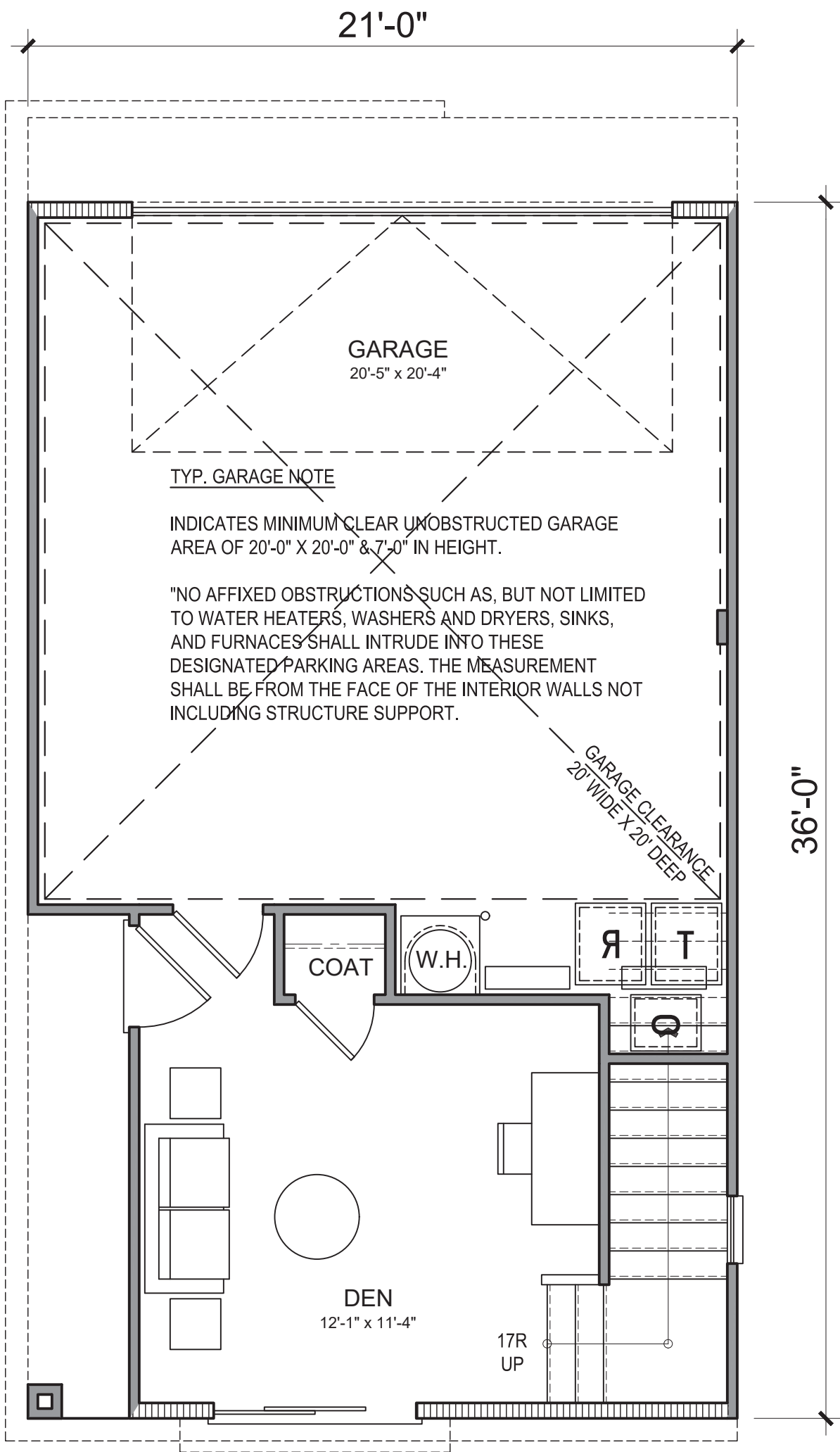
BY: Director of CD
CASE #: 00969511-PMP
DATE : January 22, 2026



THIRD FLOOR PLAN



SECOND FLOOR PLAN



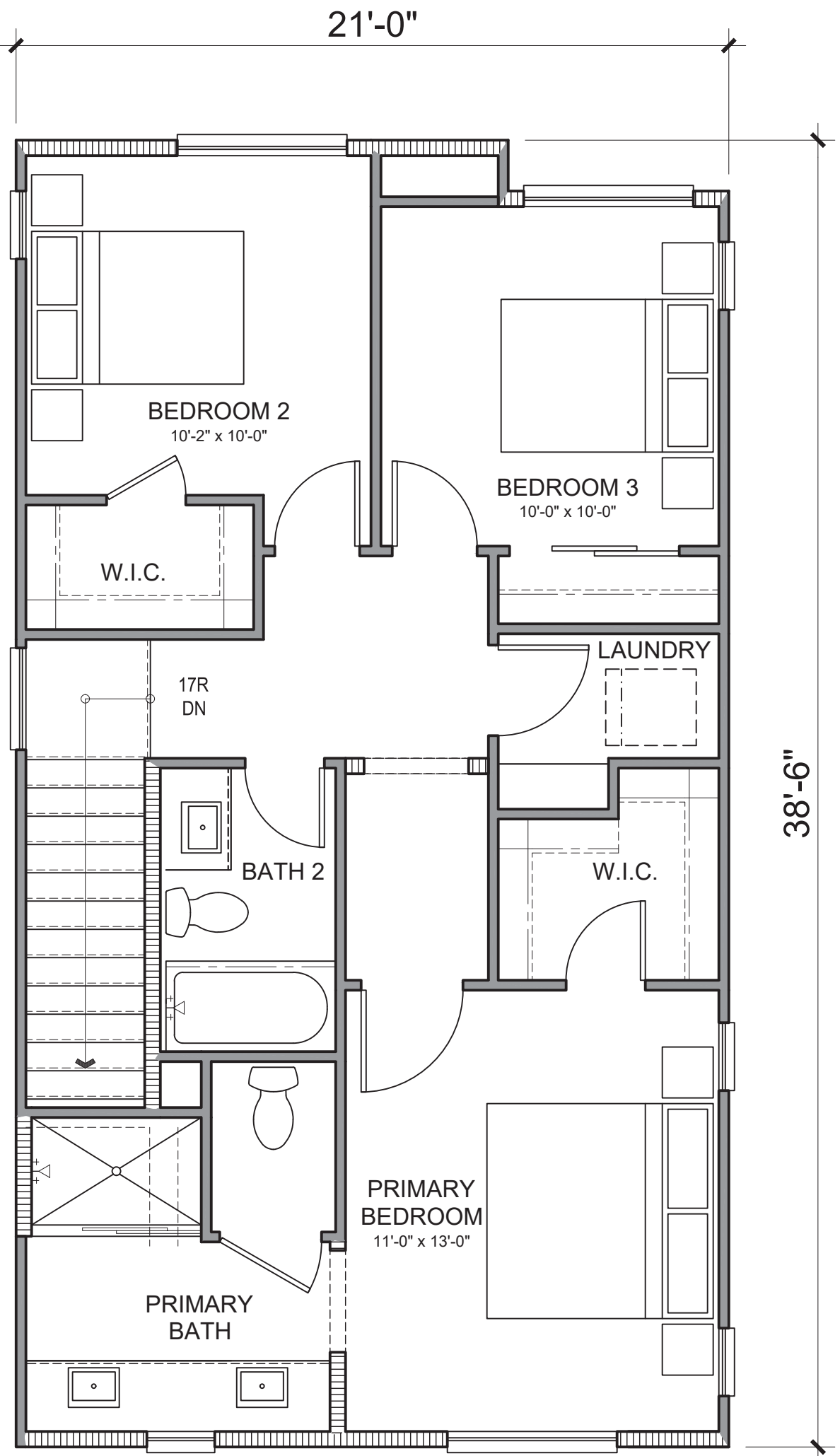
FIRST FLOOR PLAN

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.

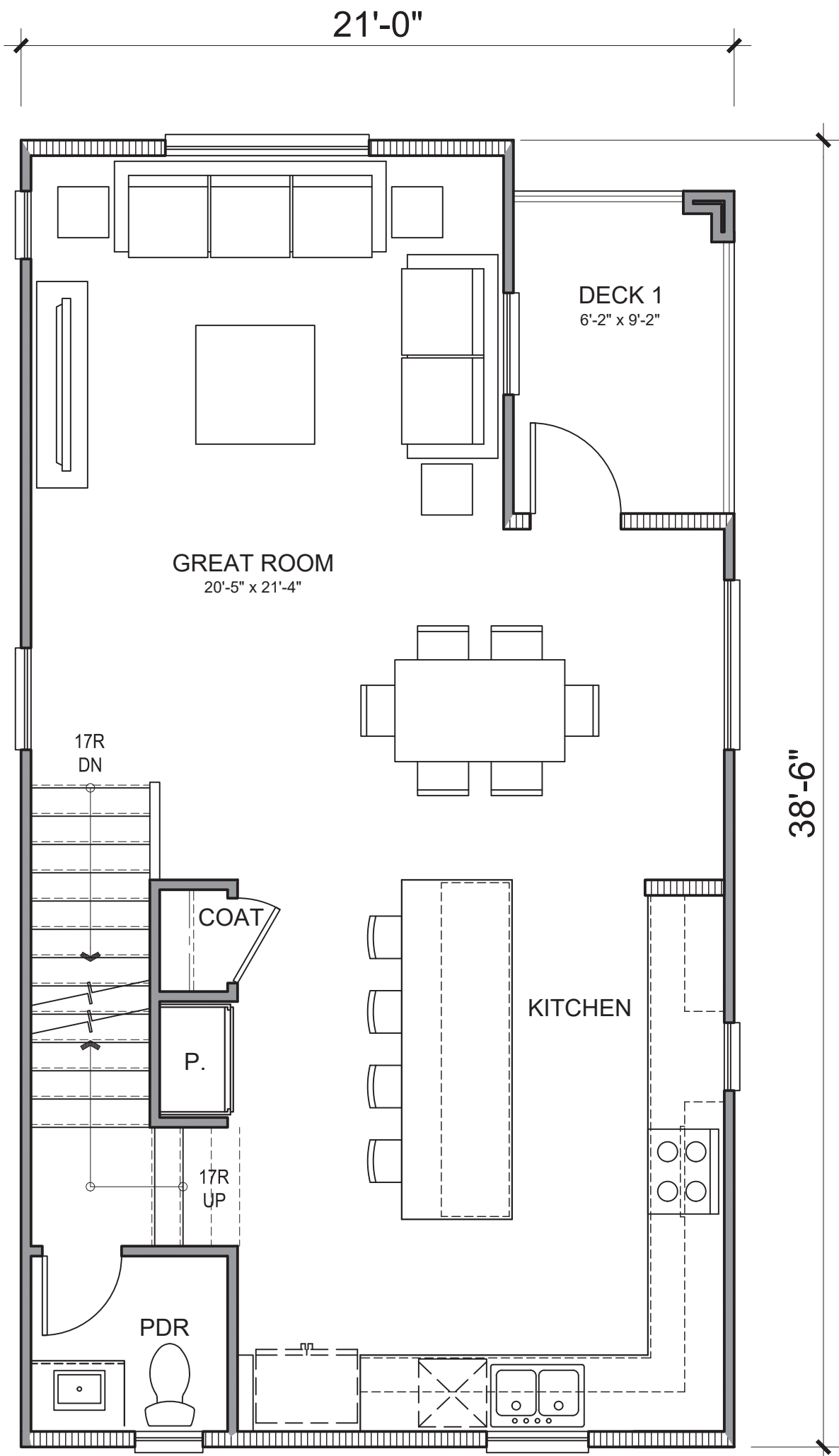
PLAN 1 - NET S.F.	
3 BD+DEN / 2.5 BA	
FIRST FLOOR	239 SQ. FT.
SECOND FLOOR	699 SQ. FT.
THIRD FLOOR	730 SQ. FT.
TOTAL	1668 SQ. FT.
DECK 1	60 SQ. FT.
GARAGE	448 SQ. FT.

**CITY OF IRVINE
APPROVED**

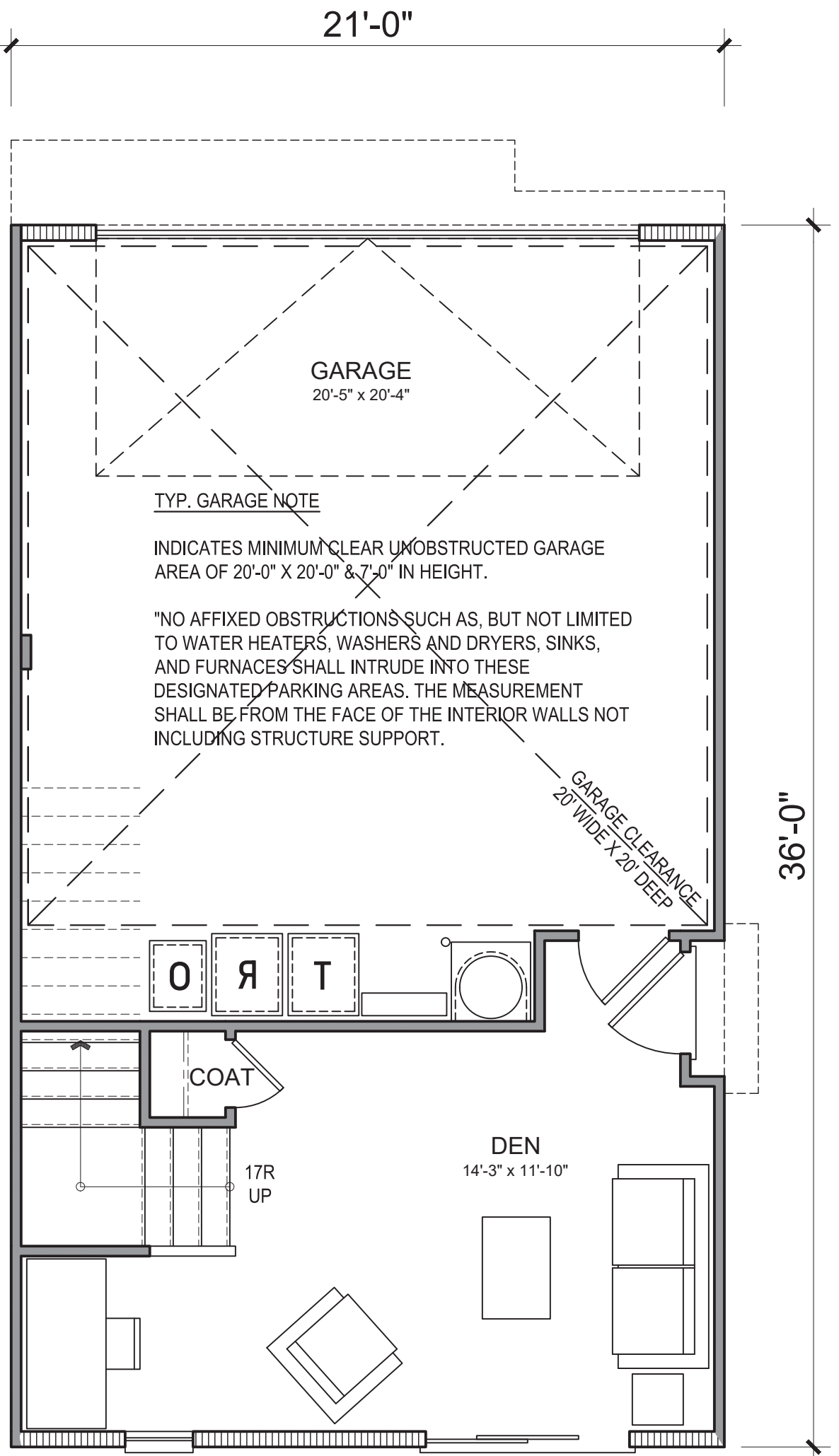
BY: Director of CD
CASE #: 00969511-PMP
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THIRD FLOOR PLAN



SECOND FLOOR PLAN



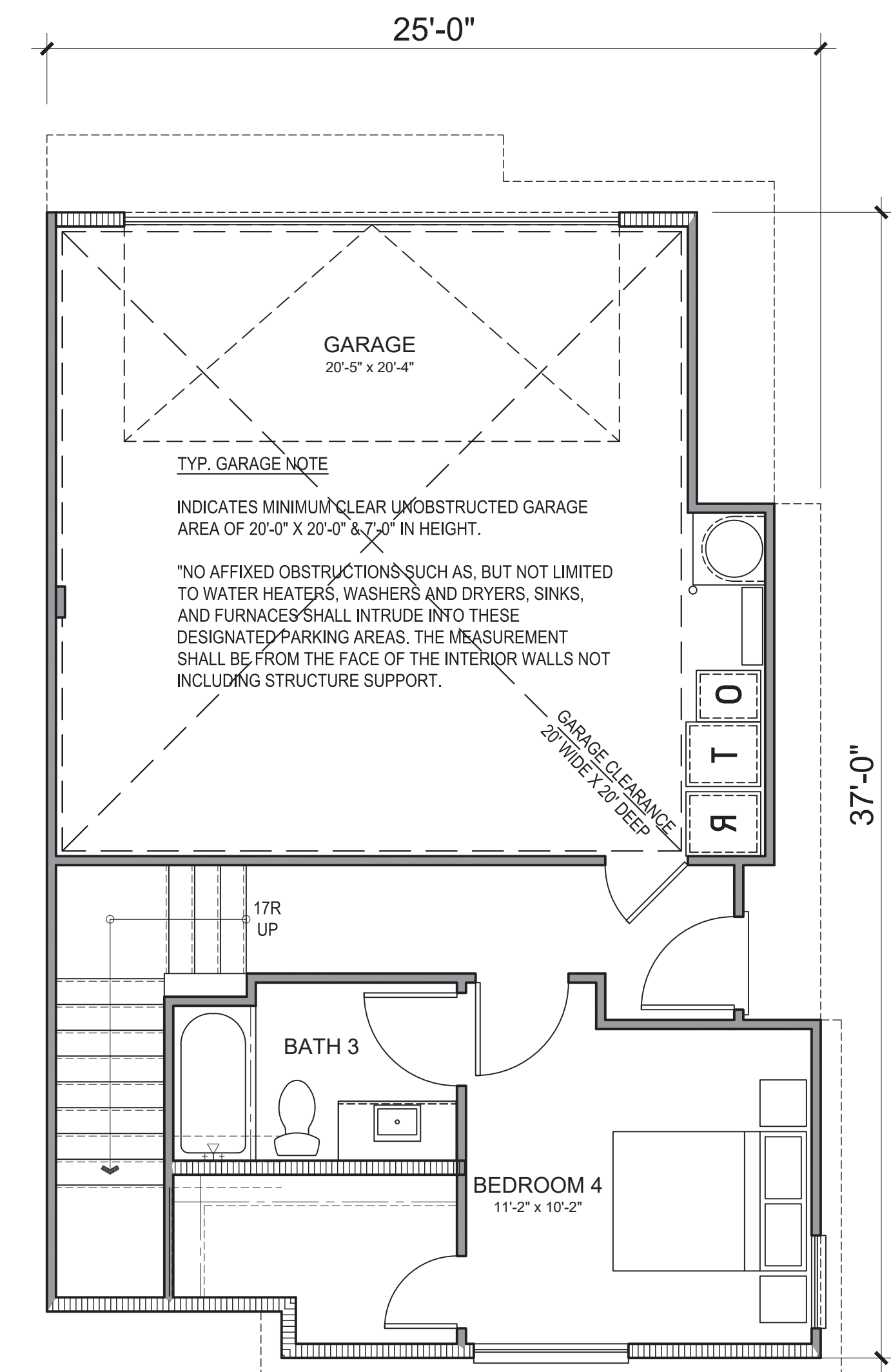
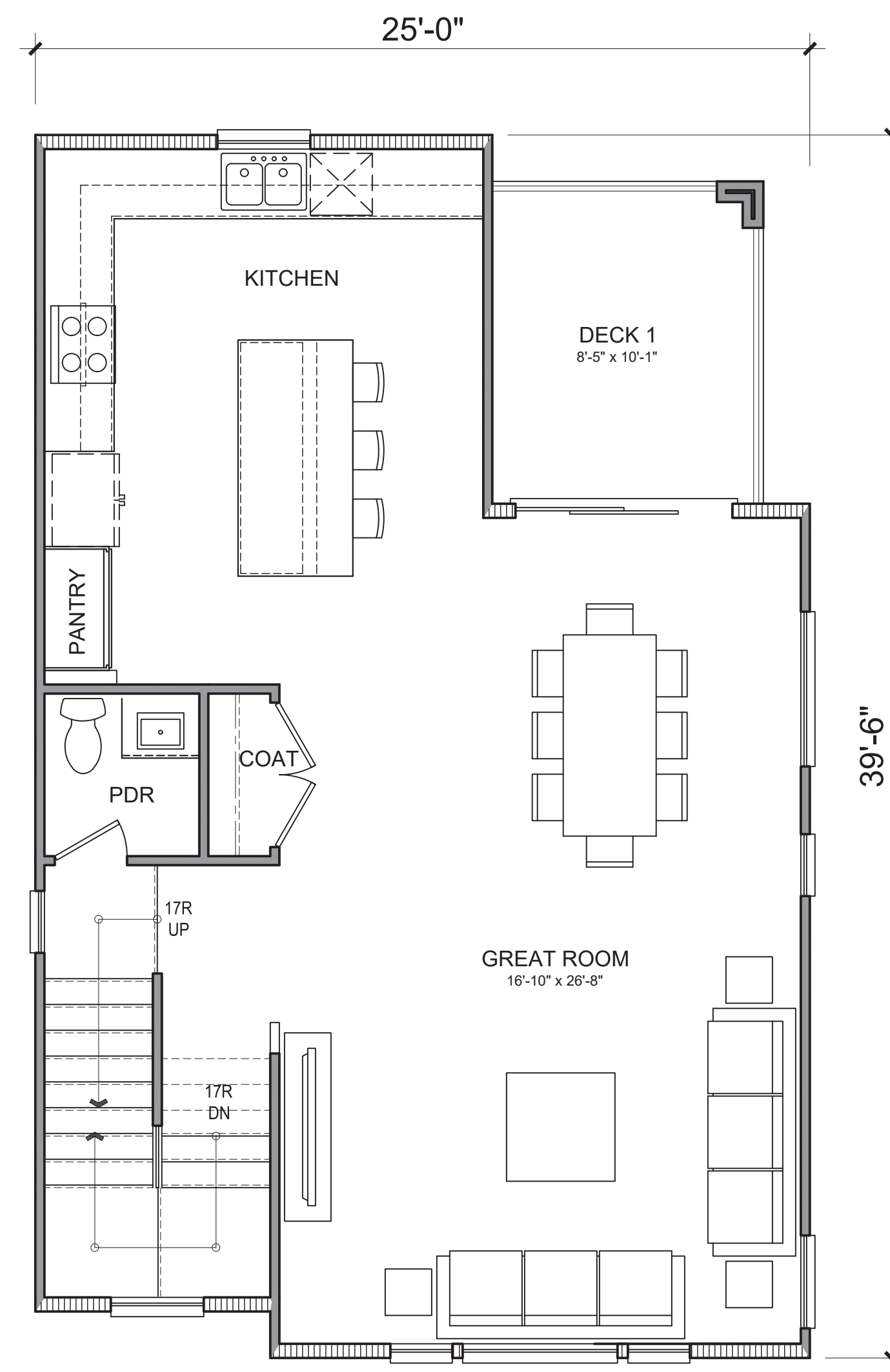
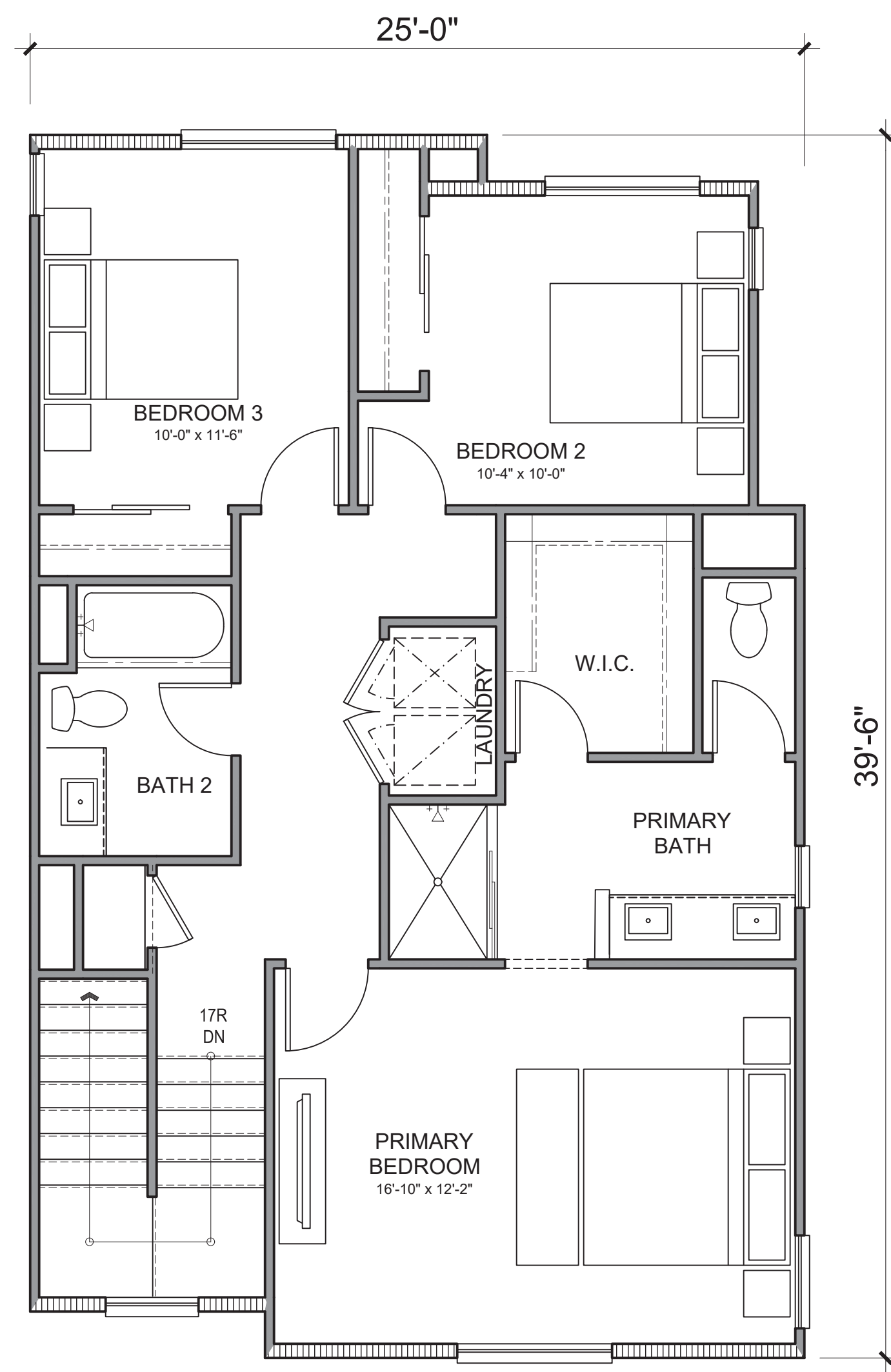
FIRST FLOOR PLAN

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.

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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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DATE : January 22, 2026



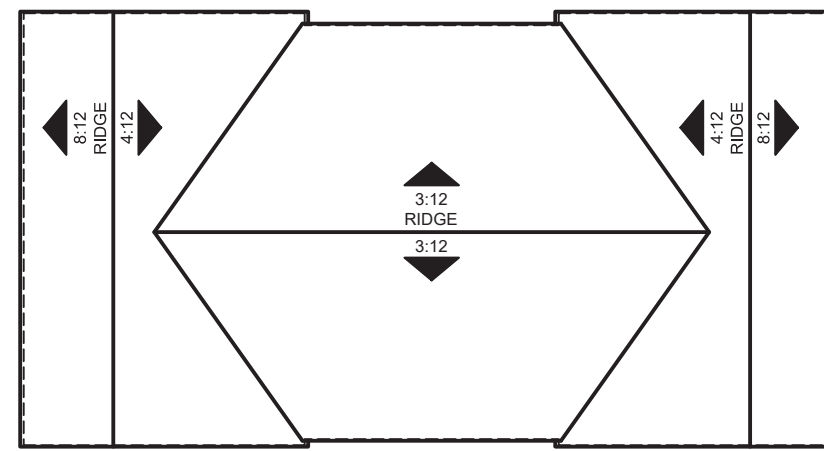
SCHEME 1



SCHEME 2

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



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. UTILITY CLOSET |
| 6. FASCIA | 13. DECORATIVE LIGHTS & ADDRESS SIGN |
| 7. SLIDING DOOR | |



12

LEFT



13

8

FRONT



RIGHT

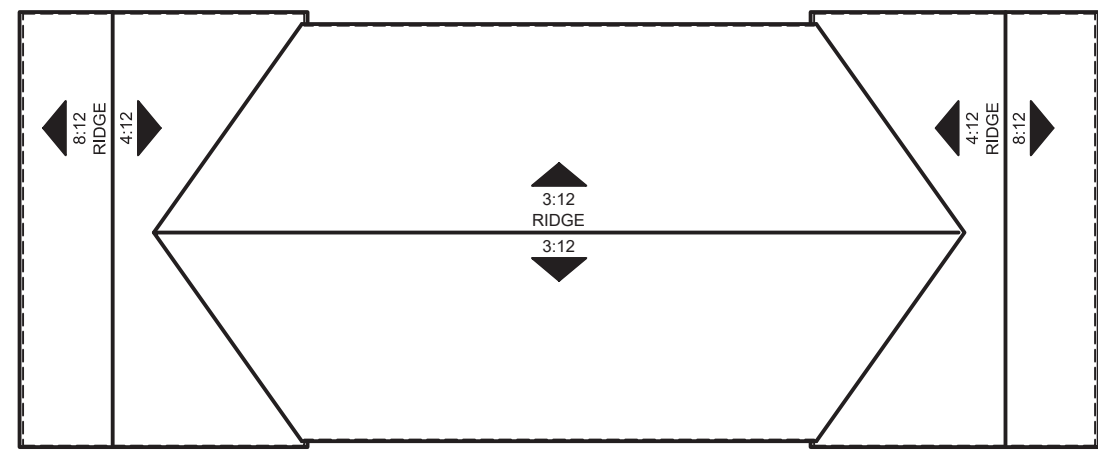
**CITY OF IRVINE
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BY: Director of CD
CASE #: 00969511-PMP
DATE: Jan 22, 2026



9

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. UTILITY CLOSET |
| 6. FASCIA | 13. DECORATIVE LIGHTS & ADDRESS SIGN |
| 7. SLIDING DOOR | |



LEFT



FRONT



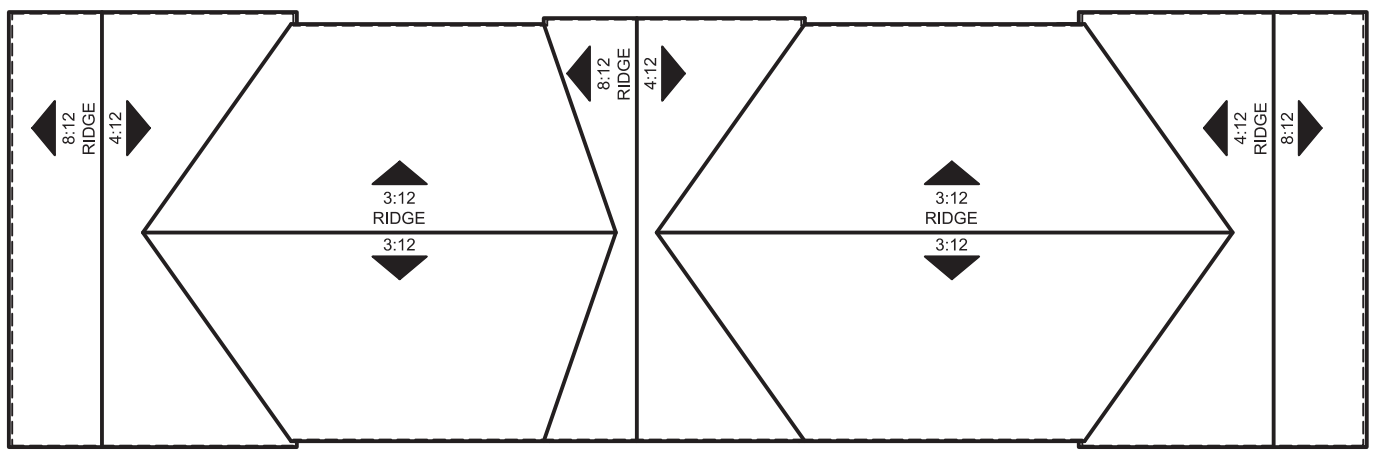
RIGHT



REAR

CITY OF IRVINE
APPROVED

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



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. ENTRY DOOR

9. SECTIONAL GARAGE DOOR

10. RAILING

11. ACCENT PANEL

12. UTILITY CLOSET

13. DECORATIVE LIGHTS & ADDRESS SIGN



LEFT



FRONT



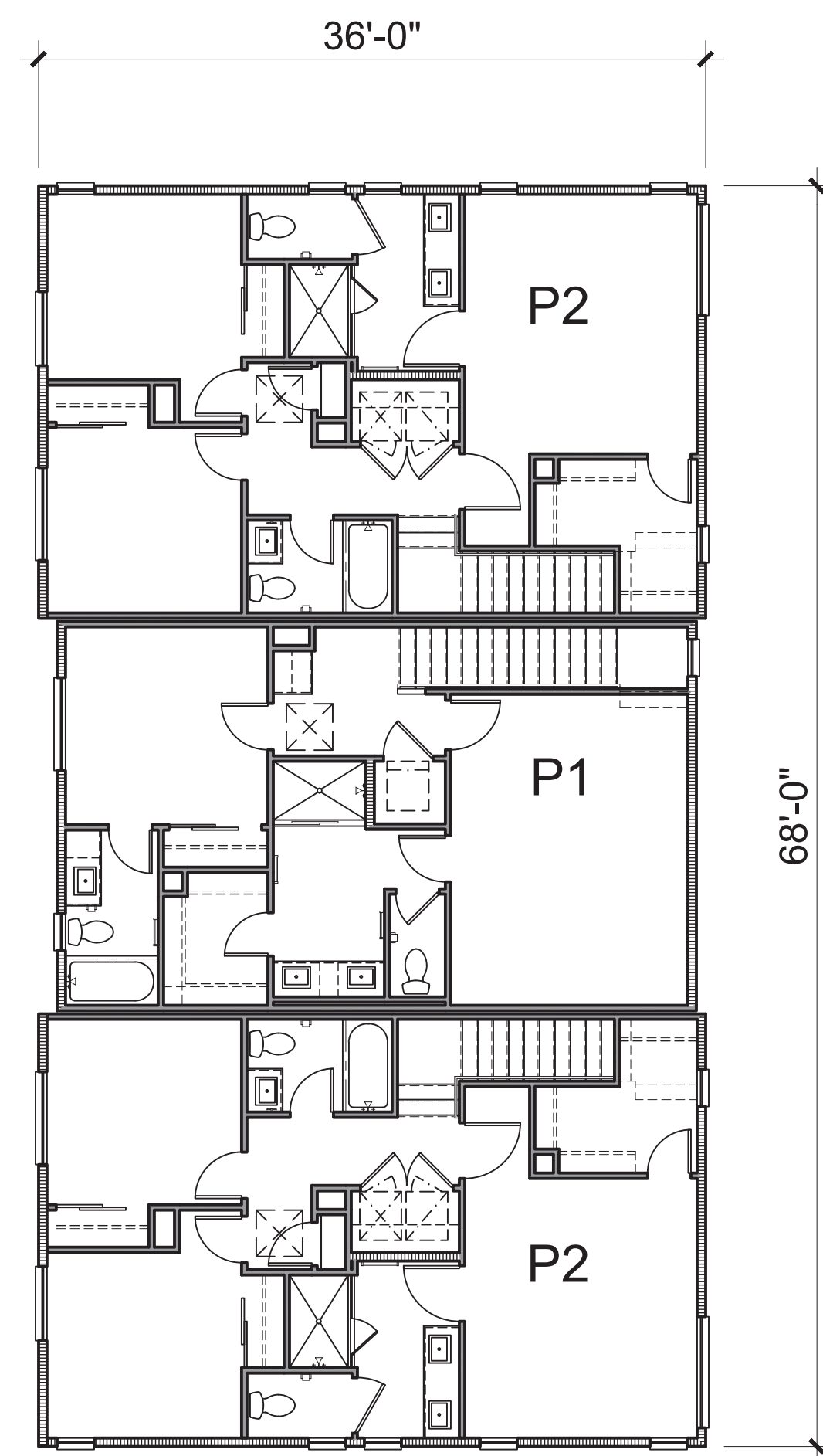
RIGHT



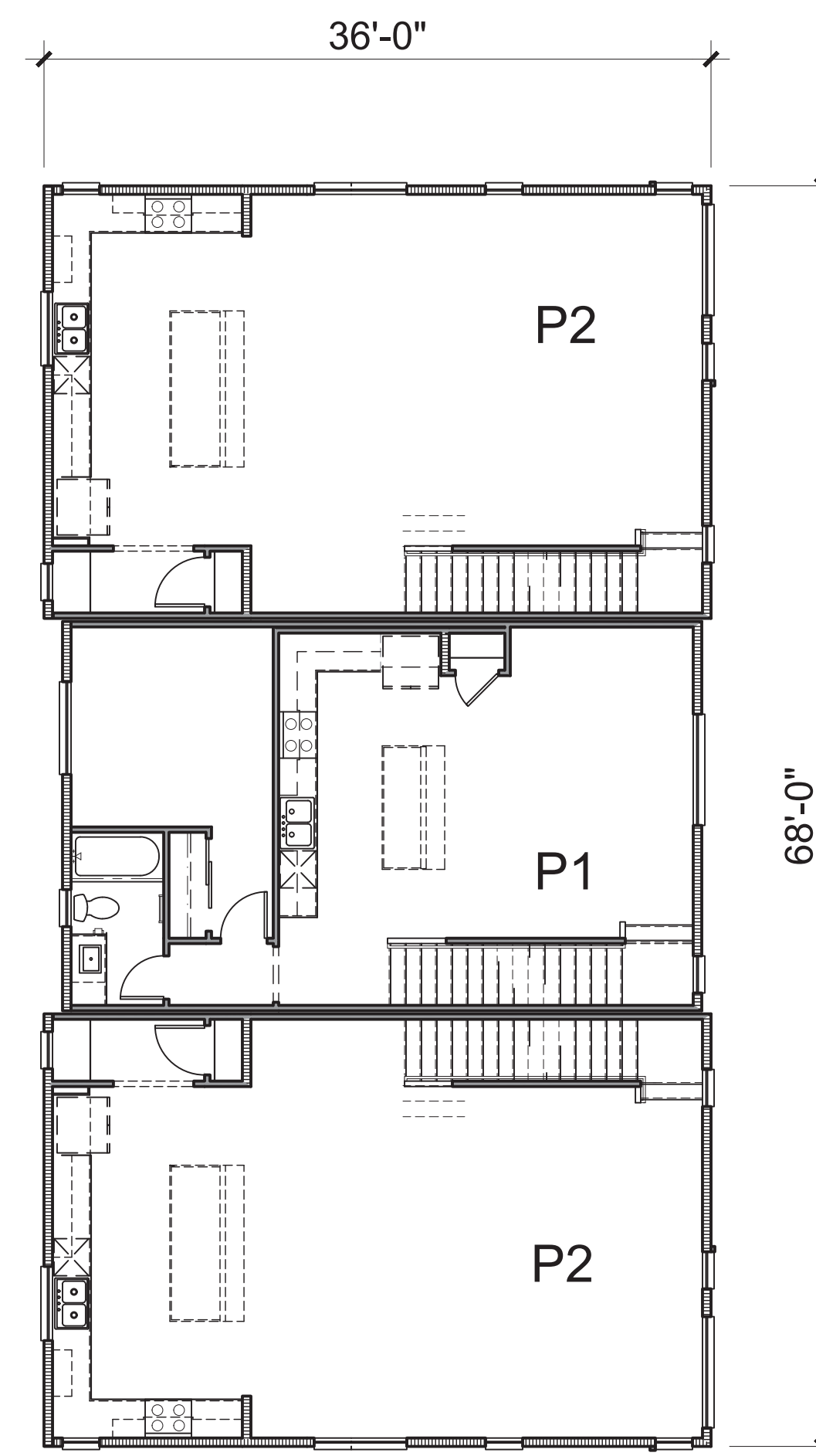
REAR

CITY OF IRVINE
APPROVED

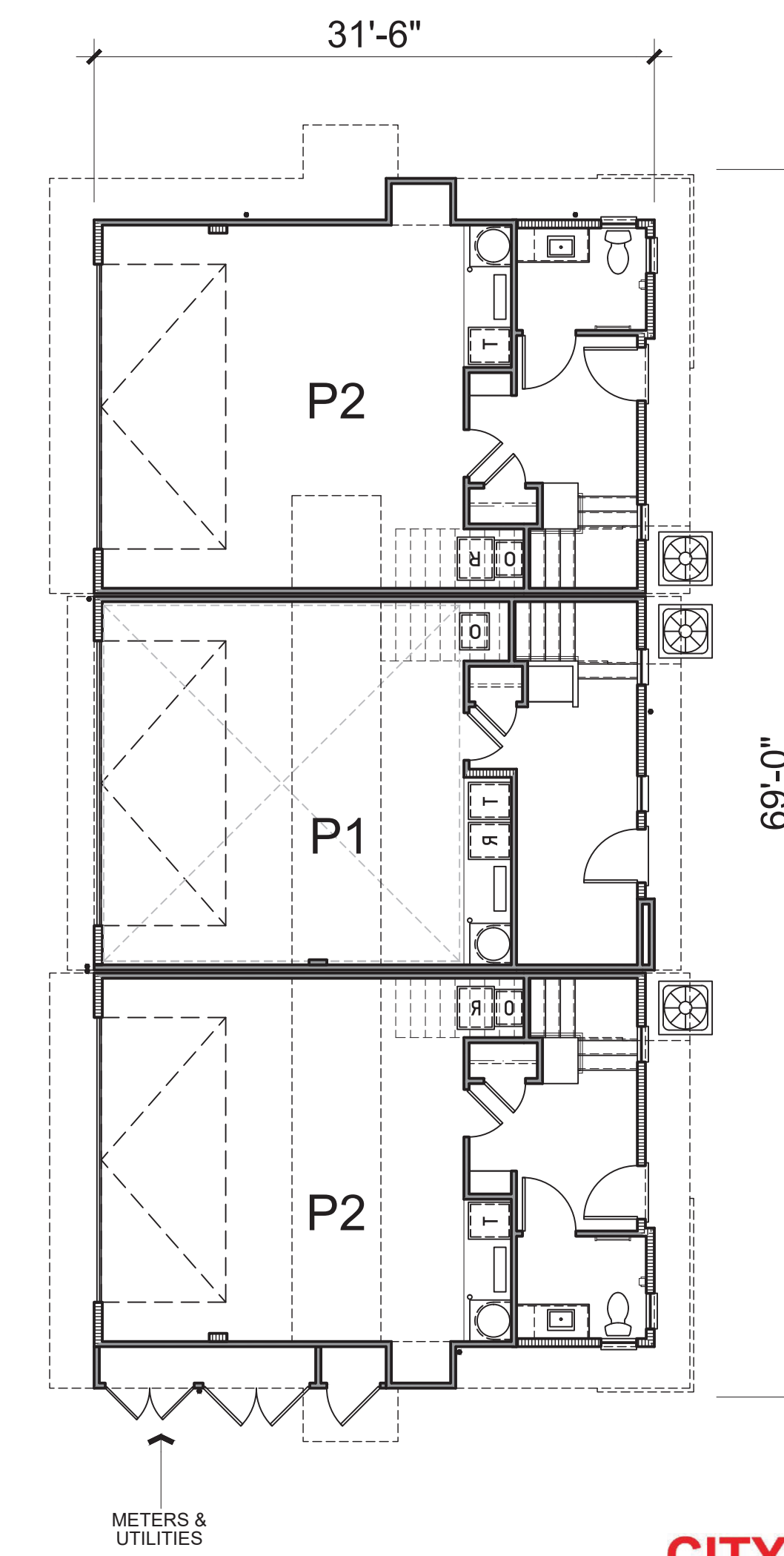
BY: Director of CD
CASE #: 00969511-PMP
DATE : January 22, 2026



THIRD FLOOR
2416 SQ. FT.



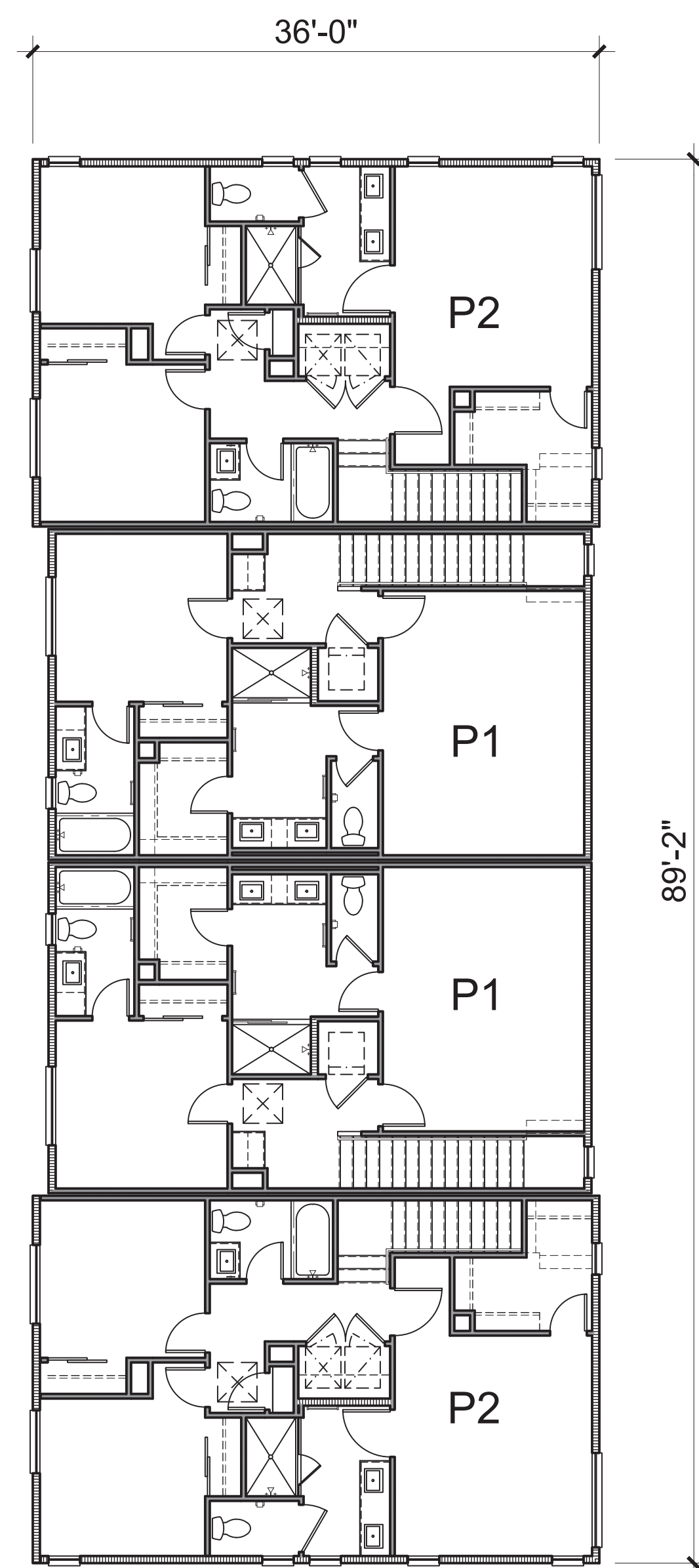
SECOND FLOOR
2416 SQ. FT.



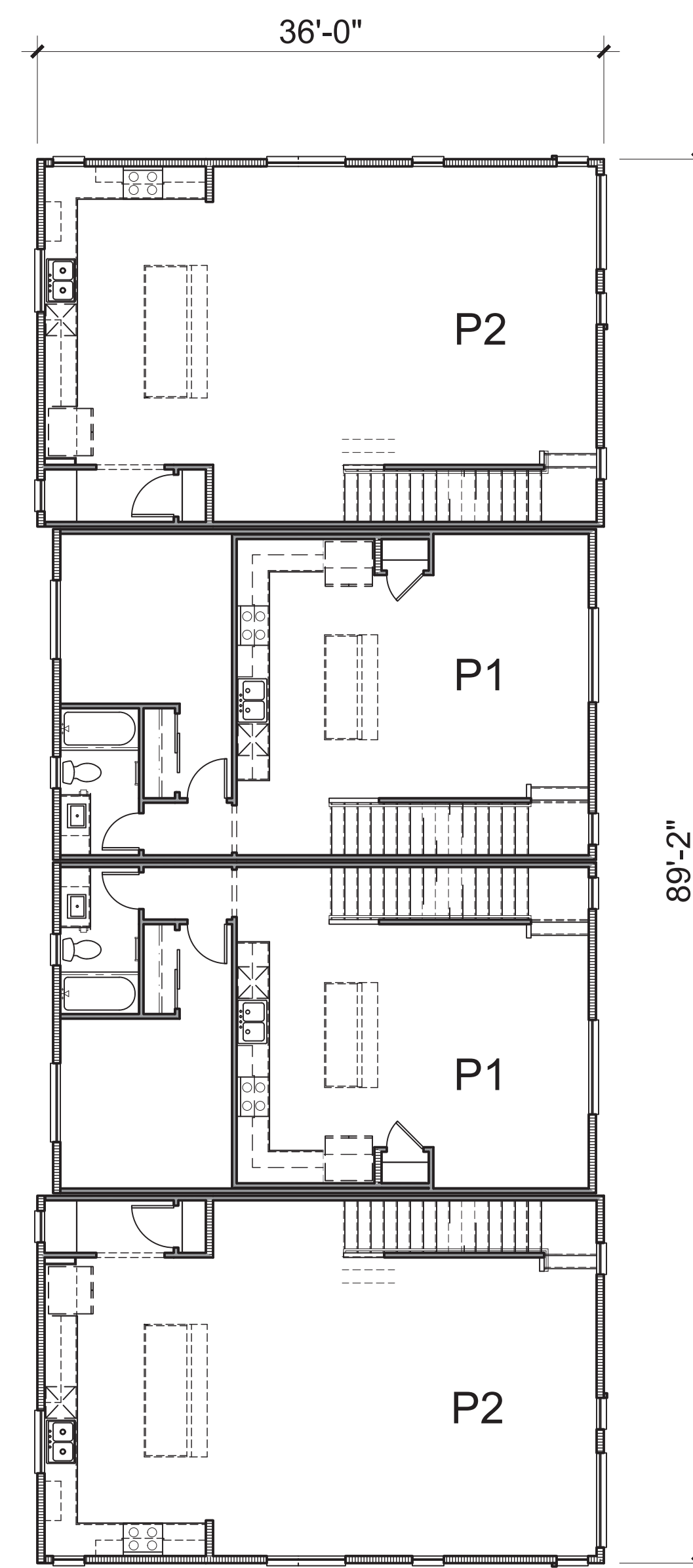
FIRST FLOOR
2029 SQ. FT.

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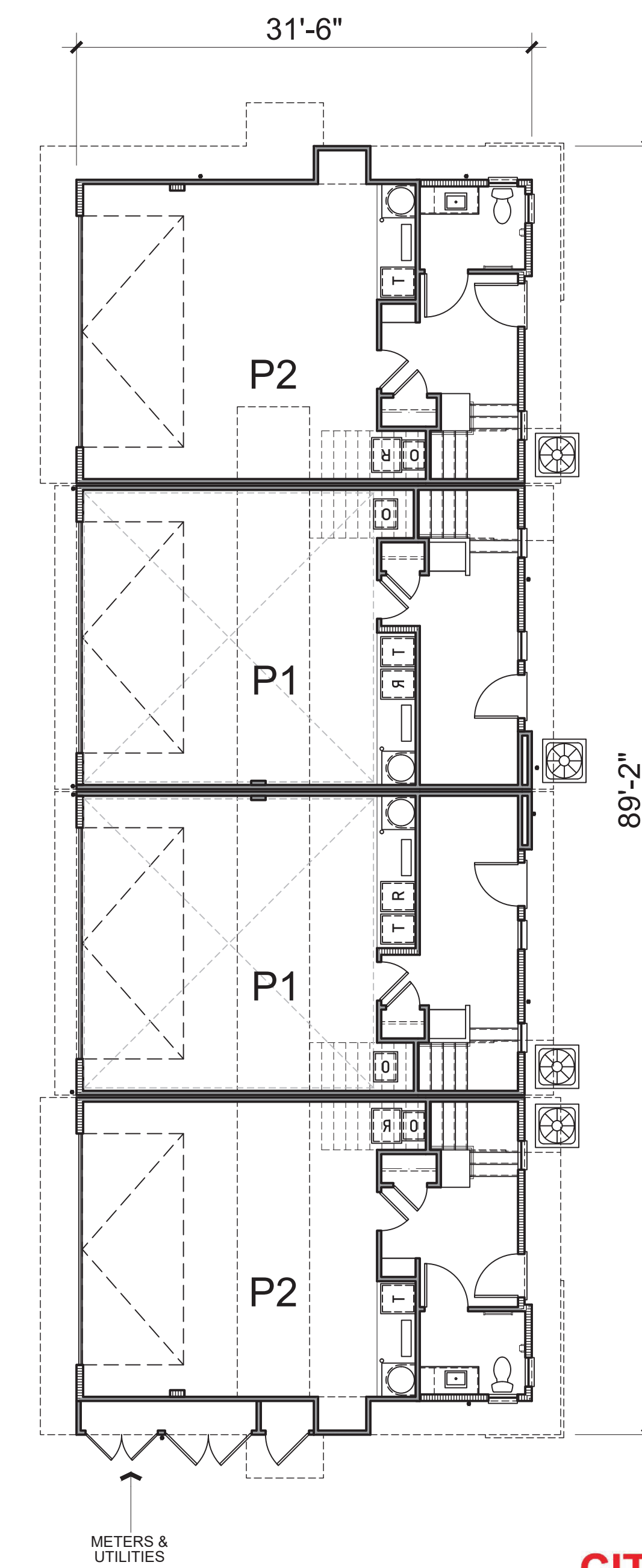
BY: Director of CD
CASE #: 00969511-PMP
DATE : January 22, 2026



THIRD FLOOR
3146 SQ. FT.



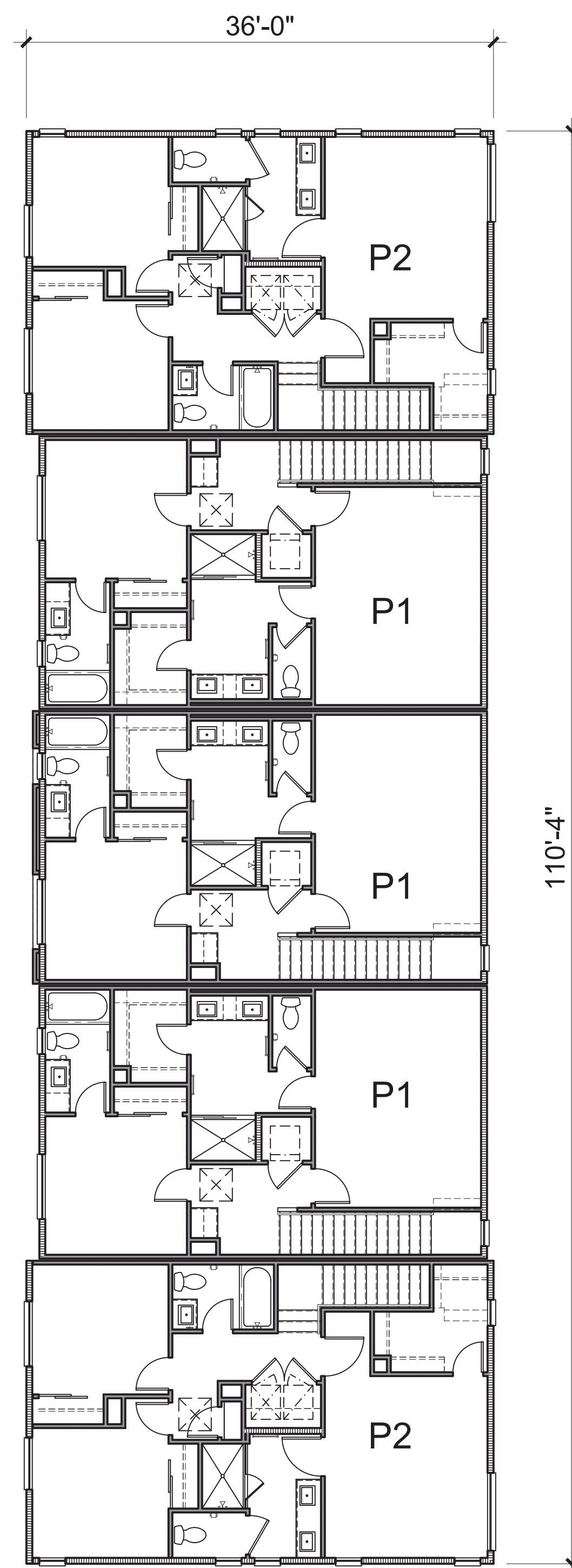
SECOND FLOOR
3146 SQ. FT.



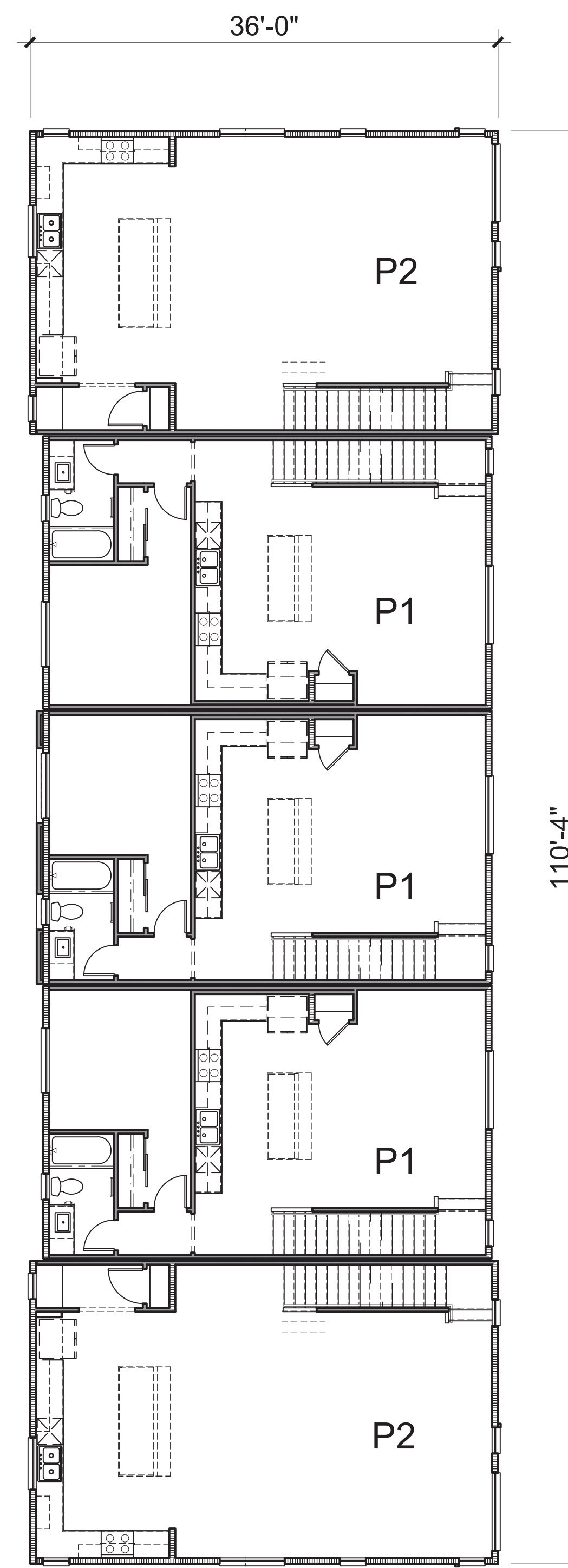
FIRST FLOOR
2685 SQ. FT.

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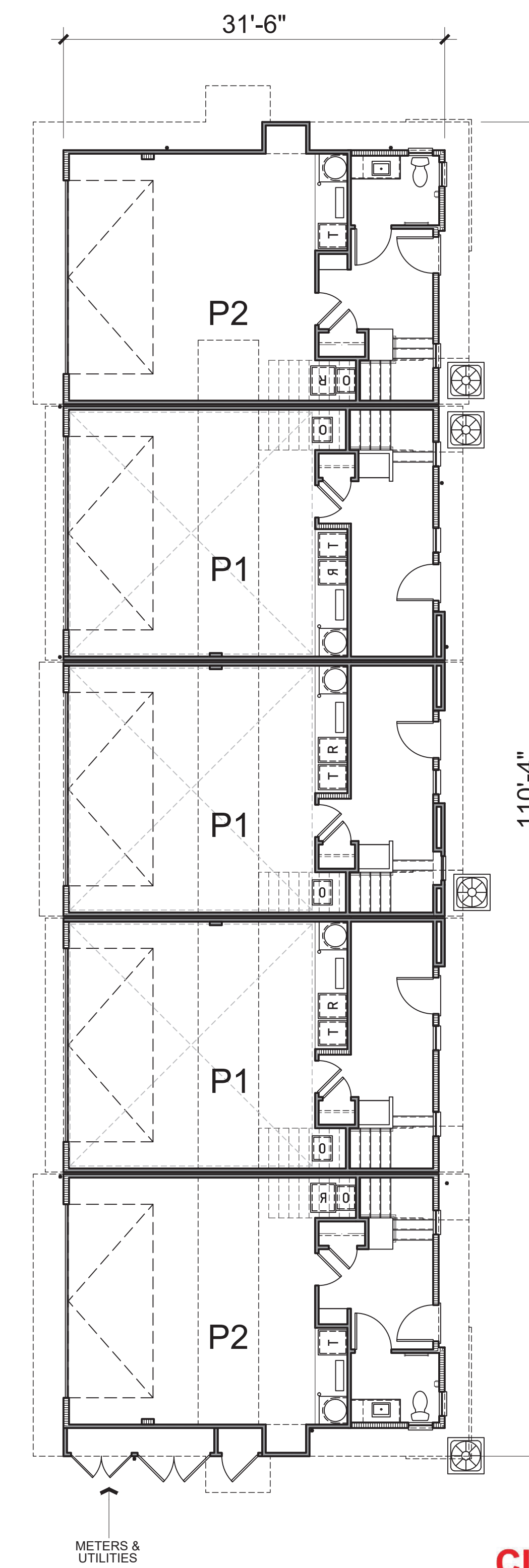
BY: Director of CD
CASE #: 00969511-PMP
DATE : January 22, 2026



THIRD FLOOR
3876 SQ. FT.



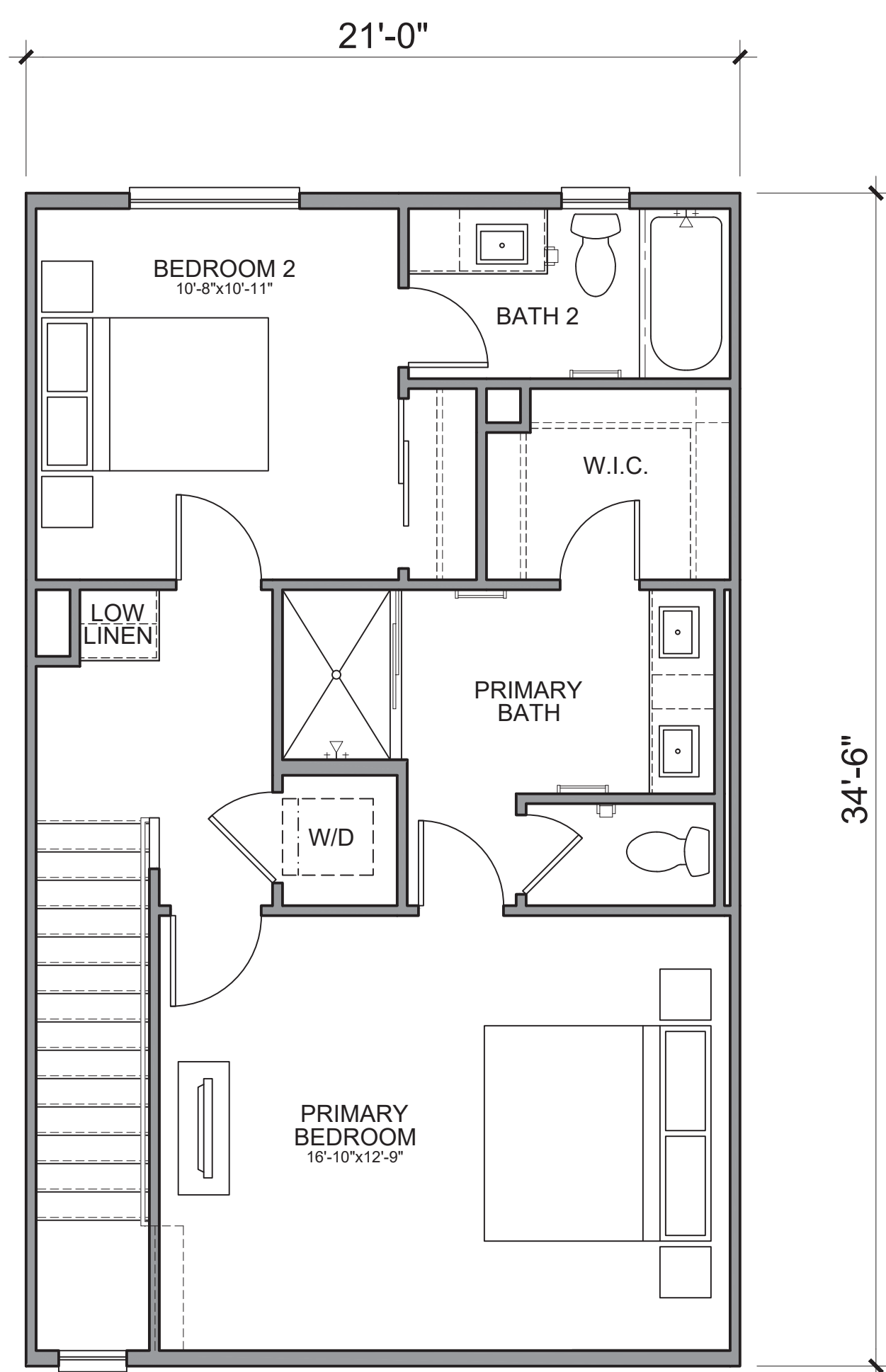
SECOND FLOOR
3876 SQ. FT.



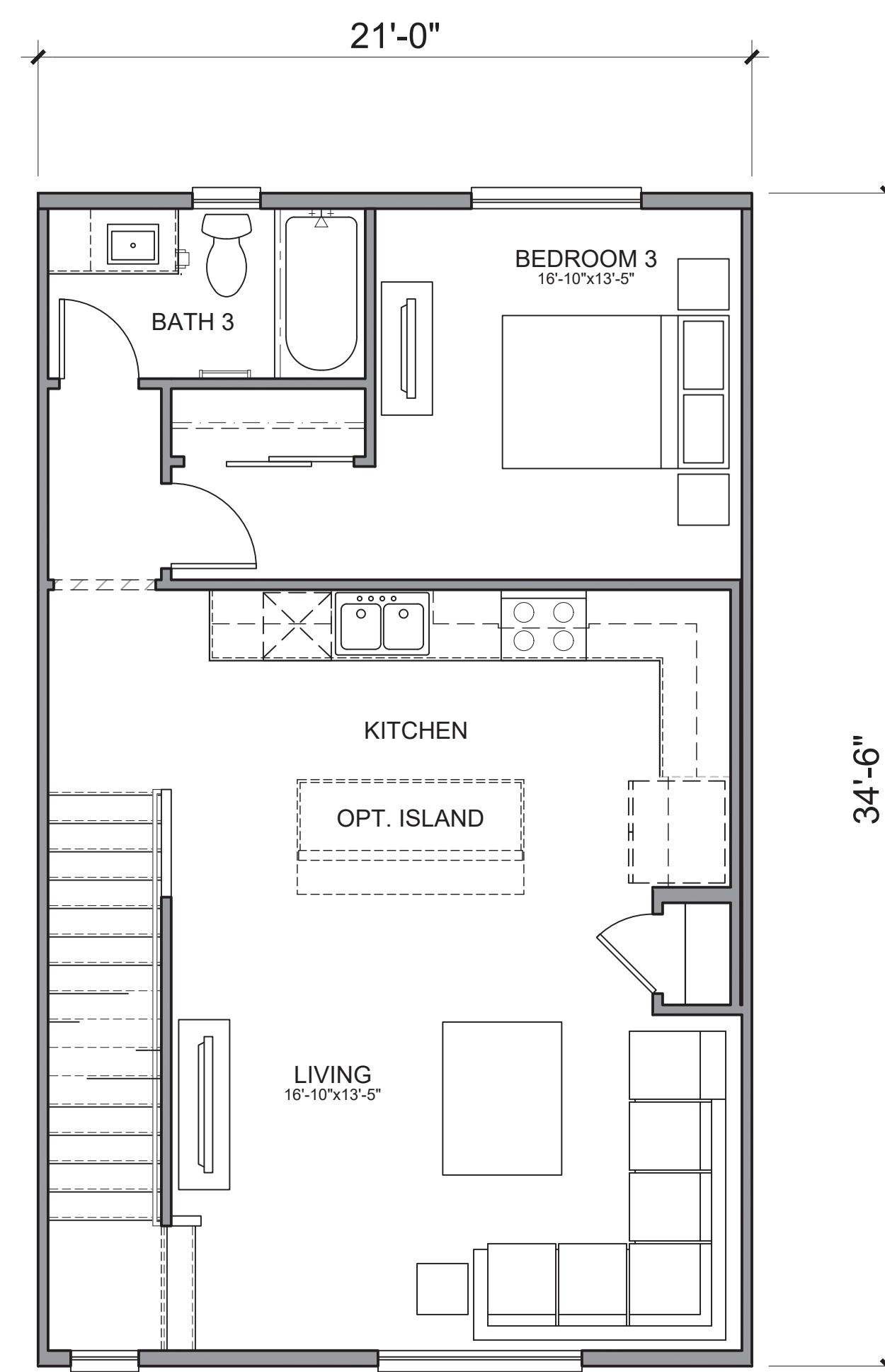
FIRST FLOOR
3346 SQ. FT.

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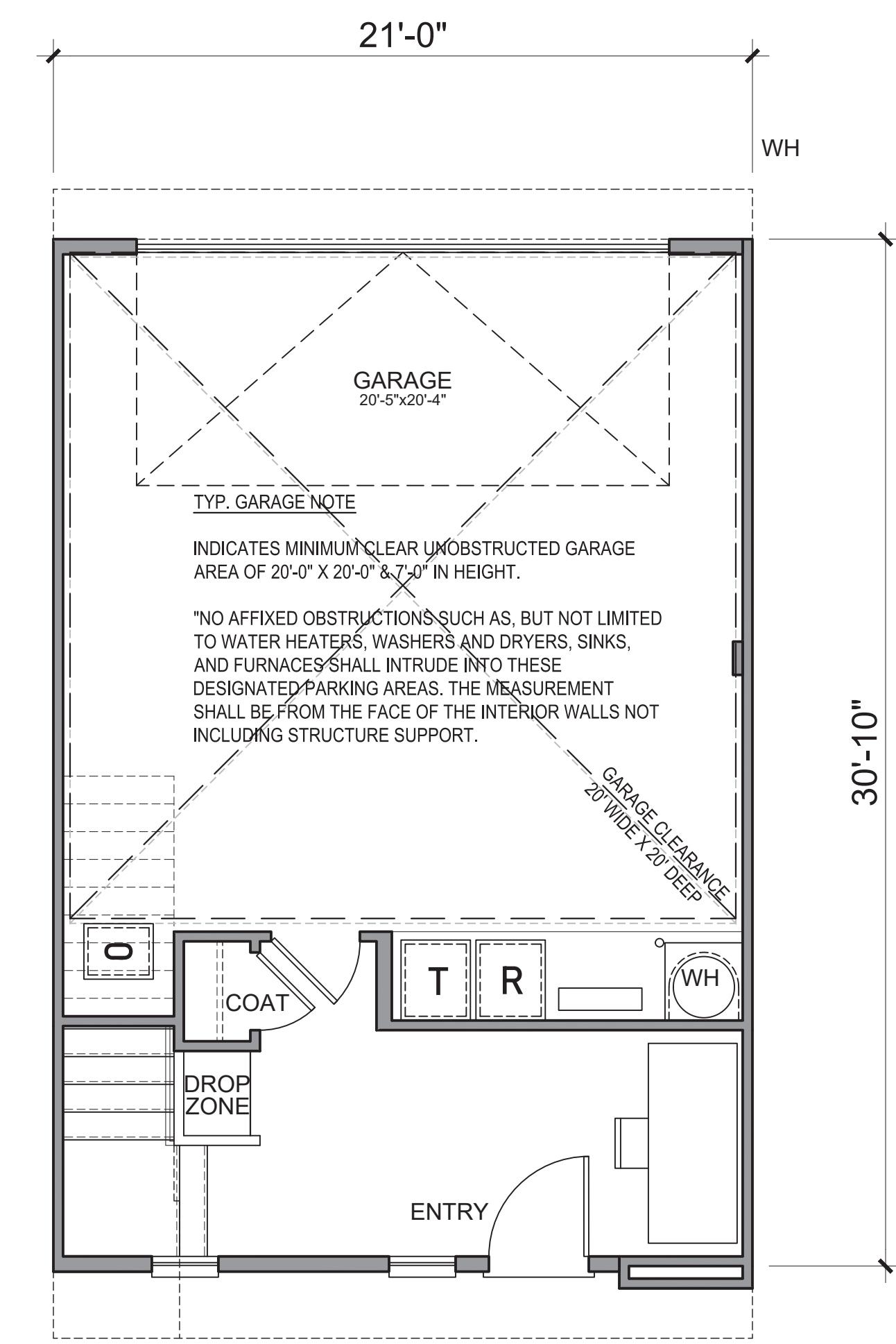
BY: Director of CD
CASE #: 00969511-PMP
DATE: Jan 22, 2026



THIRD FLOOR



SECOND FLOOR



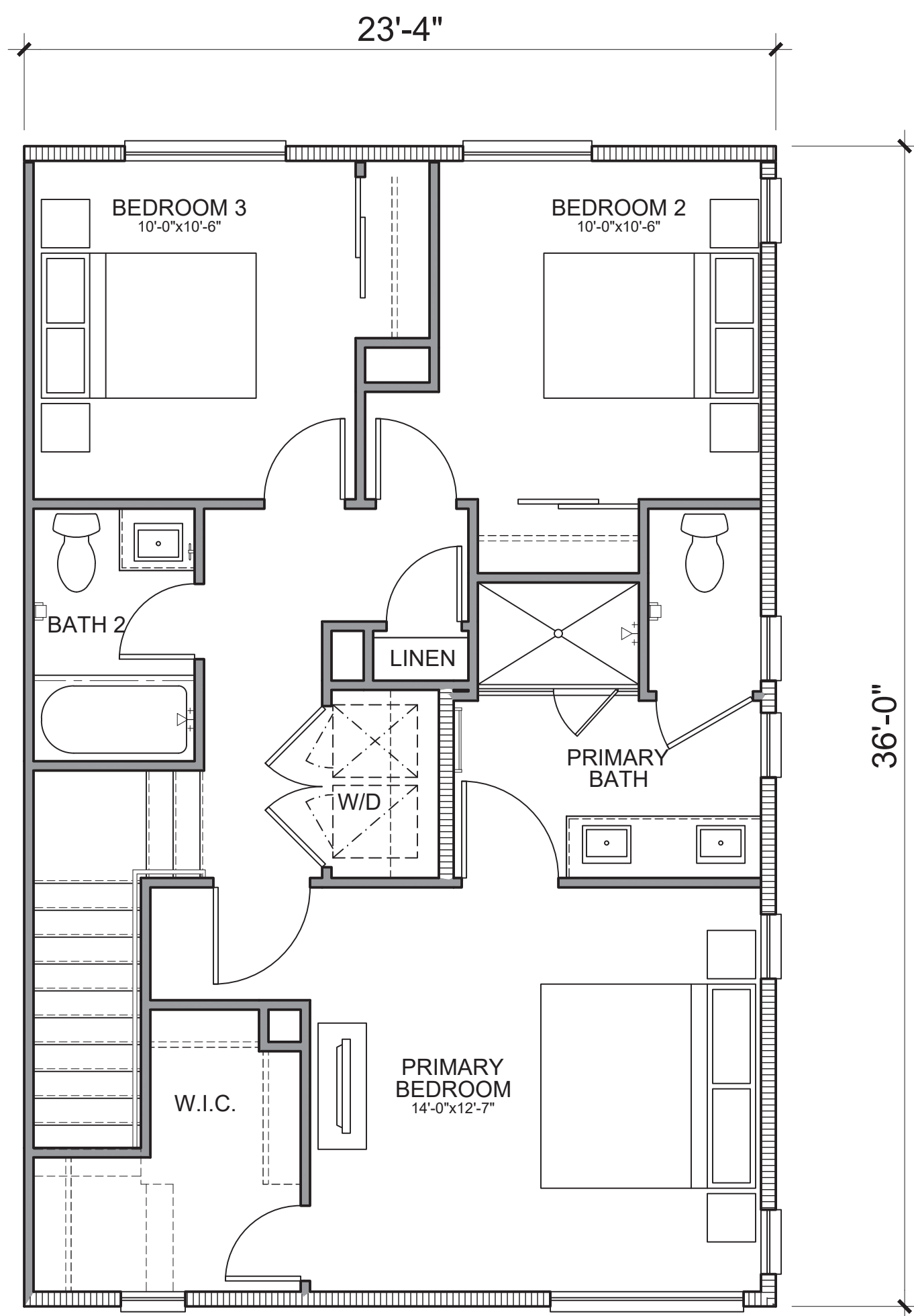
FIRST FLOOR

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.

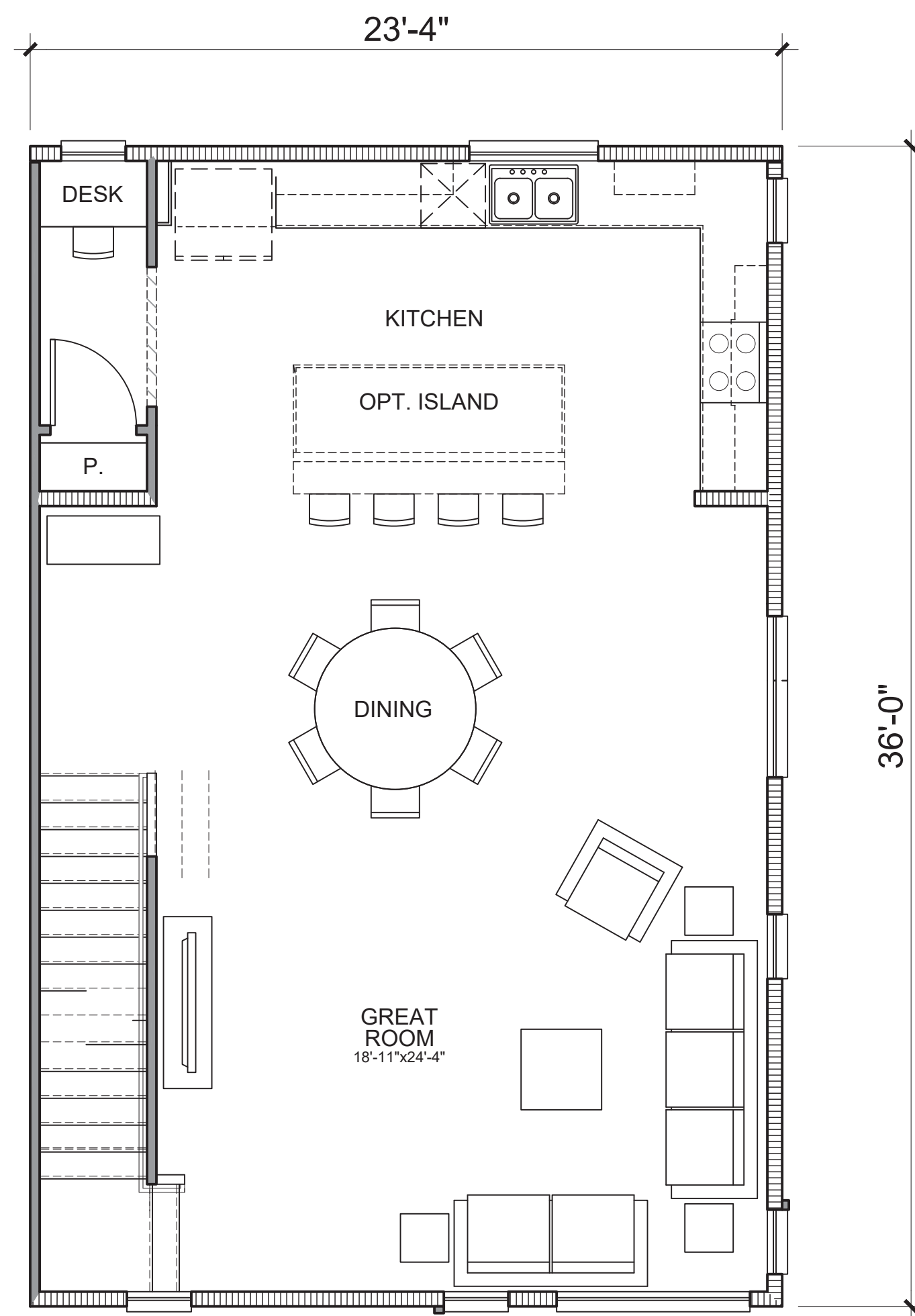
PLAN 1 - NET S.F.	
3 BD / 3.5 BA	
FIRST FLOOR	187 SQ. FT.
SECOND FLOOR	686 SQ. FT.
THIRD FLOOR	634 SQ. FT.
TOTAL	1506 SQ. FT.
DECK 1	N/A
GARAGE	452 SQ. FT.

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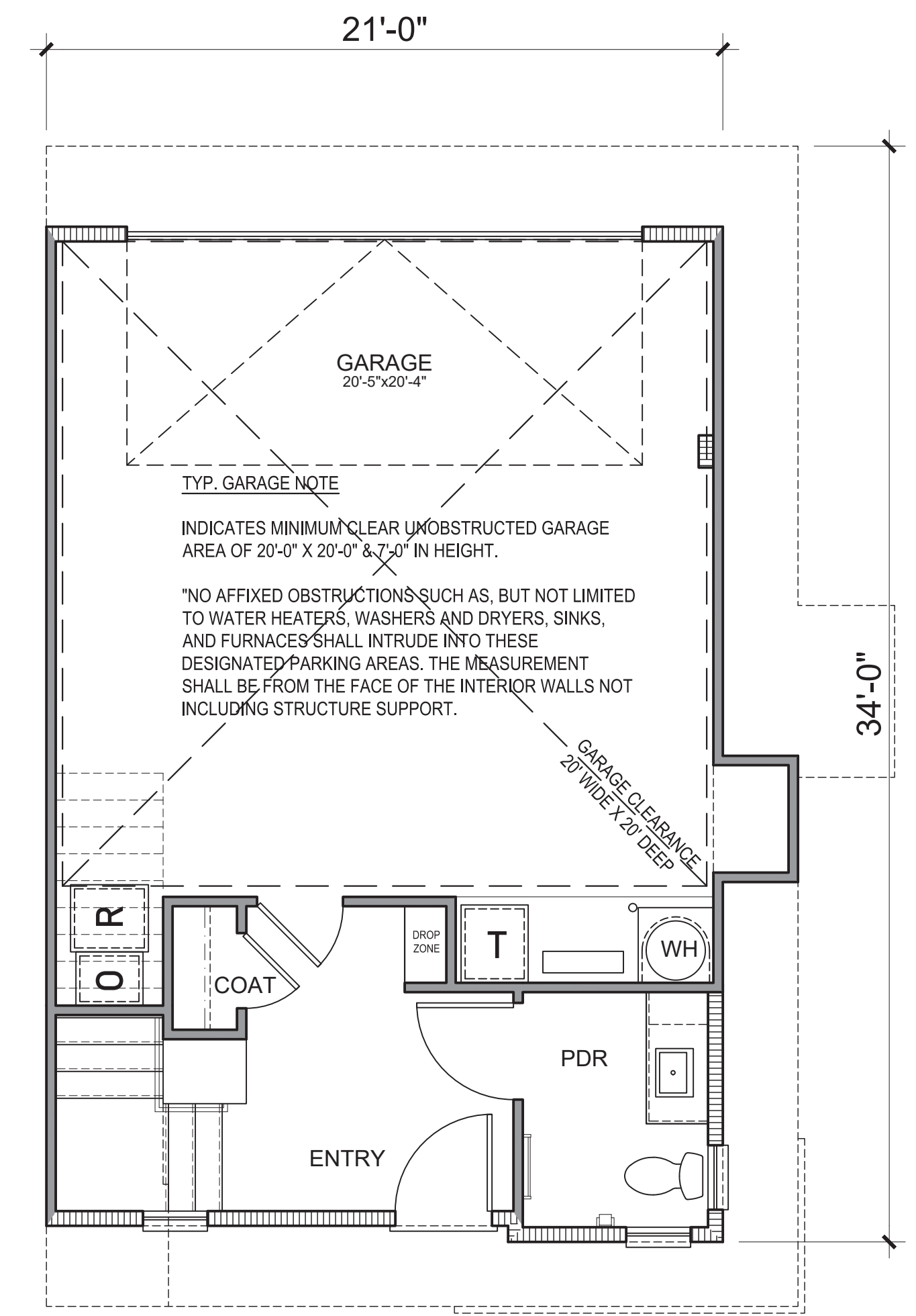
BY: Director of CD
CASE #: 00969511-PMP
DATE : Jan 22, 2026



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.

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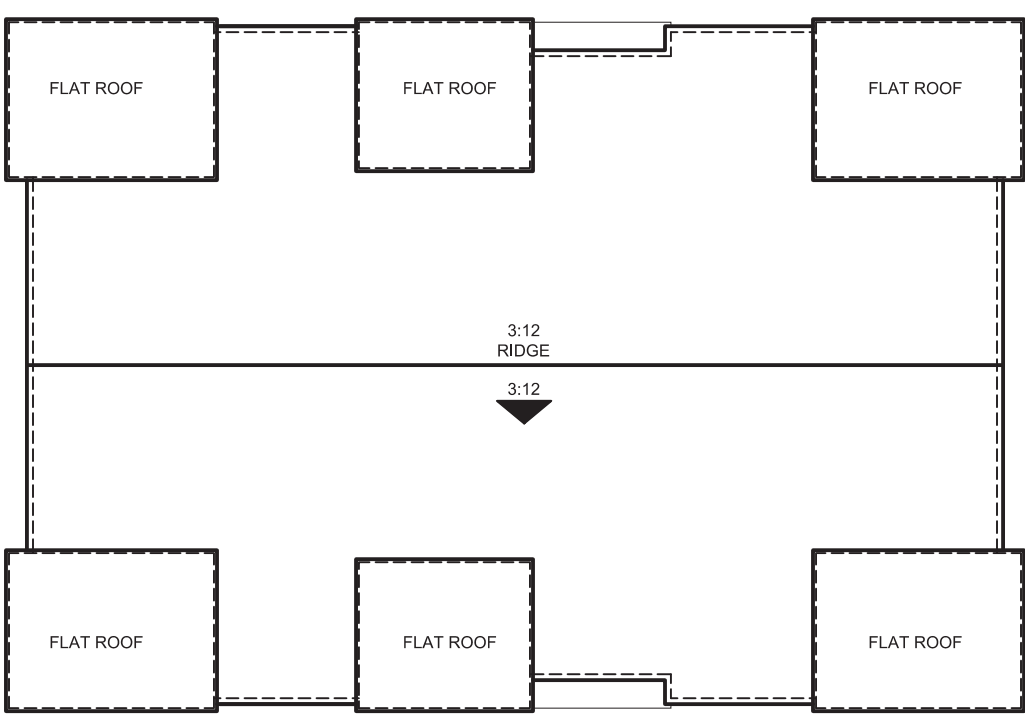
SCHEME 1



SCHEME 2

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



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

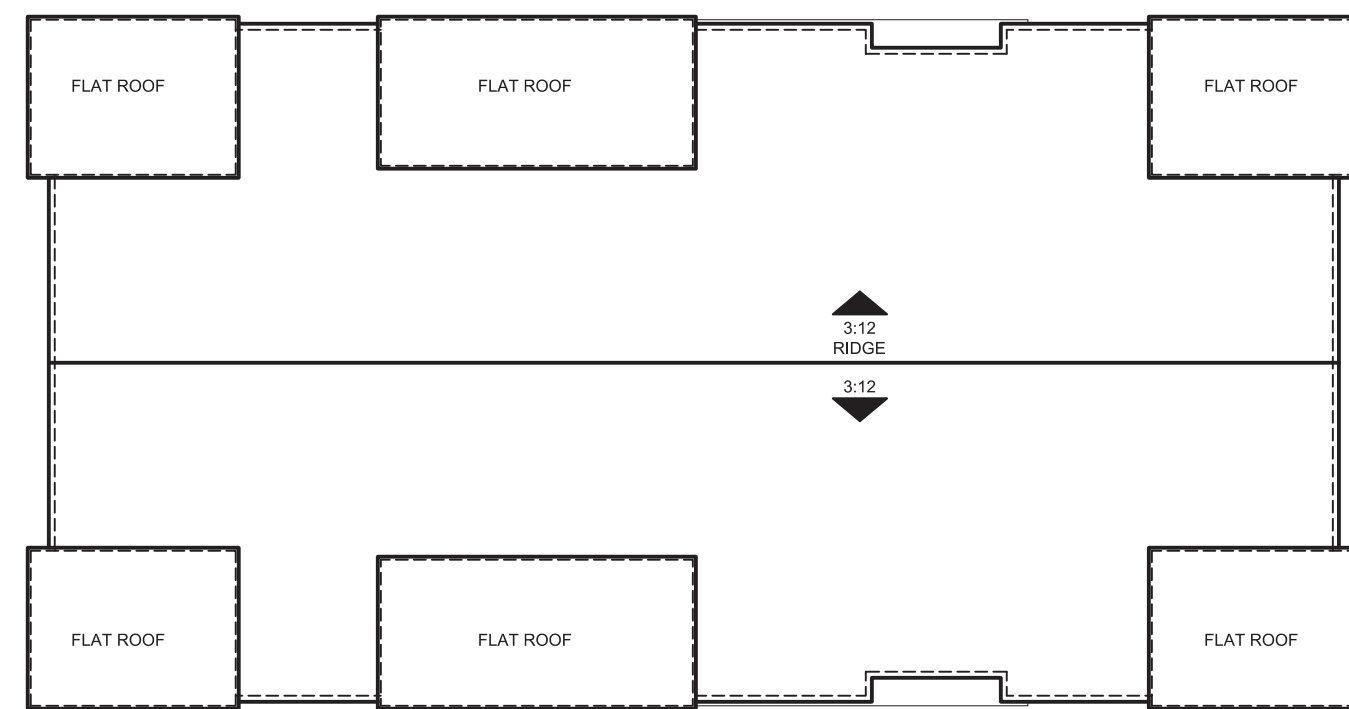
MATERIAL LEGEND

- | | |
|-------------------------------------|---------------------------|
| 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 | |



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

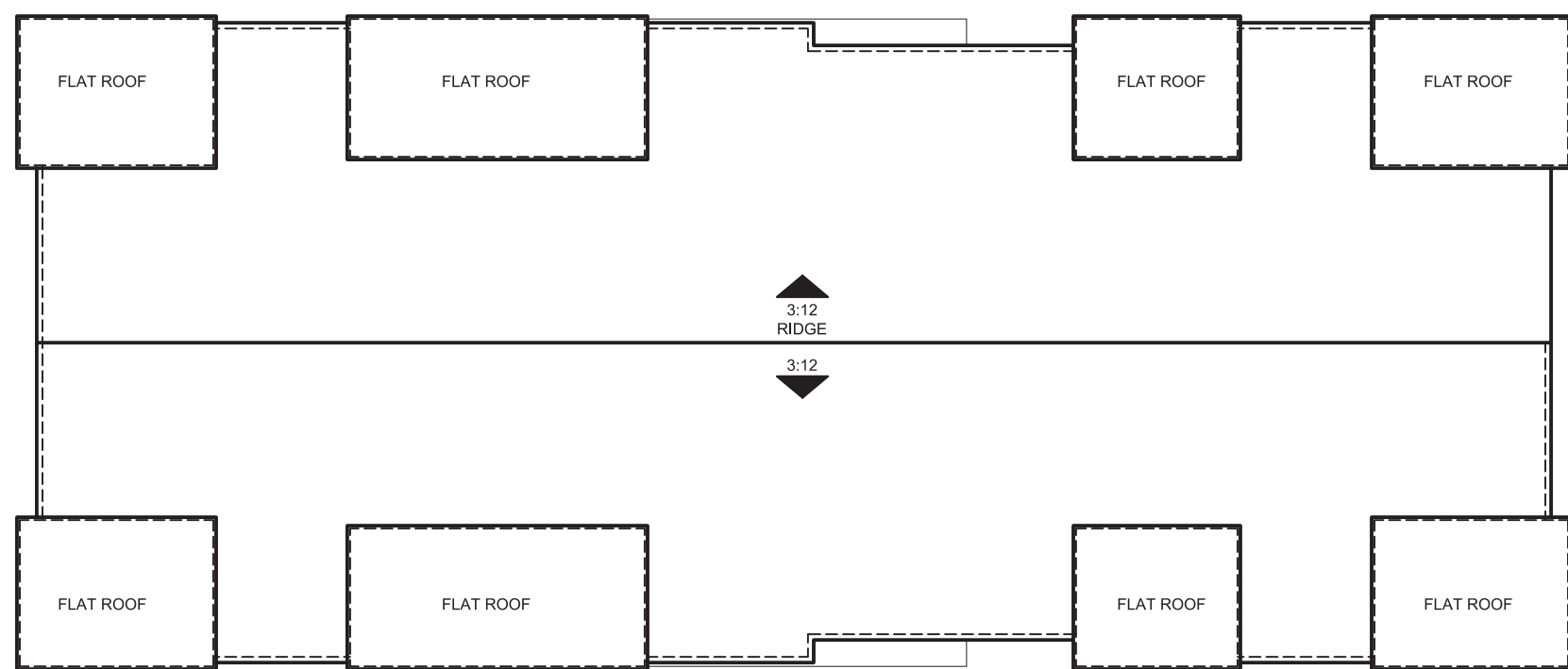


MATERIAL LEGEND

- | | |
|-------------------------------------|---------------------------|
| 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 | |

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



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



LEFT



RIGHT



FRONT



REAR

MATERIAL LEGEND

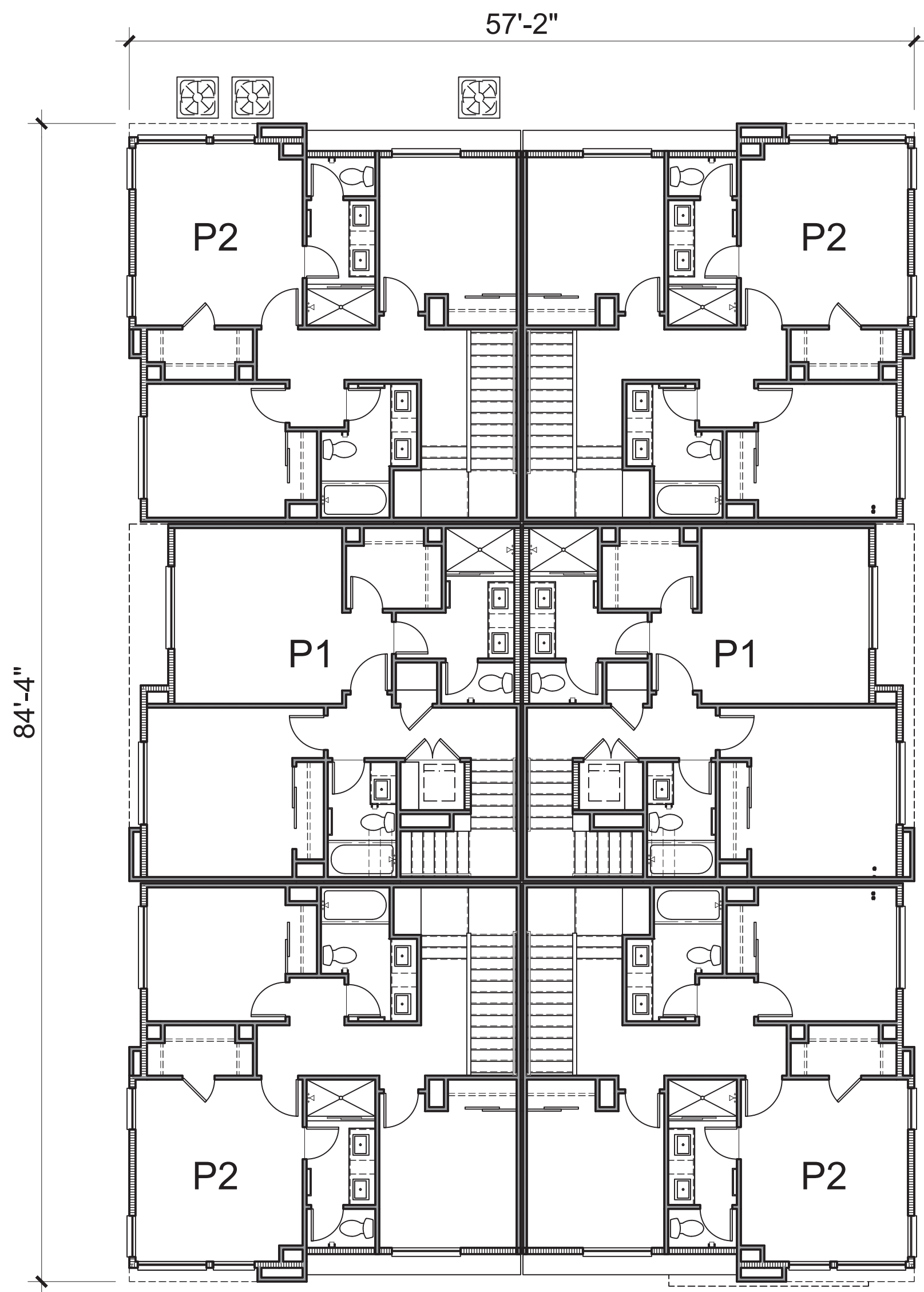
- | | |
|-------------------------------------|---------------------------|
| 1. STUCCO | 9. ENTRY DOOR |
| 2. STUCCO TRIM | 10. SECTIONAL GARAGE DOOR |
| 3. HORIZONTAL SIDING | 11. RAILING |
| 4. COMPOSITE SHINGLE ROOF | 12. BRICK VENEER |
| 5. VINYL WINDOWS | 13. ACCENT PANEL |
| 6. FASCIA | 14. UTILITY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

CITY OF IRVINE
APPROVED

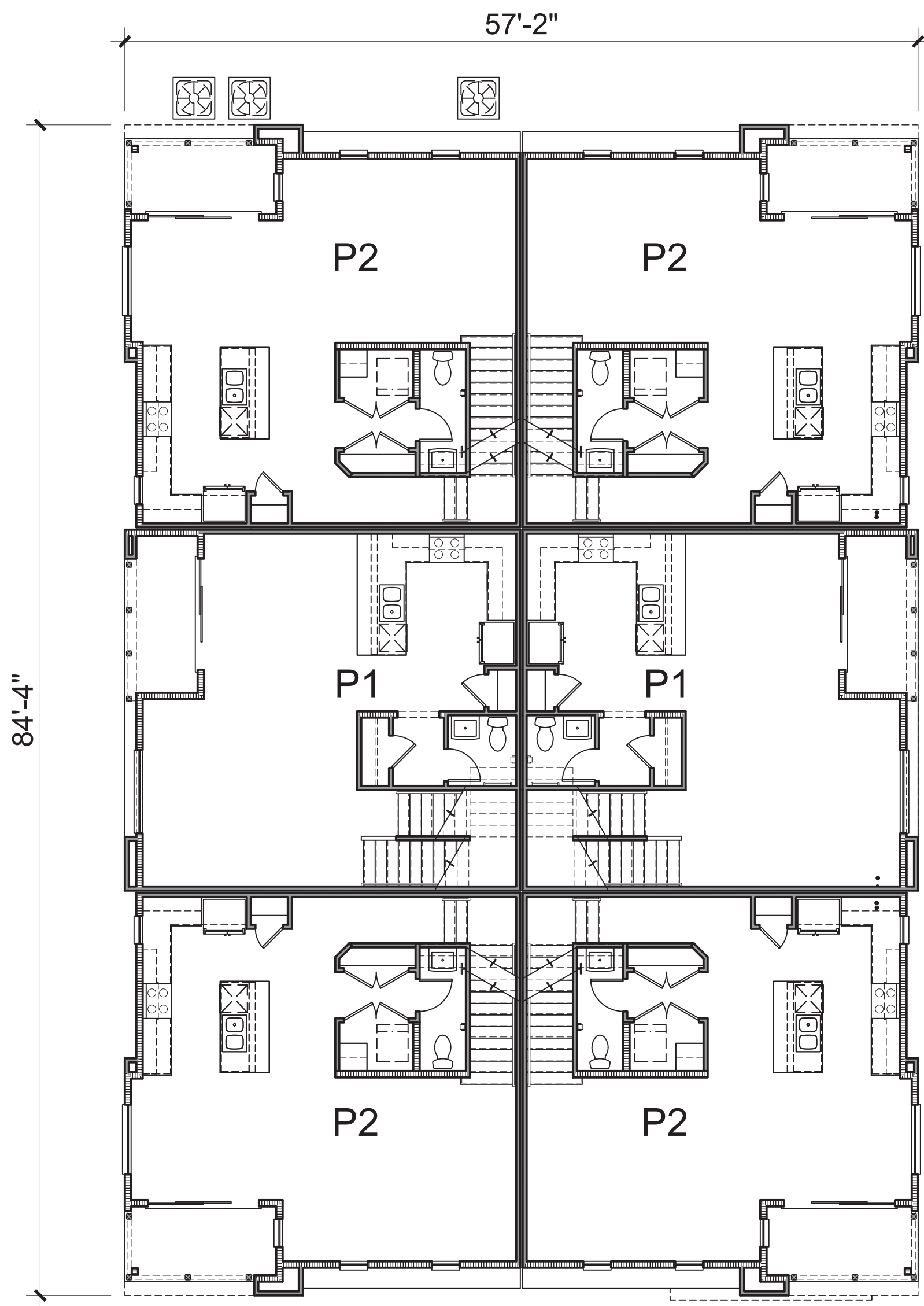
BY: Director of CD
CASE #: 00969511-PMP
DATE: January 22, 2026

CITY OF IRVINE
APPROVED

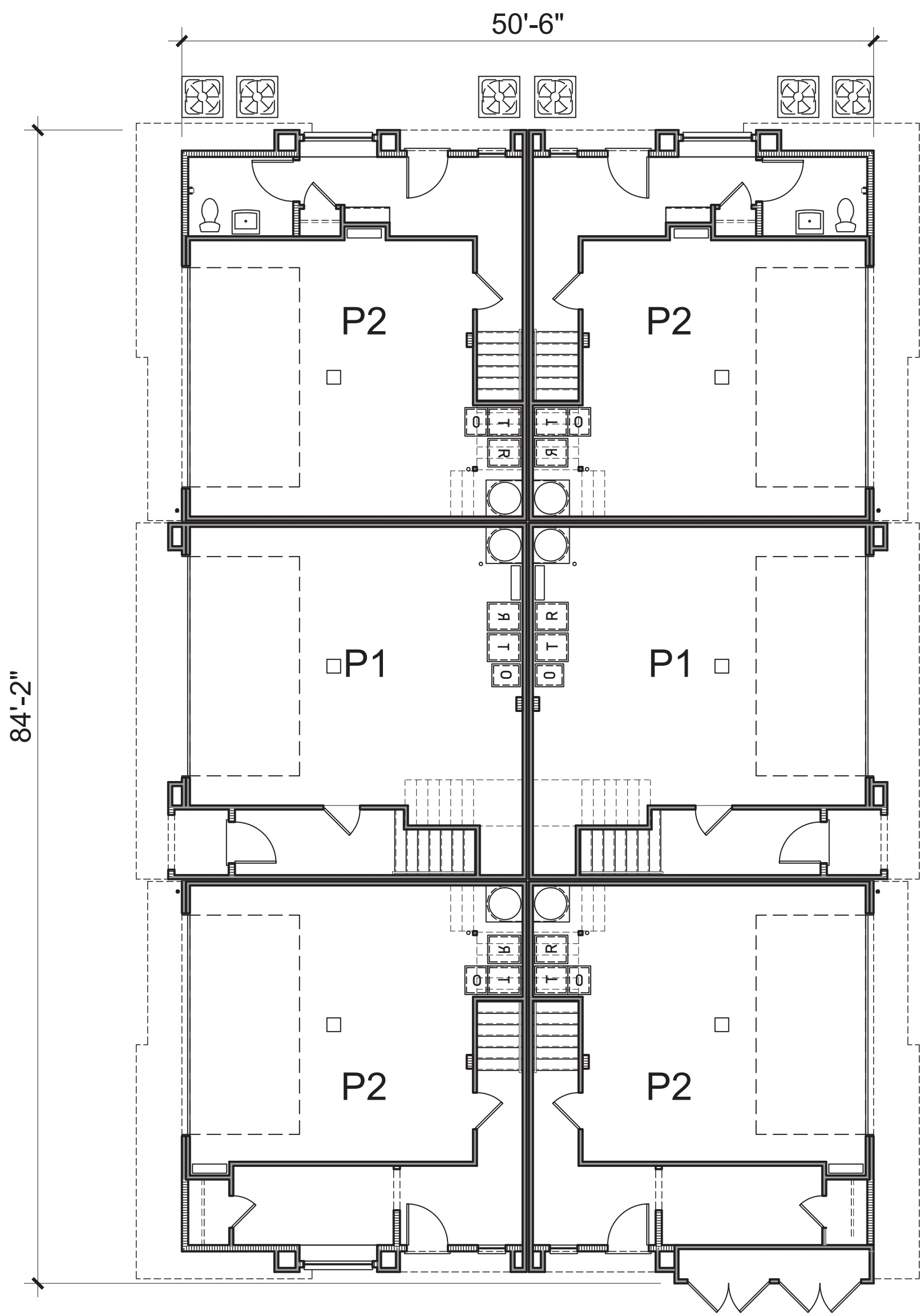
BY: Director of CD
CASE #: 00969511-PMP
DATE : January 22, 2026



THIRD FLOOR
4506 SQ. FT.



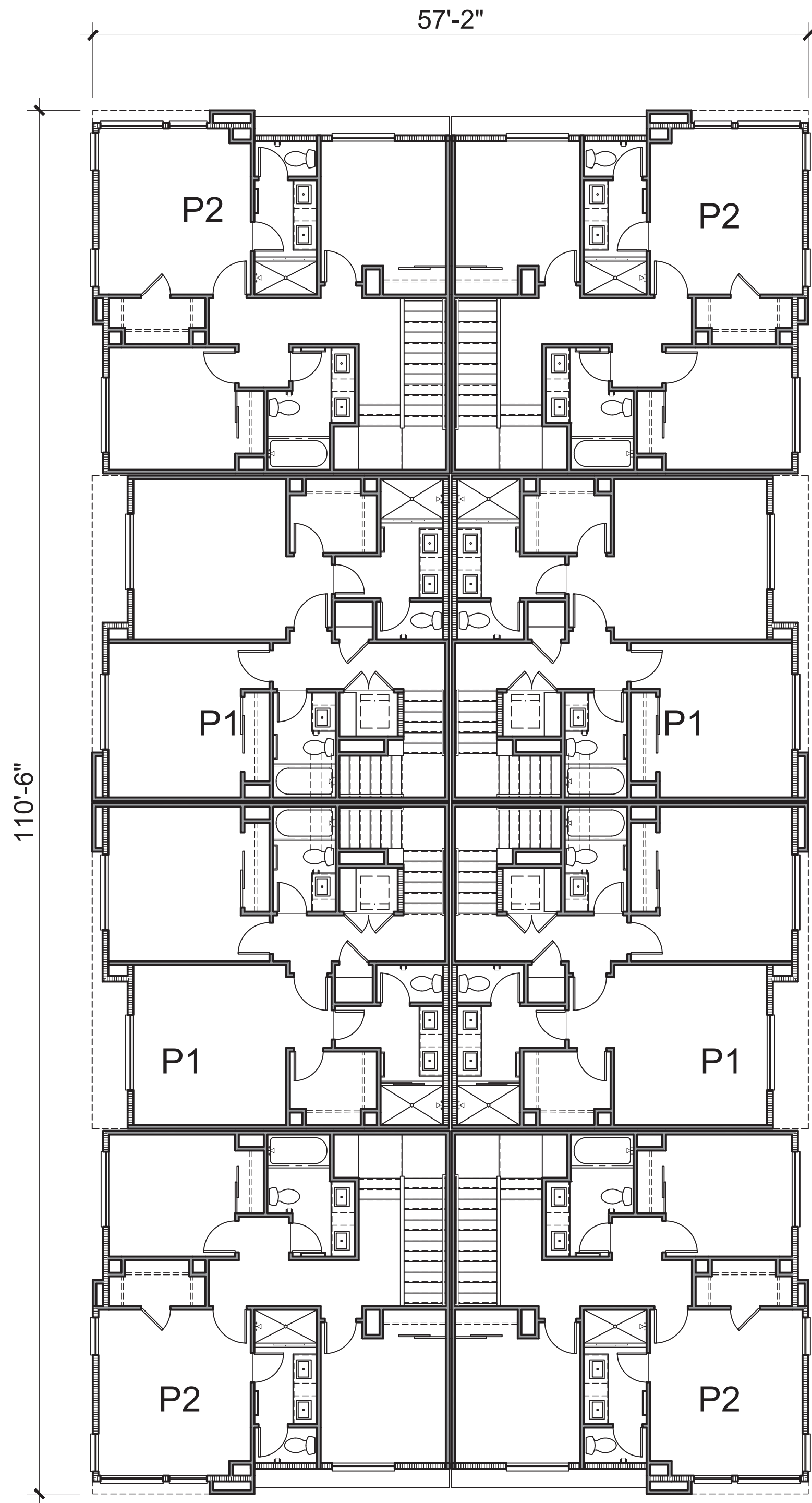
SECOND FLOOR
4572 SQ. FT.



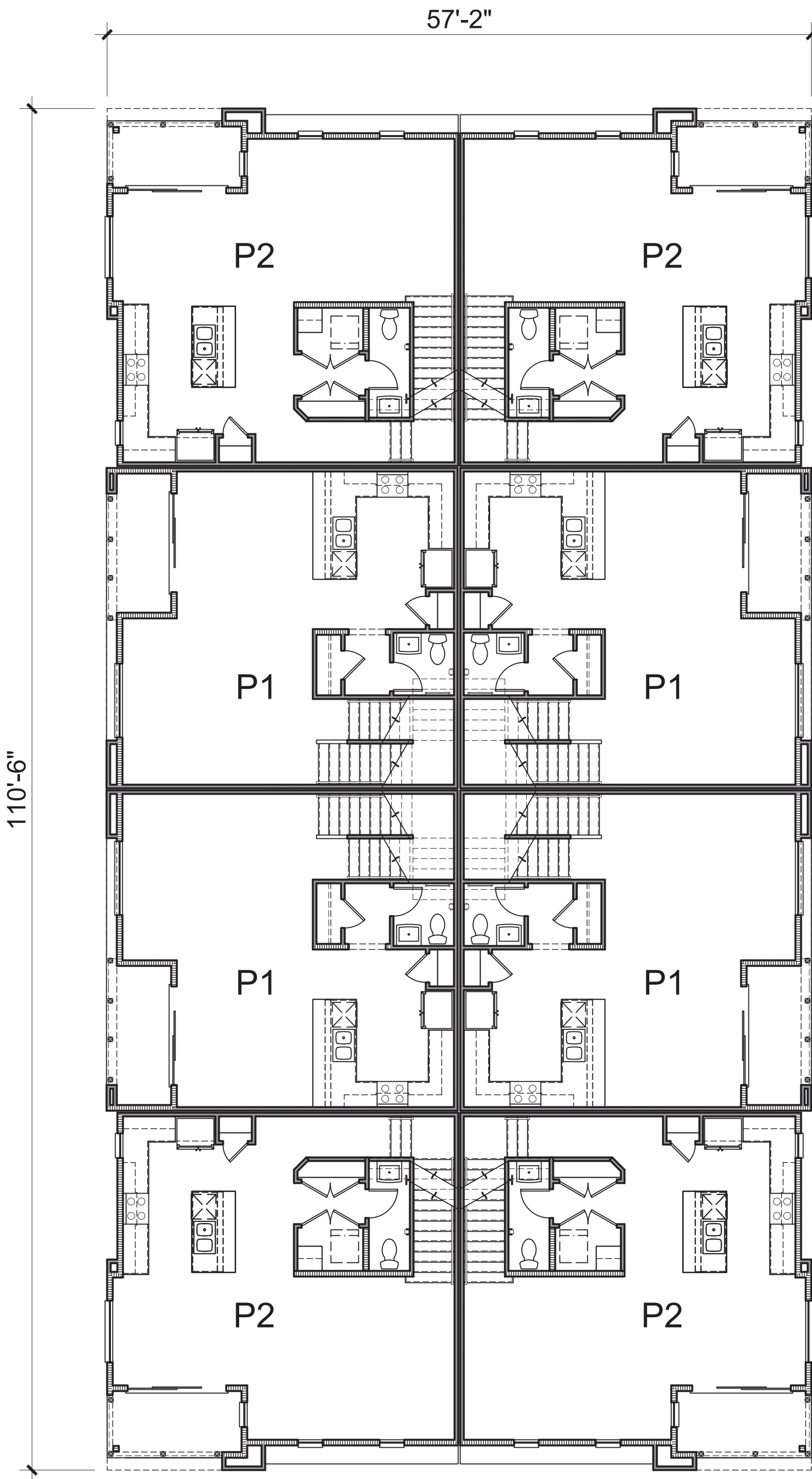
FIRST FLOOR
4145 SQ. FT.

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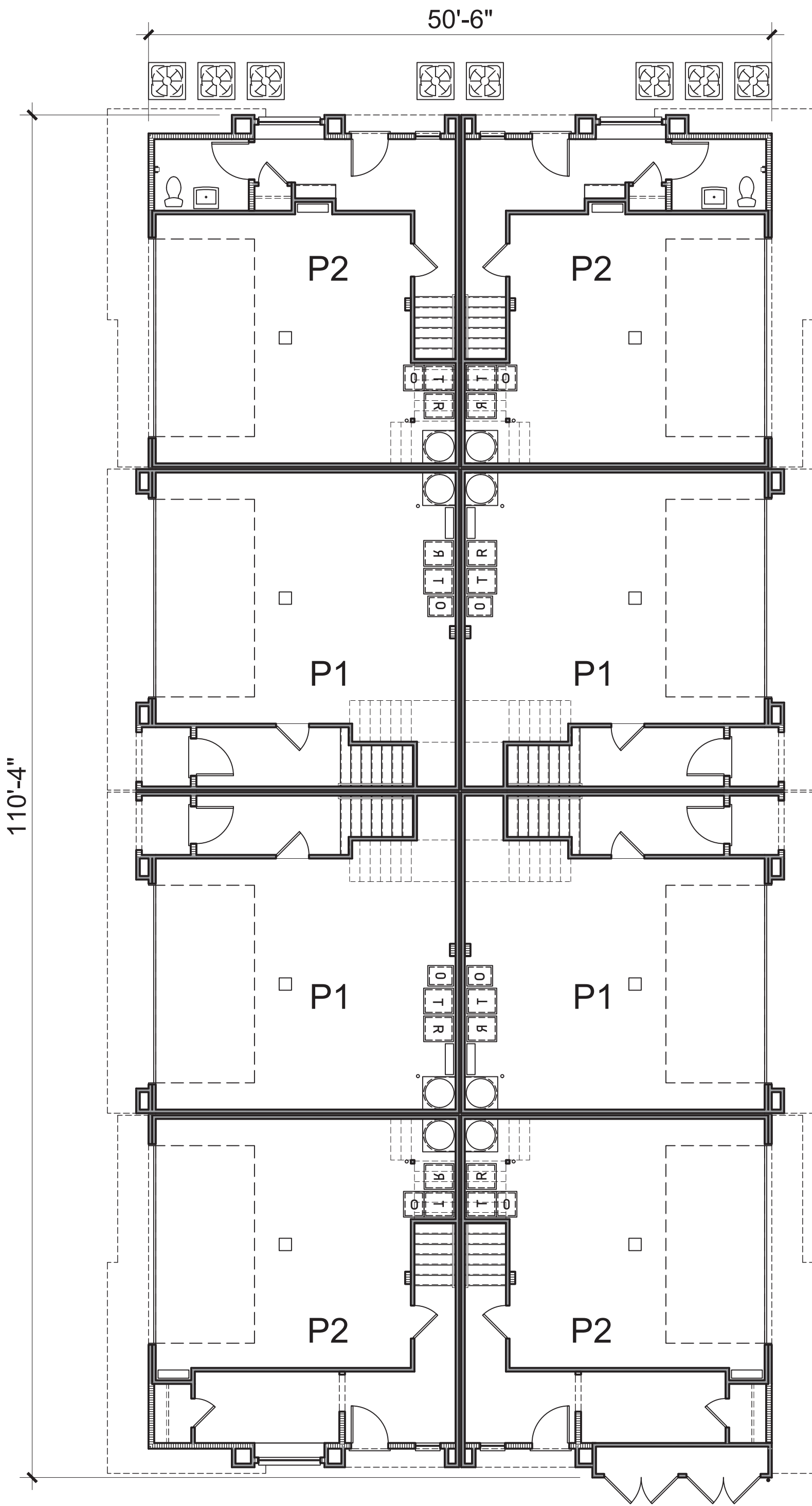
BY: Director of CD
CASE #: 00969511-PMP
DATE : January 22, 2026



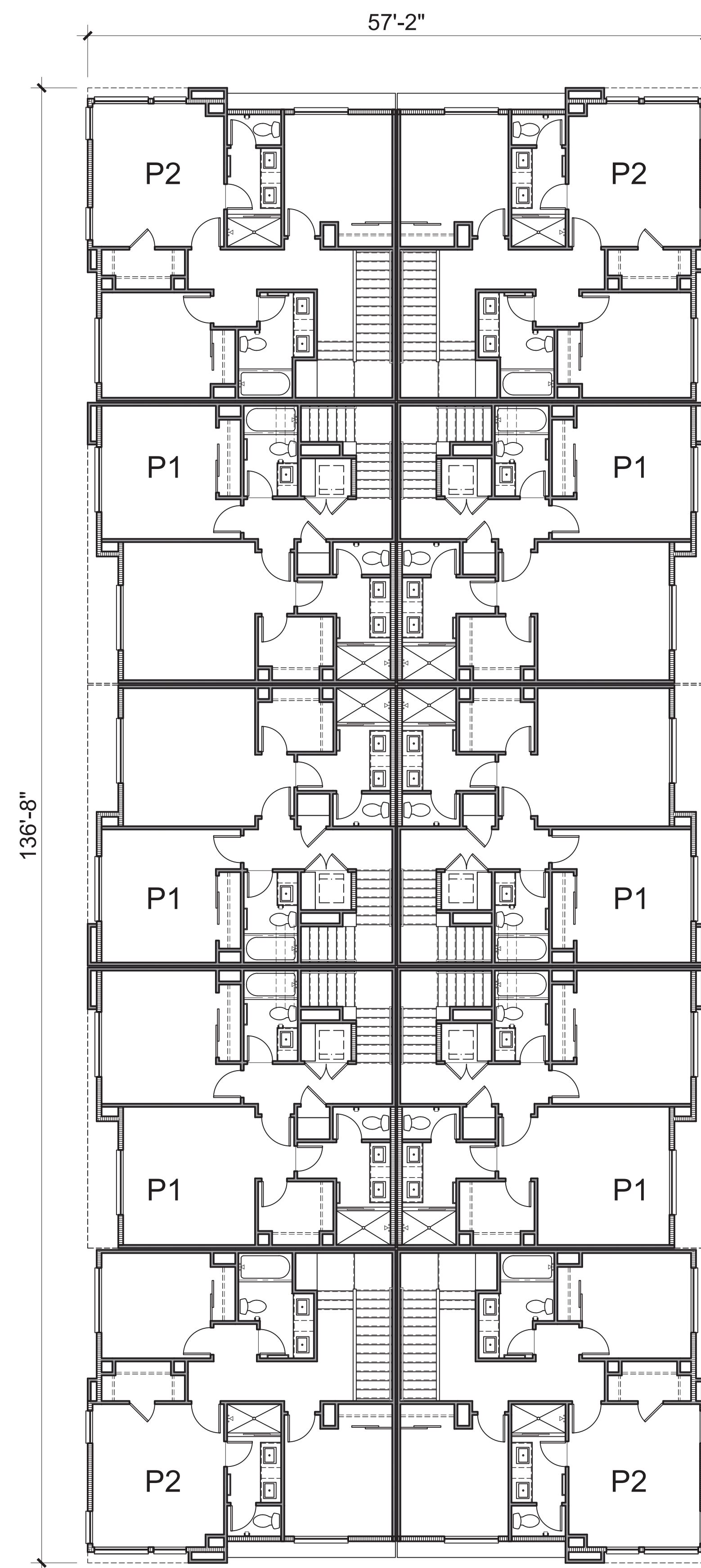
THIRD FLOOR
5915 SQ. FT.



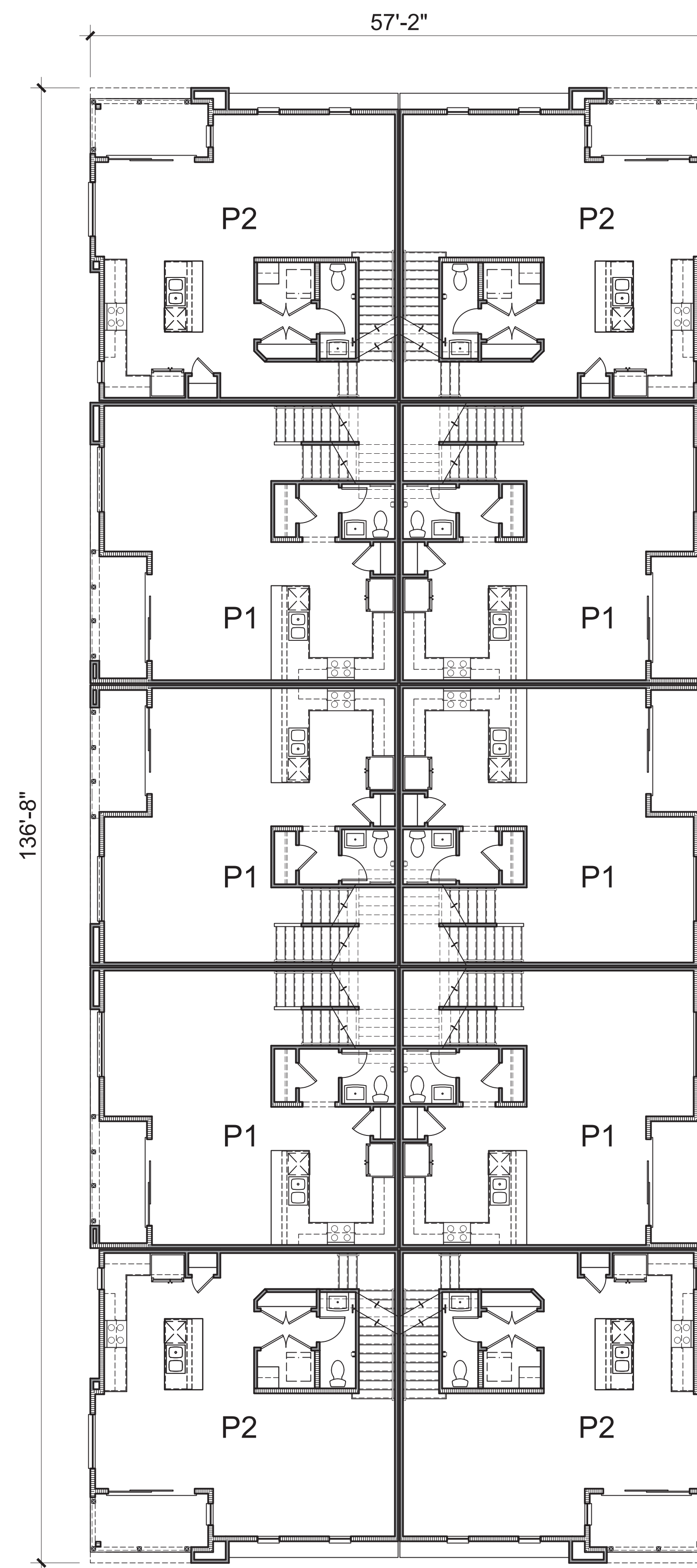
SECOND FLOOR
6046 SQ. FT.



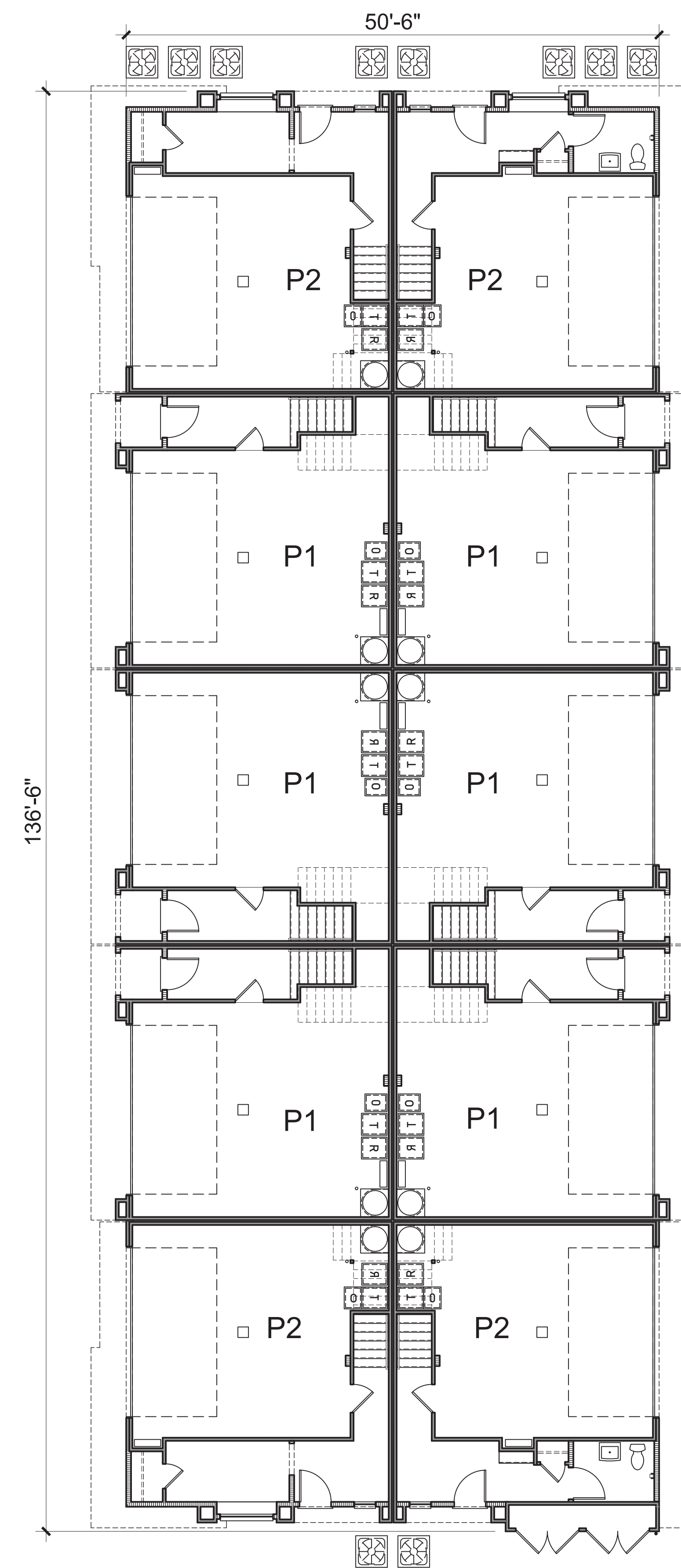
FIRST FLOOR
5475 SQ. FT.



THIRD FLOOR
7316 SQ. FT.



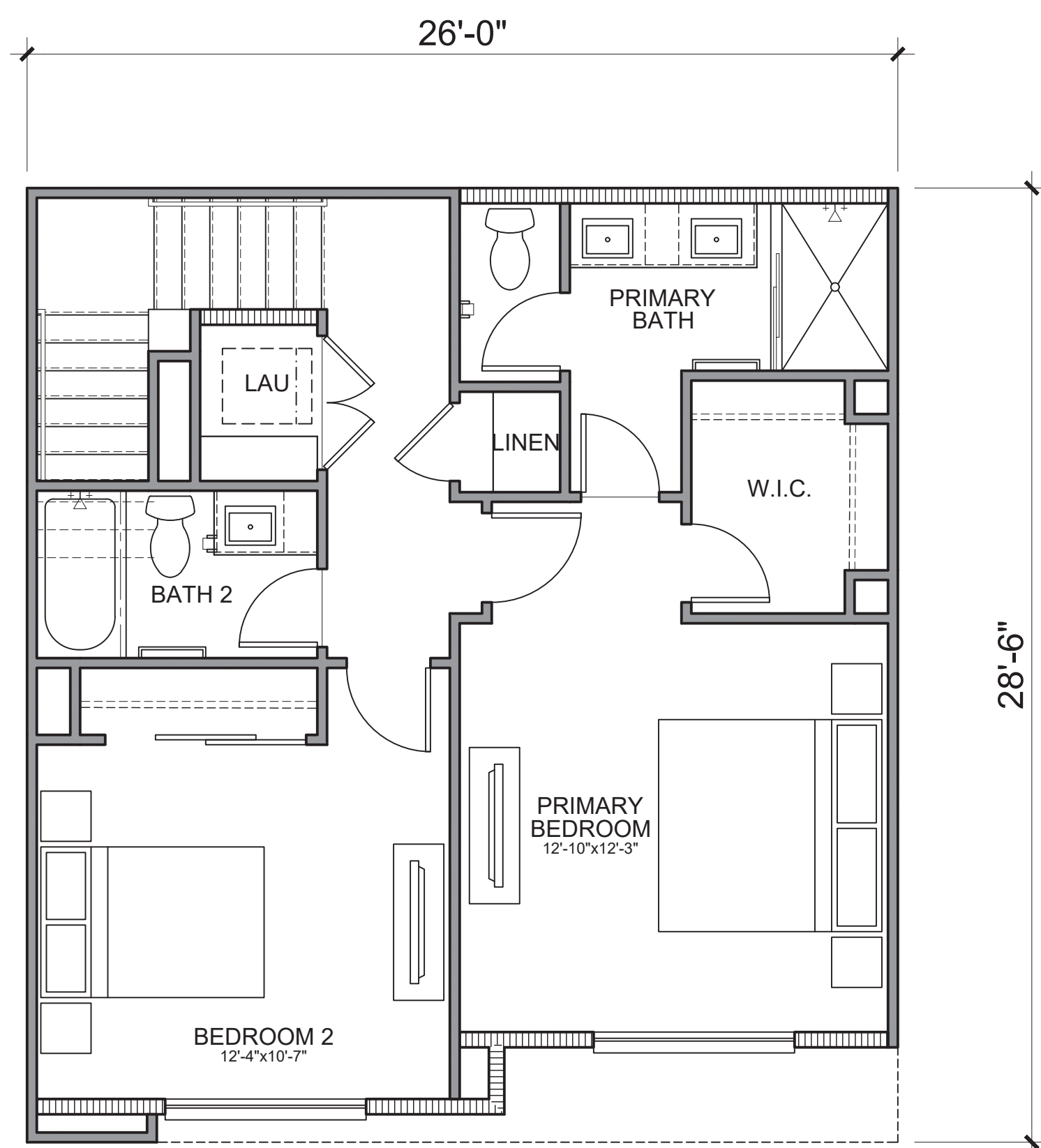
SECOND FLOOR
7518 SQ. FT.



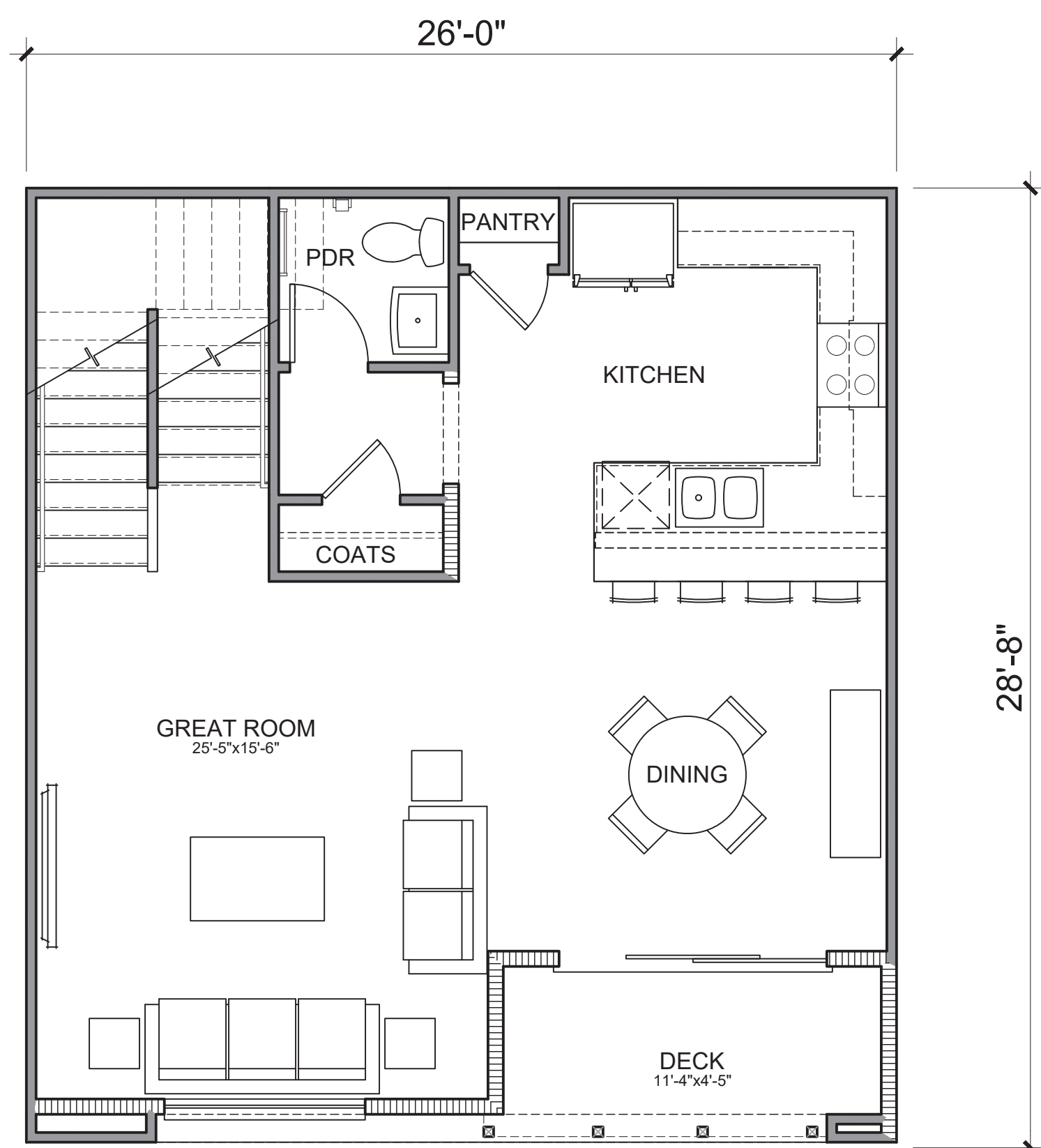
FIRST FLOOR
6807 SQ. FT.

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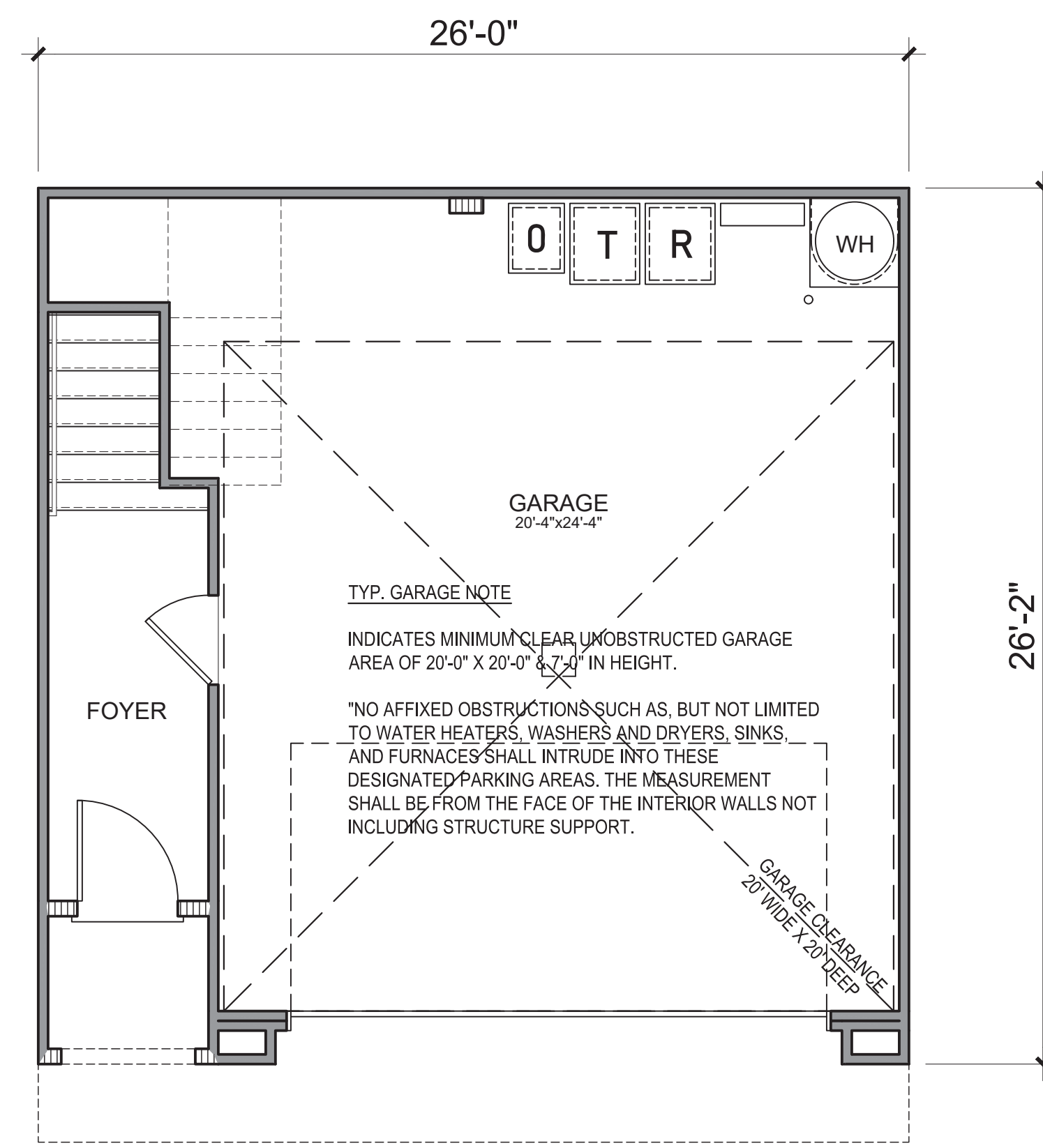
BY: Director of CD
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THIRD FLOOR



SECOND FLOOR



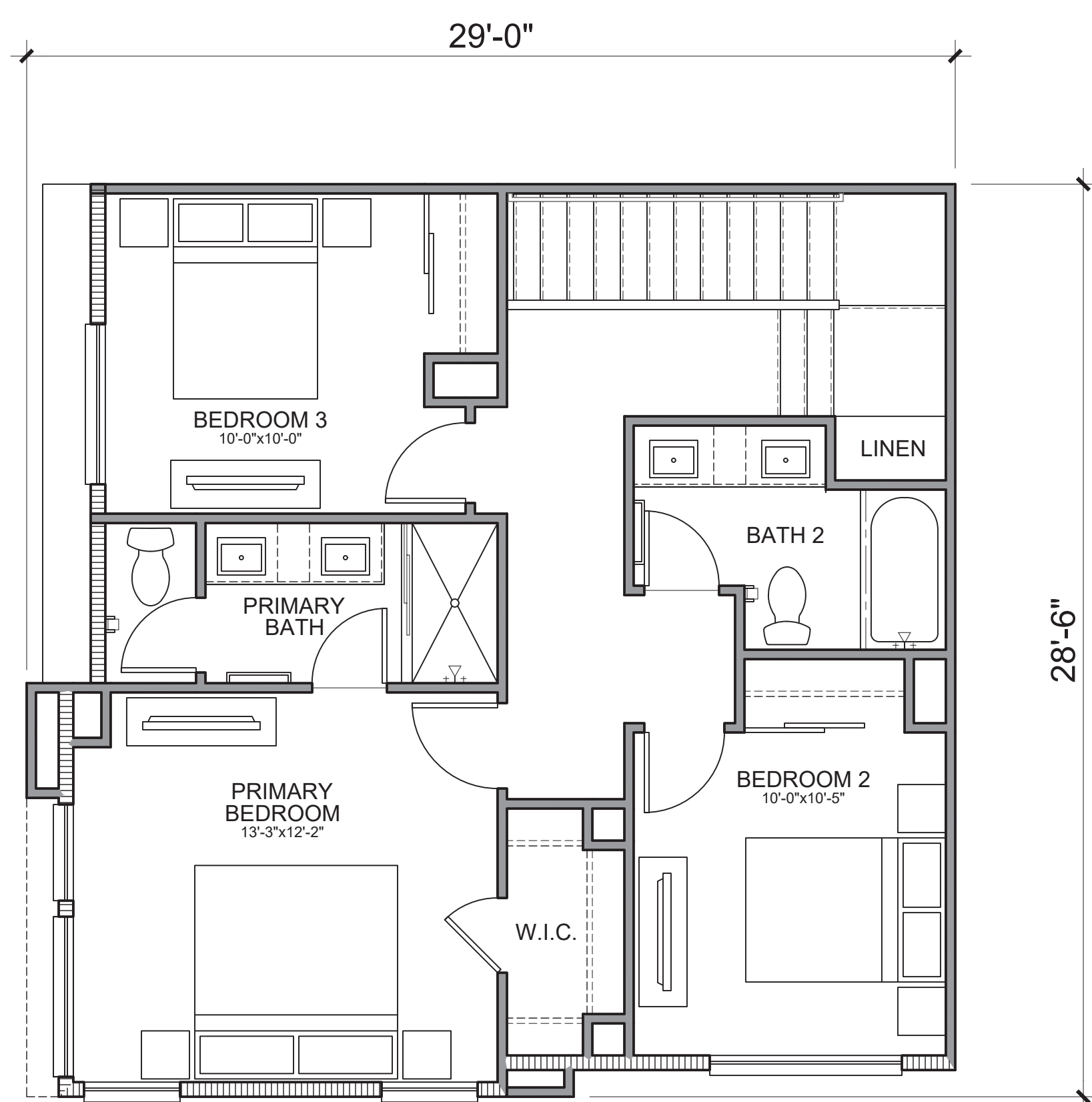
FIRST FLOOR

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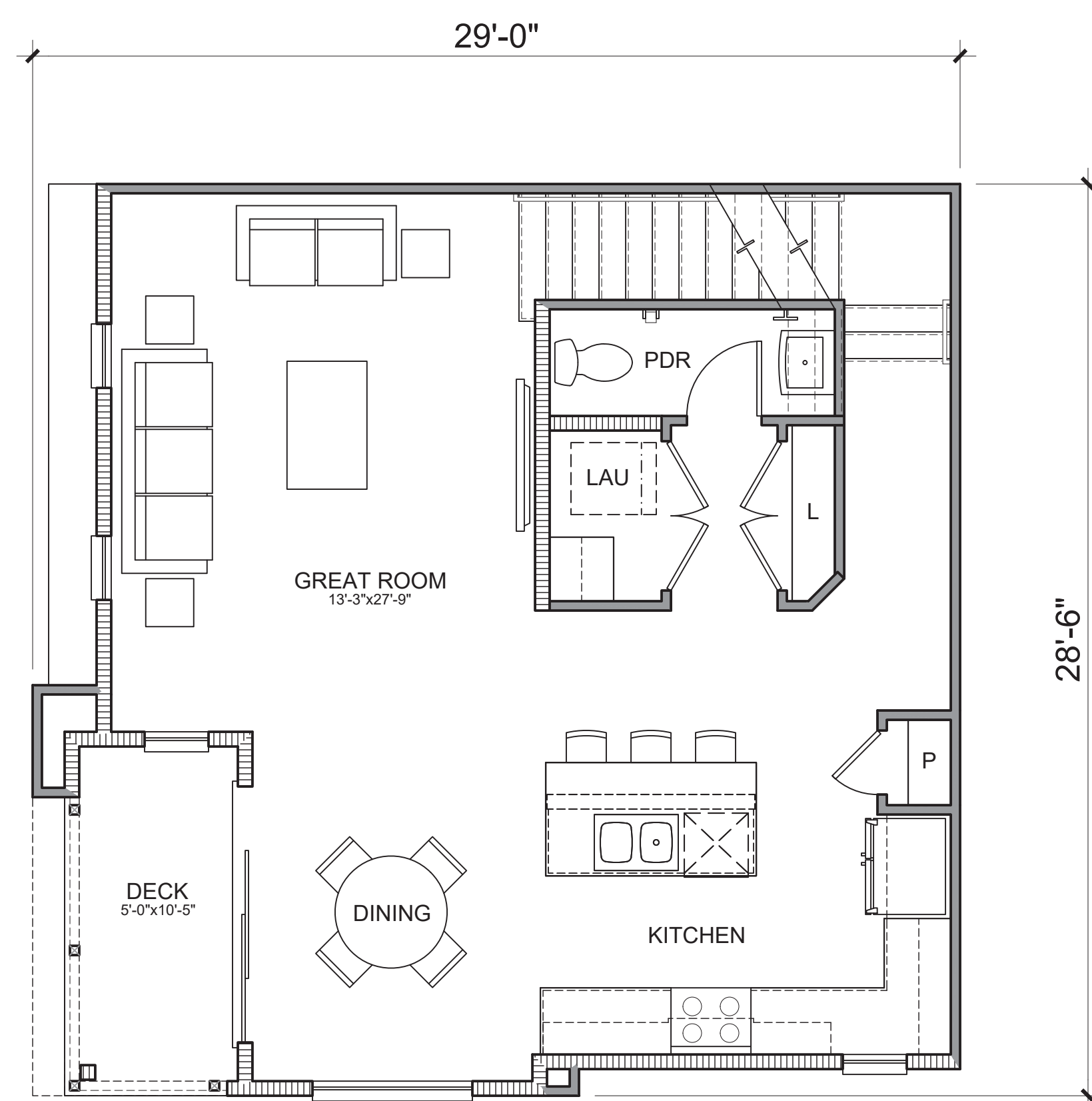
BY: Director of CD
CASE #: 00969511-PMP
DATE : Jan 22, 2026

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.

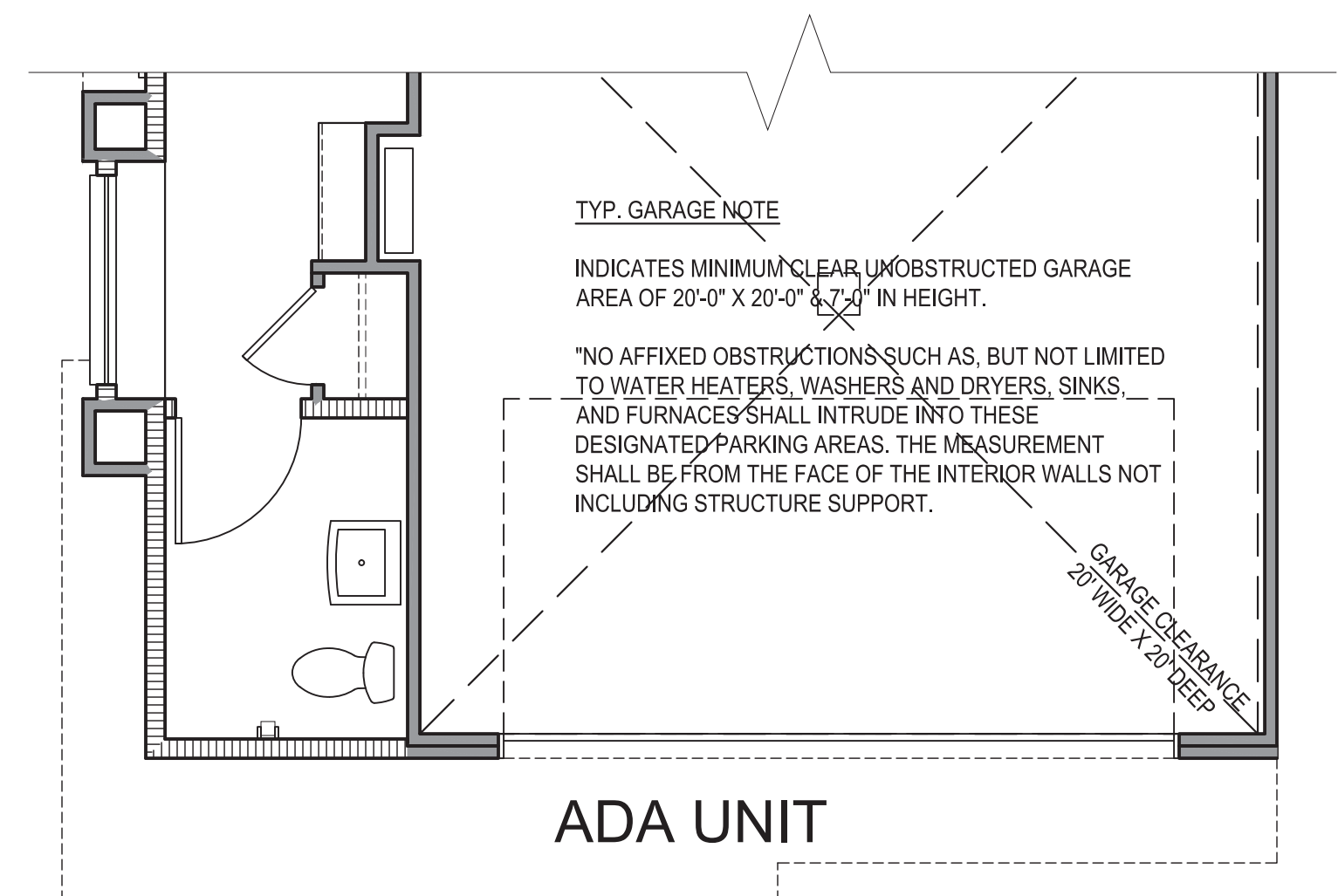
PLAN 1 - NET S.F.	
2 BD / 2.5 BA	
FIRST FLOOR	123 SQ. FT.
SECOND FLOOR	632 SQ. FT.
THIRD FLOOR	610 SQ. FT.
TOTAL	1365 SQ. FT.
DECK 1	50 SQ. FT.
GARAGE	517 SQ. FT.



THIRD FLOOR



SECOND FLOOR



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.

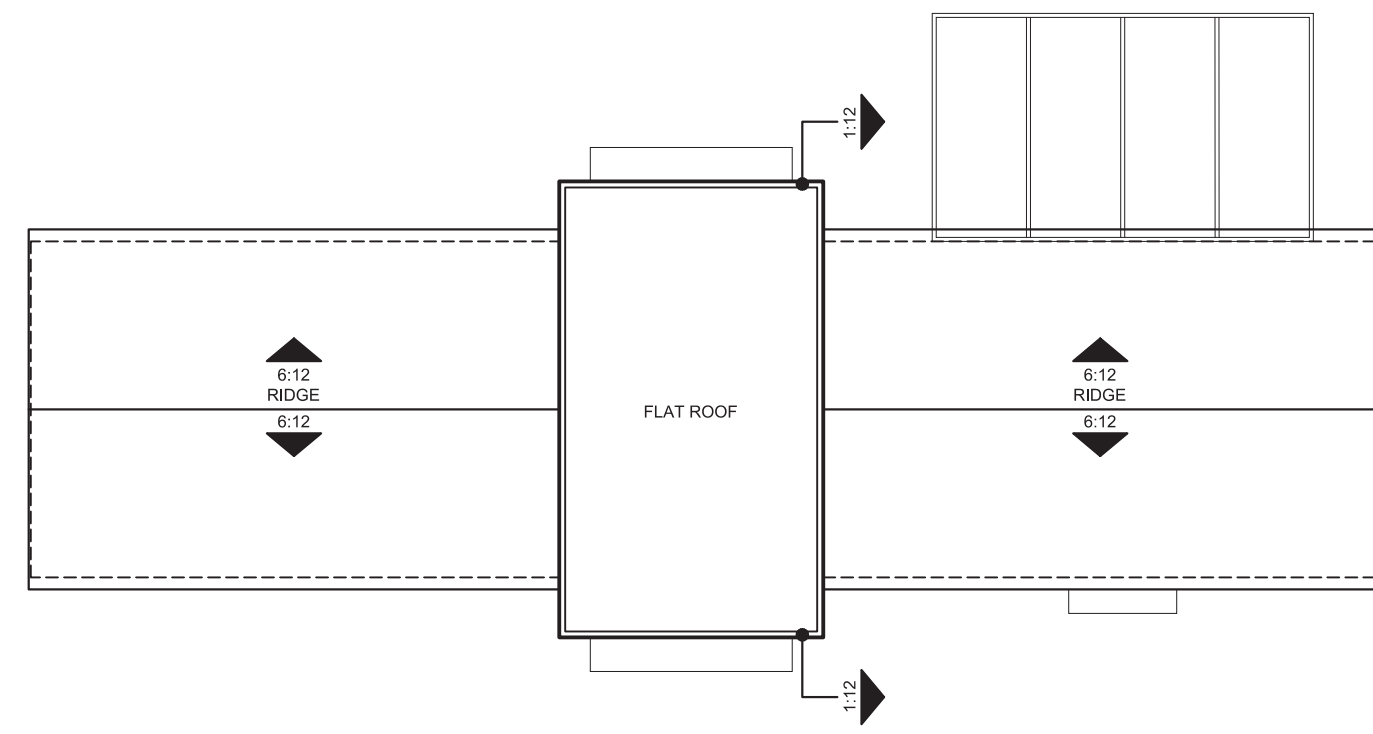
**CITY OF IRVINE
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BY: Director of CD
CASE #: 00969511-PMP
DATE : January 22, 2026



**CITY OF IRVINE
APPROVED**

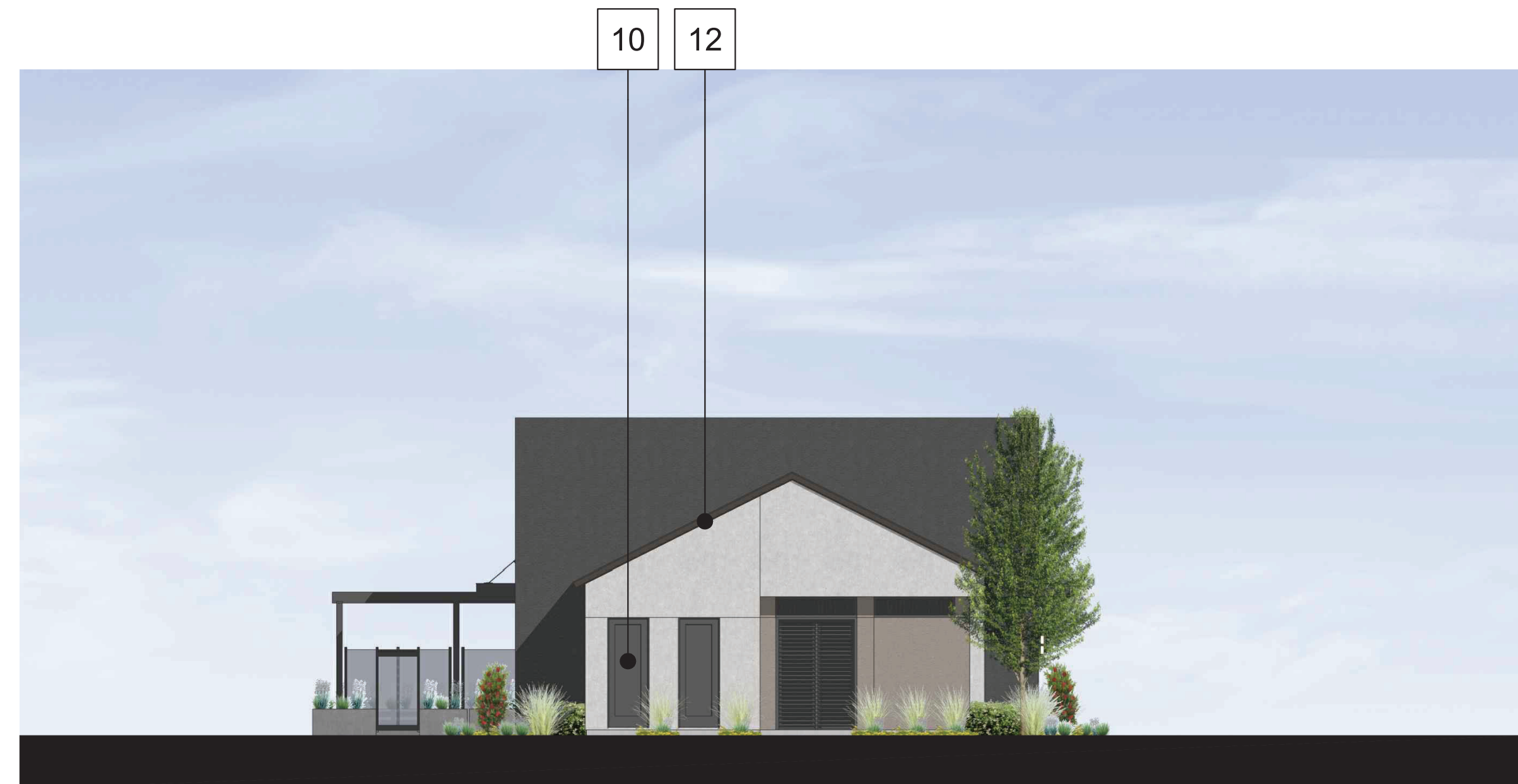
BY: Director of CD
CASE #: 00969511-PMP
DATE : Jan 22, 2026



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

MATERIAL LEGEND

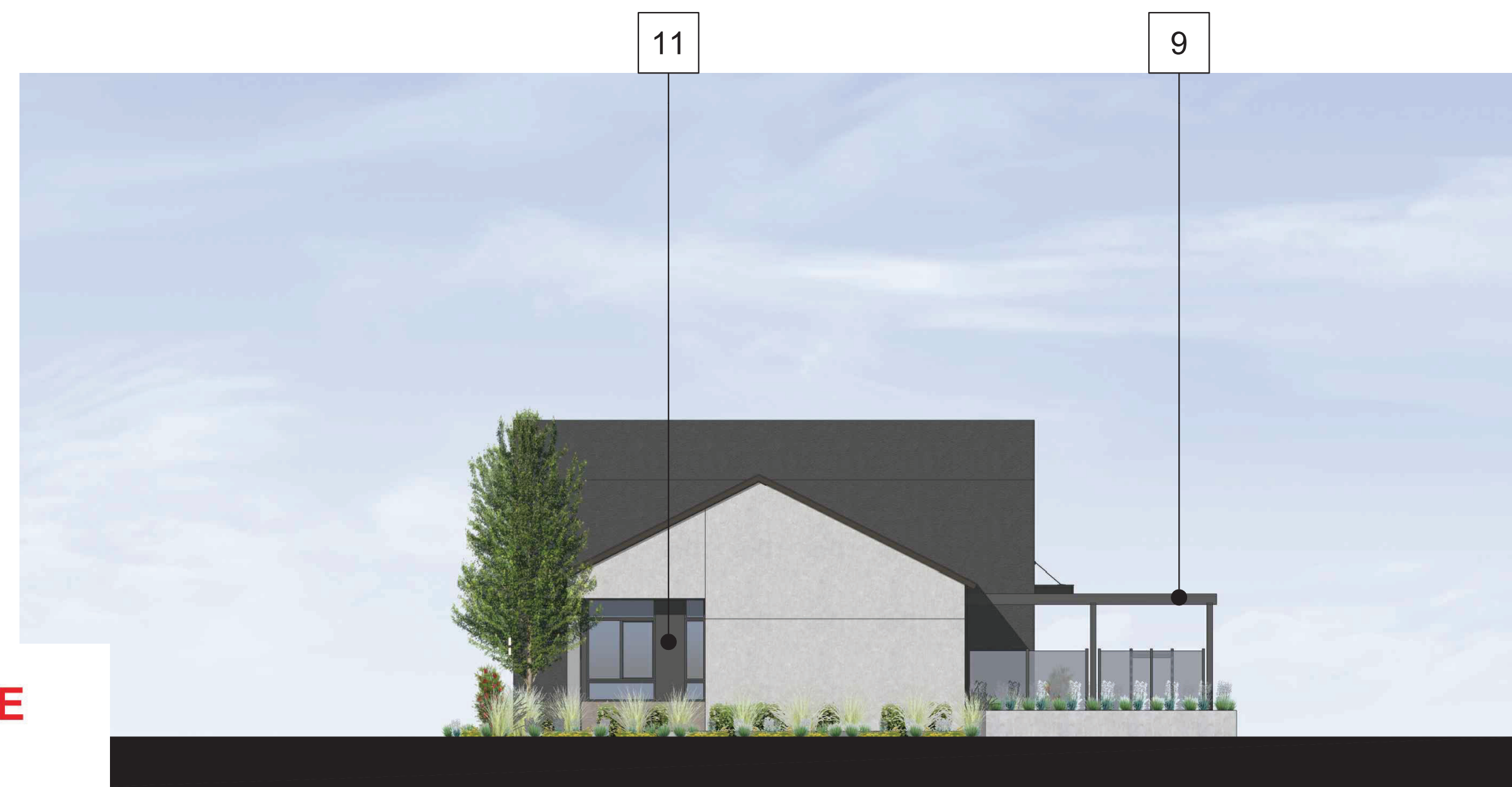
- | | |
|--------------------------|-----------------------------|
| 1. STUCCO | 8. FIBERGLASS DOOR |
| 2. TILE | 9. METAL TRELLIS |
| 3. VERTICAL SIDING | 10. UTILITY CLOSET |
| 4. ASPHALT SHINGLES ROOF | 11. ACCENT PANEL |
| 5. VINYL WINDOWS | 12. FASCIA |
| 6. METAL AWNING | 13. DECORATIVE LIGHTS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



LEFT



FRONT



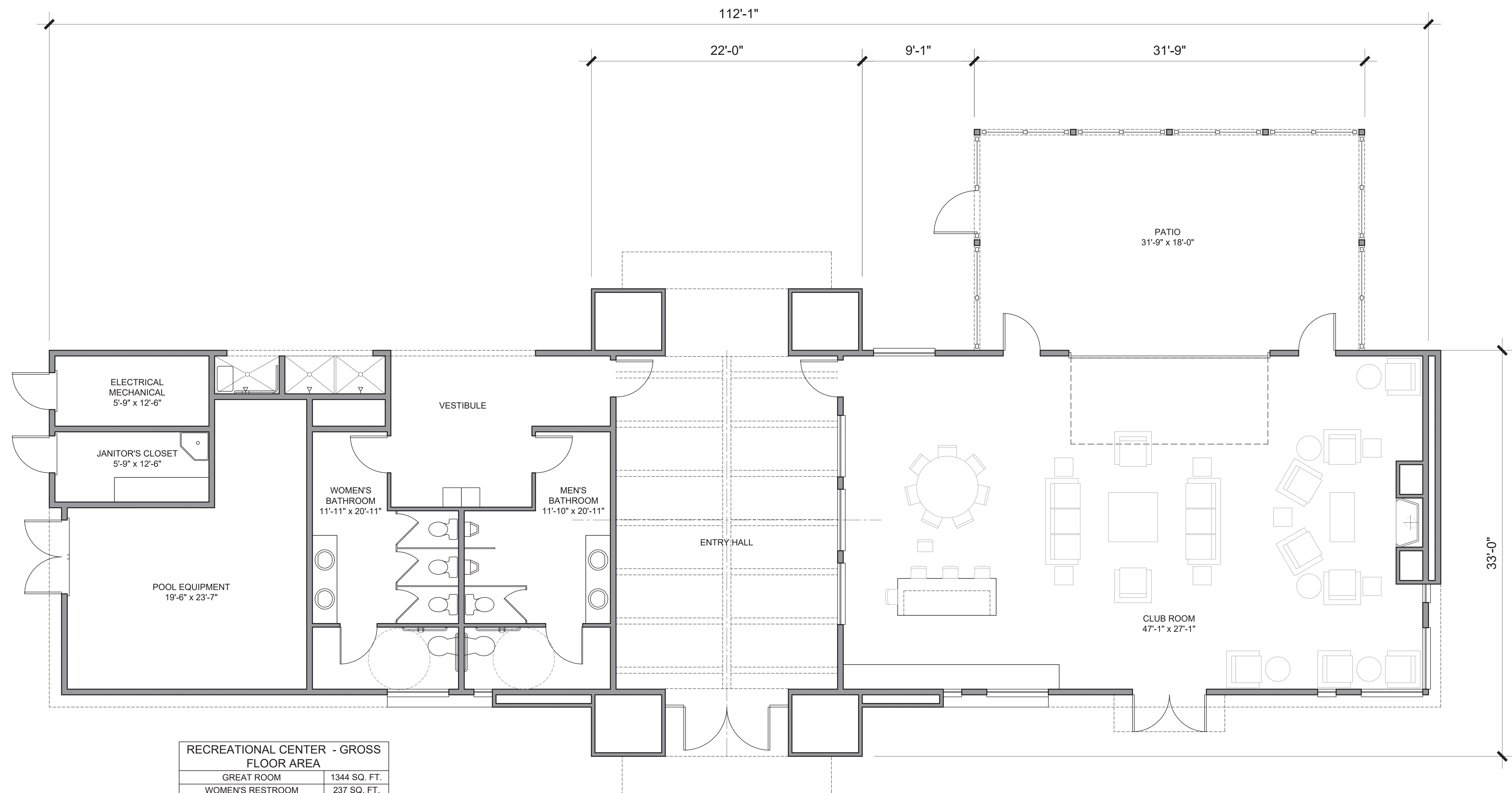
RIGHT



REAR

**CITY OF IRVINE
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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.
TOTAL BUILDING	2358 SQ. FT.
ENTRY HALL	568 SQ. FT.
PATIO	569 SQ. FT.
VESTIBULE	188 SQ. FT.
SHOWER	55 SQ. FT.
TOTAL (COVERED PATIO)	1137 SQ. FT.
TOTAL	3495 SQ. FT.

FIRST FLOOR

CITY OF IRVINE
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LEGEND

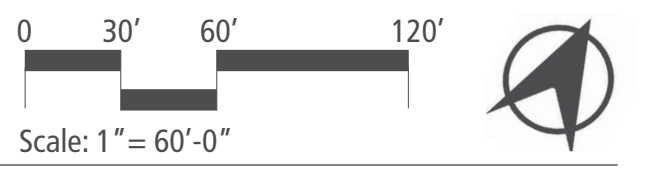
- | | |
|----------------------------|----------------------------|
| 1 Vehicular Entry | 6 Public Sidewalk |
| 2 Central Park & Swim Club | 7 Emergency Vehicle Access |
| 3 Linear Plaza Park | 8 Dog Park |
| 4 Community Open Space | — ADA Path of Travel |
| 5 Pedestrian Courtyard | |

**CITY OF IRVINE
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BY: Director of CD
CASE #: 00969511-PMP
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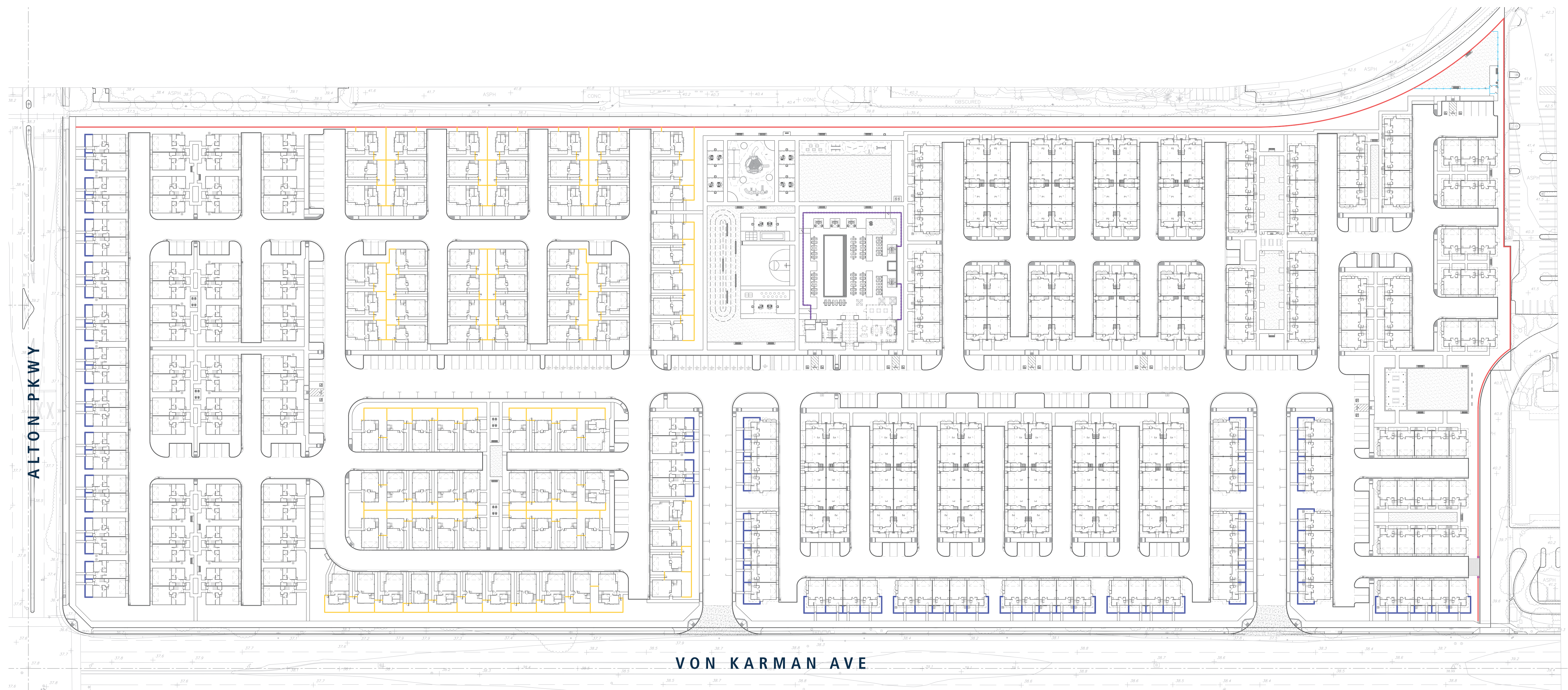
VKCC - CONCEPTUAL LANDSCAPE PLAN
IRVINE, CA



12.04.25

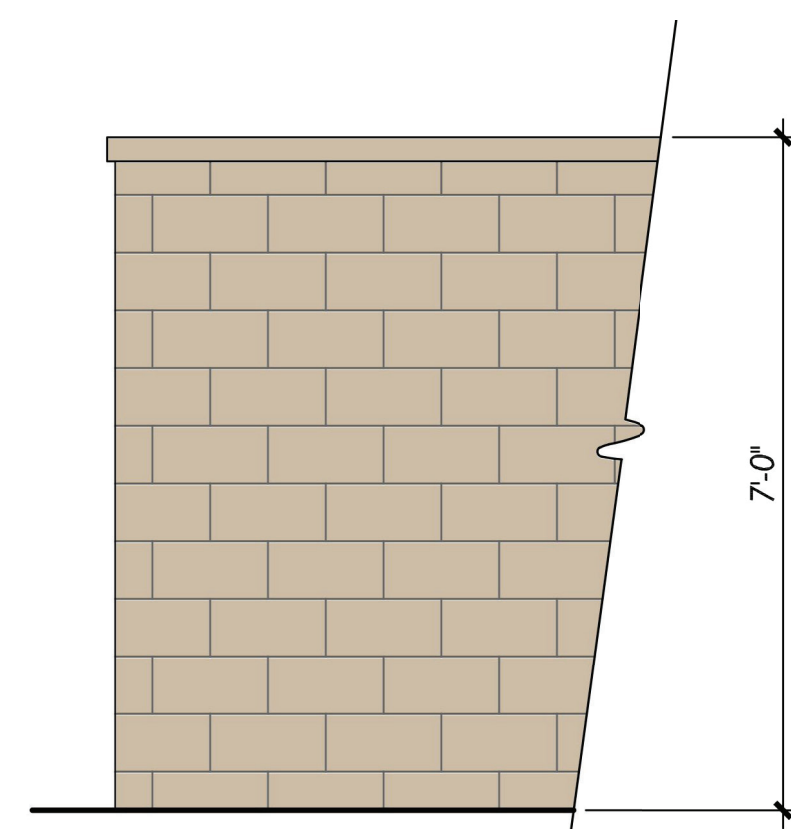
L-1



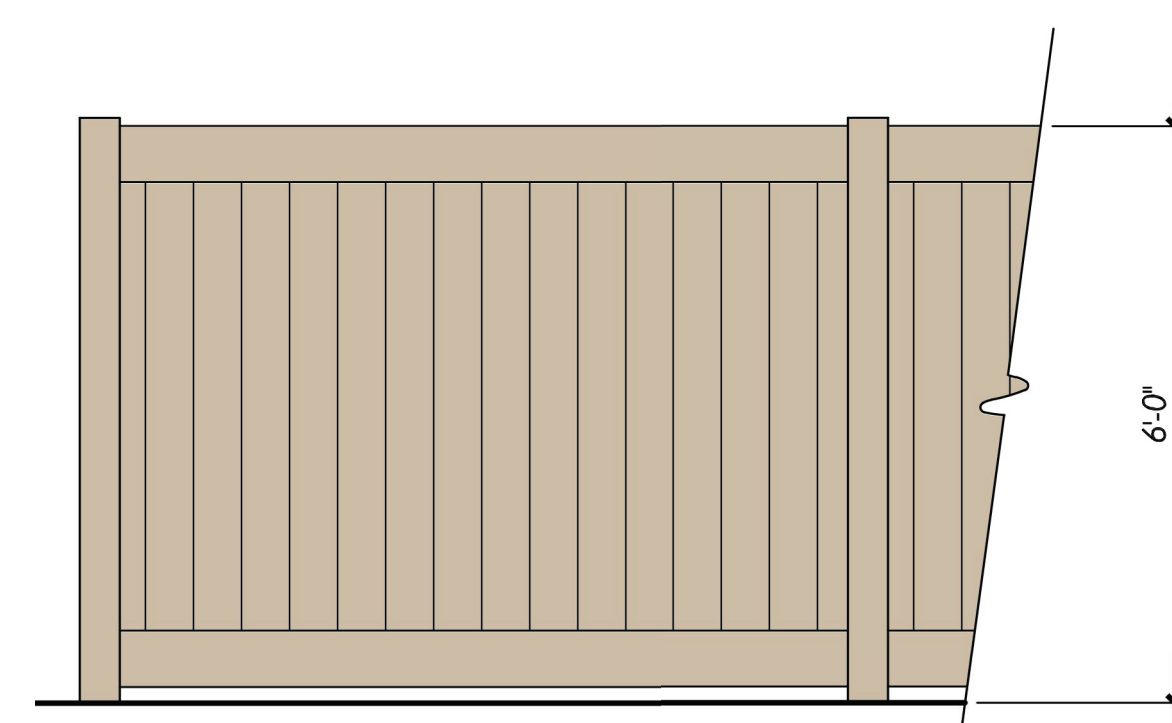


LEGEND

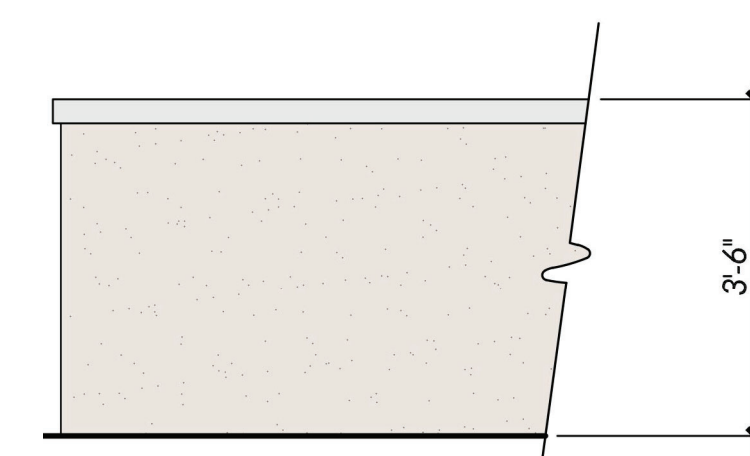
- Property Wall - 7'-0" Height
- Side Yard Fence - 6'-0" Height
- Patio Wall - 3'-6" Height
- Pool Enclosure Fence - 6'-0" Height
- Dog Park Fence - 4'-6" Height



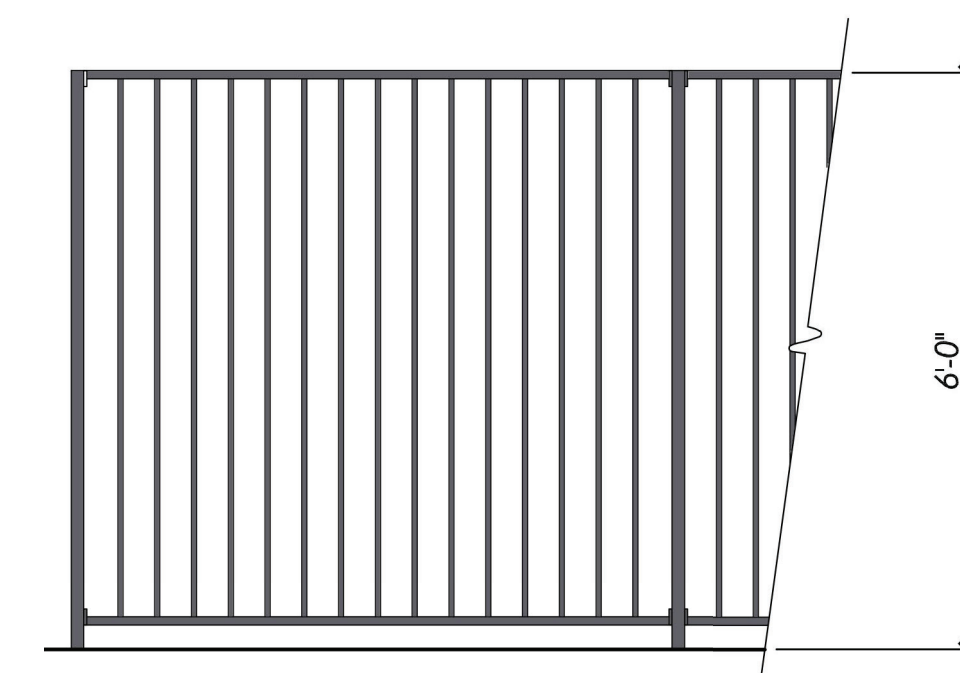
PROPERTY WALL



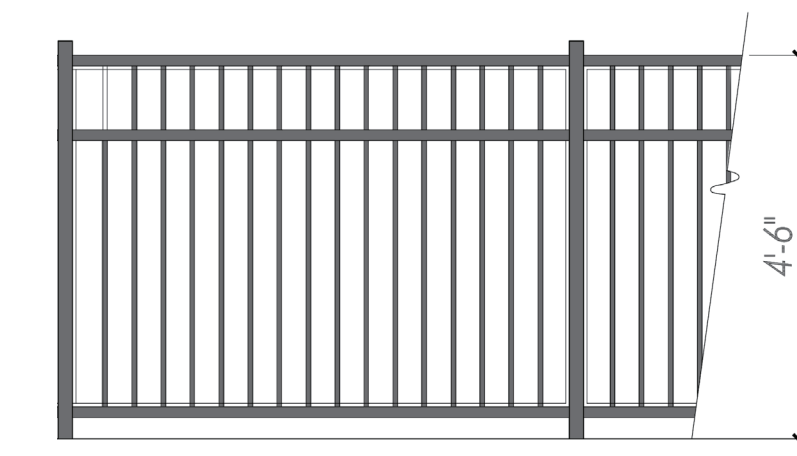
SIDE YARD FENCE



PATIO WALL



POOL ENCLOSURE FENCE



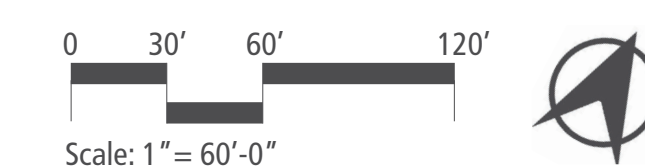
DOG PARK FENCE

**CITY OF IRVINE
APPROVED**



VKCC - CONCEPTUAL WALL AND FENCE PLAN
IRVINE, CA

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



12.04.25

L-2





CONCEPTUAL PLANT PALETTE

TREES

CANOPY TREES	
SCIENTIFIC NAME	COMMON NAME
<i>Olea europaea</i>	Olive Tree
<i>Platanus</i> spp.	Sycamore
<i>Quercus</i> spp.	Oak Tree
<i>Pinus canariensis</i>	Canary Island Pine
<i>Ulmus parviflora</i>	Chiense Elm
COURTYARD TREES	
SCIENTIFIC NAME	COMMON NAME
<i>Arbutus</i> 'Marina'	Marina Strawberry Tree
<i>Laurus nobilis</i>	Bay Laurel
<i>Lagerstroemia indica</i> 'Natchez'	Natchez Crape Myrtle
<i>Olea europaea</i>	Olive Tree
<i>Rhus lancea</i>	African Sumac
BACKGROUND TREES	
SCIENTIFIC NAME	COMMON NAME
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Southern Magnolia
<i>Melaleuca</i> spp.	Paperbark Tree
<i>Podocarpus</i> spp.	Fern Tree
<i>Streitzia nicolai</i>	Giant Bird of Paradise
<i>Tristania conferta</i>	Brisbane Box

STREET TREES	
SCIENTIFIC NAME	COMMON NAME
<i>Platanus acerifolia</i>	London Plane Tree
<i>Platanus racemosa</i>	Western Sycamore
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pistacia chinensis</i> 'Red Push'	Chinese Pistache
<i>Podocarpus gracilior</i>	Fern Tree
<i>Tipuana tipu</i>	Tipu Tree
<i>Ulmus parviflora</i>	Chinese Elm
MOTOR COURT TREES	
SCIENTIFIC NAME	COMMON NAME
<i>Geijera parviflora</i>	Australian Willow
<i>Koeleruteria bipinnata</i>	Chinese Flame Tree
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Rhus lancea</i>	African Sumac
<i>Spathodea campanulata</i>	African Tulip Tree
PALM TREES	
SCIENTIFIC NAME	COMMON NAME
<i>Archontophoenix alexandrae</i>	King Palm
<i>Phoenix dactylifera</i>	Date Palm

SHRUBS, GROUNDCOVERS, AND VINES

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

SHRUBS AND GROUNDCOVERS CONT'D		
<i>Pittosporum tobira</i> var.	Variegated Pittosporum	5 gal.
<i>Podocarpus macrophyllus</i> 'Maki'	Shrubby Yew Pine	5 gal.
<i>Prunus caroliniana</i> 'Bright n Tight'	Bright n Tight Carolina Laurel	15 gal.
<i>Rhaphiolepis</i> spp.	Indian Hawthorn	1 gal.
<i>Rosmarinus officinalis</i>	Rosemary	1 gal.
<i>Salvia</i> spp.	Sage species	1 gal.
<i>Trachelospermum jasminoides</i>	Star Jasmine	5 gal.
<i>Verbena illicina</i> 'De La Mina'	Cedros Island Verbena	5 gal.
<i>Westringia</i> spp.	Coast Rosemary	5 gal.
VINE AND ESPALIER		
SCIENTIFIC NAME	COMMON NAME	SIZE
<i>Bougainvillea</i> spp.	Bougainvillea	1 gal.
<i>Calliandra haematocephala</i>	Pink Powderpuff	1 gal.
<i>Distictis</i> spp.	Trumpet Vine	1 gal.
<i>Jasminum polyanthum</i>	White Jasmine	1 gal.
<i>Lonicera japonica</i>	Japanese Honeysuckle	1 gal.
<i>Macfadyena unguis-cati</i>	Cat's claw	1 gal.
<i>Trachelospermum jasminoides</i>	Star Jasmine	1 gal.
<i>Vitis</i> 'Roger's Red'	Roger's Red California Grape	1 gal.

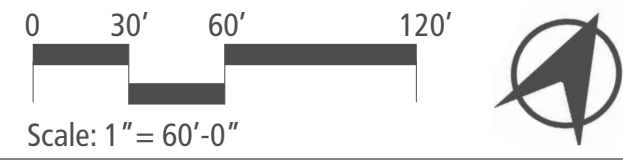


VKCC - CONCEPTUAL PLANTING PLAN

IRVINE, CA

CITY OF IRVINE
APPROVED

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



12.04.25 L-3



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:
Resolution No.

January 22, 2026
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