



January 26, 2026

Mr. Rick Hajost  
Irvine Company  
550 Newport Center Drive  
Newport Beach, CA 92660

**Sent Via Email:**  
[rhajost@irvinecompany.com](mailto:rhajost@irvinecompany.com)

**Subject: Approval of Minor Modification 00970757-PMP to Master Plan 00882754-PMP for the Colonnade at Irvine Market Place located at 3000 Marketplace Drive in Planning Area 4 (Lower Peters Canyon)**

Dear Mr. Hajost:

Community Development Department staff reviewed Modification 00970757-PMP which proposes a revision to the overall unit type of an approved multi-family residential project. The modification will convert two existing units previously designated as two-bedroom units with a den, to three-bedroom units. The project site is located at 3000 Marketplace Drive within the 4.9 Lower Peters Canyon Regional Commercial zoning district of Planning Area 4 (Lower Peters Canyon) and has a General Plan Designation of Regional Commercial.

In June 2023, the City approved General Plan Amendment 00863325-PGA, Zone Change 00870374-PZC, Development Agreement 00900866-PDA, Vesting Tentative Parcel Map 00884832-PTP, and Master Plan 00882754-PMP to allow development of a 1,261-dwelling-unit apartment complex (Irvine Market Place Residential) on approximately 15 acres within Phase II of Irvine Market Place. This approval included demolition of approximately 198,594 square feet of retail intensity, reconfiguration of on-site parking, and establishment of new residential development standards for the apartment community.

Master Plan 00882754-PMP therefore serves as the current entitlement for the residential portion of the site. This modification proposes to reclassify two existing residential units from a two-bedroom-plus-den floor plan to a three-bedroom floor plan. The modification also memorializes the unit mix as constructed, which is consistent with the previously approved total unit count. The requested modification is driven by construction updates that increased the functionality of the den areas such that they now qualify as bedrooms under applicable code standards. This modification represents a beneficial improvement by offering a more diverse range of units and does not alter the development footprint, unit count, site circulation, or previously approved land use.

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 project remains within the scope of the original approval of Master Plan 00882754-PMP, the governing entitlement for the residential portion of the site. The request is limited to an internal reclassification of the approved unit type. No changes to building footprints, site layout, circulation, grading, or overall unit count are proposed. Therefore, no additional environmental analysis is required.

The modification will not create the potential for significant environmental impacts beyond those previously analyzed for the approved master plan. As such, the project is exempt from the California Environmental Quality Act (CEQA) Guidelines per Section 15301 (Class 1 – Existing Facilities), which applies to minor alterations to existing structures involving negligible or no expansion of use. The project also does not trigger any exceptions identified in CEQA Guidelines Section 15300.2.

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 modification does not propose any exterior changes to the site or building and it will not increase the number of previously approved units and the site continues to maintain a surplus of 37 on-site parking spaces. No additional vehicle trips beyond the levels previously evaluated for the approved master plan are anticipated, and the modification does not introduce any new land uses or intensify site access demands. Therefore, the proposed modification would not cause significant or potentially significant on-site and off-site traffic impacts.

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

The proposed modification is limited to a minor change between unit types and does not introduce any new land uses or change the overall intensity authorized under Master Plan 00882754-PMP. The modification does not alter site layout, circulation, development standards or any condition of approval that formed the basis of the master plan findings. Therefore, the proposed modification is consistent with the

intent of the findings and conditions of approval for the original master plan (00882754-PMP). All applicable conditions from Planning Commission Resolution No. 23-3900, and subsequent modifications to the master plan, apply to this modification.

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 proposed modification involves only an internal revision to unit types, and does not propose to add, remove, or relocate any structures. No new land uses are introduced, and the overall number of residential units remains unchanged. Because the modification does not alter the approved land uses, development footprint, or site circulation, the project will not impact or introduce sensitive uses not previously considered under the original master plan (File No. 00882754-PMP) for this site.

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

The proposed modification is limited to changes to the unit type. The modification will not alter the existing building footprint, site plan, or setbacks under the previously approved master plan (File No. 00882754-PMP). As a result, the modification will not cause a reduction of landscaping.

As part of this minor modification, the unit mix is being updated to reflect the project as constructed, including the reclassification of two previously approved two-bedroom-plus-den units to three-bedroom units. As constructed, the residential development consists of 245 one-bedroom units, 183 two-bedroom units, and two three-bedroom units, consistent with the previously approved unit count under Master Plan 00882754-PMP. There is no additional parking required for three-bedroom units as opposed to two-bedroom units. As a result, the total number of units and required parking is unchanged. The project site will have a surplus of 37 parking spaces after the project is complete. Therefore, the proposed modification will not result in any adverse changes to landscaping or parking at the project site.

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 00970757-PMP.

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

The findings or conditions of approval for the original master plan will not be affected by the proposed modification because the proposed project does not result in a change of use, reduce parking below the applicable standard, cause a net loss of

landscaping, or cause other significant changes that substantially alters the intent/purpose of the original approval. This project is conditioned to comply with all conditions of approval from the original master plan (File No. 00882754-PMP). Therefore, the proposed modification is consistent with the intent of the findings and conditions of the original approval.

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

All conditions of approval associated with Master Plan 33538-MP, to the extent applicable to Phase II of The Market Place, and all applicable conditions of approval associated with Master Plan 00882754-PMP for the residential portion of the site – including subsequent modifications (File Nos. 00920117-PMPC and 00908227-PMPC) – shall remain in full force and effect.



Mr. Rick Hajost  
January 26, 2026  
Page 5 of 5

Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending at 5 p.m. Monday, February 2, 2026, the approval granted by this letter shall become effective Tuesday, February 3, 2026.

The stamped-approved plans for Minor Modification 00970757-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 Assistant Planner Samantha Zepeda at 949-724-5427 or via email at [szepeda@cityofirvine.org](mailto:szepeda@cityofirvine.org).

Sincerely,

A handwritten signature in cursive script that reads "Stephanie Frady".

Stephanie Frady, AICP  
Director of Community Development

Enclosures:

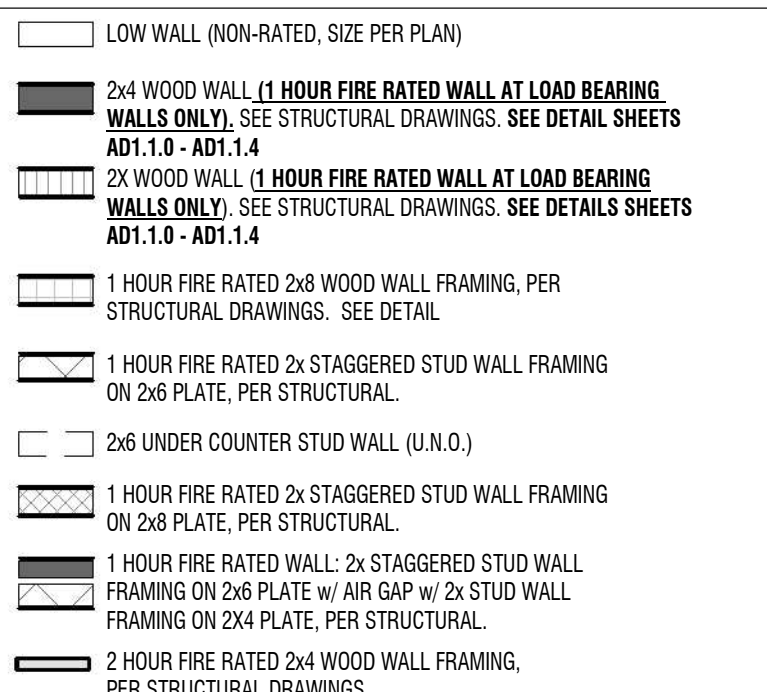
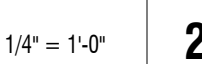
1. Approved Project Plans
2. Notice of Exemption

ec: Ann Wu, Acting Planning Manager  
Chris Chung, Principal Planner  
Files: 00970757-PMP; 00920117-PMPC; 00908227-PMPC; 00882754-PMP;  
33538-MP







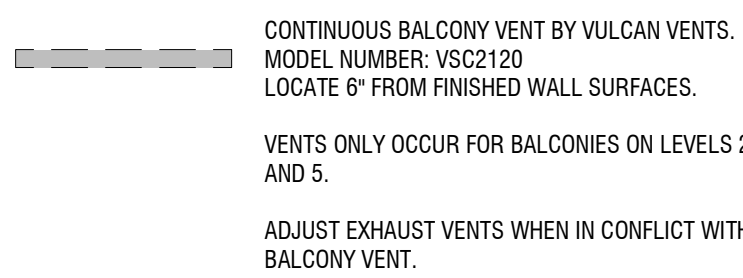


City of Irvine  
**APPROVED**

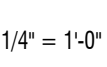
BY SAMANTHA ZEPEDA

CASE # 00970757-PMP

DATE 01/26/26



## 6





## COMPOSITE | EVFI | 1 PLAN

S H E E T

1° = 20'-0"

**ACCESSIBILITY NOTES:**

ACCESSIBILITY NOTES AND CODE SECTIONS INDICATED HEREIN ARE ABBREVIATED

1. SCHEDULING AND ACCESS REQUIREMENTS: REFERENCE THE CURRENT BUILDING CODE FOR COMPLETE DESCRIPTION OF REQUIREMENTS.

2. ELEVATOR BUILDINGS WILL PROVIDE ACCESSIBILITY FOR THE DISABLED TO AND THROUGH ALL COMMON AREAS OF THE BUILDING, ACCESSIBLE ALL LEVELS, AND ACCESS WITHIN WAYS PER C.B.C. SECTION 104.0. ELEVATORS TO COMPLY WITH CAN AND INSTALLATION REQUIREMENTS OF C.B.C. SECTION 104.0.

3. WALKWAYS, TERRAZZES, CORRIDORS, ETC. SHALL NOT HAVE A CROSS SLOPE EXCEEDING 2% CROSS SLOPE IN ANY DIRECTION PER C.B.C. SECTION 113.04.

4. DOWNSLOPE SHALL BE ESTABLISHED, NOT EXCEEDING 2% SLOPE PER C.B.C. SECTION 1128.4 AND 2% SLOPE 1/5 INCHES, THEREHOLD SHALL NOT EXCEED 1/2" HEIGHT OF LEVEL SUCH, CHANGE LONGITUDINE HEIGHT OF TRESHOLD PATEL PER SECTION 1128.4.21.

5. PROJECTIONS FROM WALLS SUCH AS, SIGNS, LIGHT FIXTURES, ARCHITECTURAL DETAILS, STAIRS, DRINKING FOUNTAINS, ETC. ALONG WITH ANY OBSTACLE OF TRAVEL OR TRAVEL OBSTACLE PER SECTION 103.0. PROJECTIONS OUTSIDE OF 0.65 METER FROM THE MINIMUM FINISH FLOOR ELEVATION SHALL NOT PROJECT MORE THAN 4" FROM THE WALL SURFACE OR HAVE FLOOR LEVEL BARRIERS IMMEDIATE 27" HIGH MEETING CAN REQUIREMENTS.

6. SIGNAGE, IDENTIFICATION, ORIENTATION, LOCATION, ETC. TO BE PROVIDED IN CONFORMANCE WITH C.B.C. SECTION 1143.0

**UNIT A2.28**  
**1100**

THE TOP NUMBER INDICATES UNIT PLAN TYPE - R=REVERSE PLAN, THE MIDDLE NUMBER INDICATES INDIVIDUAL, UN  
NUMBER FOR COORDINATION AND IDENTIFICATION OF THE UNIT DURING CONSTRUCTION, CONTRACTOR TO PROVIDE  
THIS NUMBER AFFIXED AND MAINTAINED AT EACH UNITS MAIN ENTRY DOOR THROUGHOUT THE DURATION OF  
CONSTRUCTION, THIS NUMBER BY INCLUSION IN THIS SET IS NOT INTENDED TO SUGGEST THE NUMBER TO BE THE LEG

ILLUMINATED EXIT SIGN W/ BATTERY BACK-UP & FLOOR LEVEL EXIT SIGN PER CBC 1101. SEE ELECTRICAL DRAWING  
FOR MORE INFORMATION. EXIT SIGN SHALL BE ILLUMINATED AT ALL TIMES. INTERNALLY ILLUMINATED CRYSTAL SIGN  
SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE  
MANUFACTURERS INSTRUCTIONS AND CBC CHAPTER 27.

IMAGINARY PROPERTY LINES SHOWN ON THIS PLAN ARE FOR THE PURPOSE OF SUBSTANTIATING WALL, OPENING, AND PROJECTION CONCERNS RELATIVE TO THE CODE CLASSIFICATION OF THE APARTMENT BUILDINGS. THESE ARE NOT "RECORDED" DEMARCATIONS.

3HR FIRE WALL - DOUBLE STUD / SEE SHEET AD1.3.0 & AD1.3.1

 2HR FIRE BARRIER / SEE SHEET AD1.2.0, AD1.2.1 & AD1.2.2


 The building icon is a simple black and white drawing of a rectangular structure with a flag on top.

NOTES:

A. A FIRE DAMPER SHALL BE INSTALLED IN FIRE WALL PENETRATIONS. IF SUCH FIRE WALL SERVES AS A HORIZONTAL EXIT, A DAMPER NUMBER IS ALSO REQUIRED. (202747.5.1)

B. A FIRE DAMPER SHALL BE INSTALLED IN FIRE BARRIERS. IF SUCH FIRE BARRIER IS LOCATED IN A GROUP A, E, H, I OR L OCCUPANCY, IN A HIGH-RISE BUILDING OR IF IT SERVES AS A HORIZONTAL EXIT, A SMOKE DAMPER IS ALSO REQUIRED (CBC 717.5.2).


C. A FIRE DAMPER AND A SMOKE DAMPER SHALL BE INSTALLED IN SHAFT ENCLOSURES (CBC 717.5.3).

E. A FIRE DAMPER SHALL BE INSTALLED IN EXTERIOR WALLS IS REQUIRED TO BE FIRE-RESISTANCE RATED (CBC717.5.6).

HATCH INDICATES EXPOSED CONCRETE FLOOR WITH MEDIUM BROOM WITH SWIRL PATTERN FINISH PER SPEC SECTION 03 3000, AND SEALER PER SPEC SECTION 09 6120. PLASTER STUCCO FINISH REQUIRED PER CBC 2508.2 TO OCCUR WALLS AND CLG'S.


HATCH INDICATES EXPOSED CONCRETE FLOOR AT PRIVATE PATIOS ON LEVEL 1 WITH LIGHT BROOM FINISH PER SPEC.

 SECTION 03 3300 AND SEALER PER SECTION 09 6120.

 BUILDING ADDRESS SIGNAGE LOCATION - SEE SIGNAGE SHEETS FOR SPECIFICATION. SEE BUILDING ELEVATIONS FOR MOUNTING HEIGHT.

ENTRY DIRECTORY SIGNAGE - SEE SIGNAGE SHEETS FOR SPECIFICATION. SEE BUILDING ELEVATIONS FOR MOUNTING HEIGHT

 BUILDING DIRECTORY SIGNAGE LOCATION WITH 'YOU ARE HERE' DESIGNATION - SEE SIGNAGE SHEETS FOR SPECIFICATION. SEE BUILDING ELEVATIONS FOR MOUNTING HEIGHT.

 HATCH INDICATES TRAFFIC COATING OVER PLYWOOD SHEATHING AT PRIVATE PATIOS ON LEVELS 2 - 4 PER SPEC SECTION 07 1813.

HATCH INDICATES EXTENT OF 2-1/2" MINIMUM HARDROCK TOPPING OVER DRAIN BOARD IN FLOOR/CEILING ASSEMBLY AT LEVELS 2-4. APPLY EPOXY COATING ON OPEN CORRIDOR FLOORS PER SPEC SECTION 07 1800. PLASTER STUCCO

ADDITIONAL LAYER OF 5/8" GYPSUM TYPE 'X' DRYWALL AS INDICATED ON FIRE MASTER PLAN. ADDITIONAL LAYER TO

**BUILDING PLAN LEGEND**

City of Irvine  
**APPROVED**

**DATE** 01/26/26





**DATE** 01/26/26

City of Irvine  
**APPROVED**

**BY** SAMANTHA ZEPEDA

**CASE #** 00970757-PMP

**DATE** 01/26/26

**ACCESSIBILITY NOTES:** ACCESSIBILITY NOTES AND CODE SECTIONS INDICATED HEREWITH ARE ABBREVIATED

1. **GENERAL ACCESSIBILITY REQUIREMENTS:** REFERENCE THE CURRENT BUILDING CODE FOR COMPLETE DESCRIPTION OF REQUIREMENTS.

2. **ELEVATOR BUILDINGS** WILL PROVIDE ACCESSIBILITY FOR THE DISABLED TO AND THROUGH ALL COMMON AREAS OF THE BUILDING. ACCESSES TO ALL ELEVATORS AND ACCESS WITHIN UNITS PER C.B.C. SECTION 1106A. ELEVATORS TO COMPLY WITH CAB AND INSTALLATION REQUIREMENTS OF C.B.C. SECTION 1106A.

3. **WALKWAYS, ENTRY BALCONIES, CORRIDORS, ETC.** SHALL NOT HAVE A CROSS SLOPE EXCEEDING 2% CROSS SLOPE IN ANY DIRECTION PER C.B.C. SECTION 1113A.

4. **DOORS** SHALL BE INSTALLED LEVEL EXCEPT EXCEEDING 2% SLOPE PER C.B.C. SECTION 1128A.2 AND 1010.1.5. THRESHOLDS SHALL EXCEED 1/2" HEIGHT OF FLOOR LEVEL CHANGE INCLUDING HEIGHT OF THRESHOLD PLATE PER SECTION 1128A.2.1.

5. **PROJECTIONS FROM WALLS** SUCH AS SIGNS, LIGHT FIXTURES, ARCHITECTURAL DETAILS, STAIRS, DRINKING FOUNTAINS, ETC. OR LESS THAN 4" FROM THE FLOOR WITH A 1/4" WITH CHAIR RAILS PER SECTION 1010.1.5 PROJECTIONS OCCURRING ON, OR ALONG, OR ABOVE THE IMMEDIATE FLUSH FLOOR ELEVATION SHALL NOT PROJECT MORE THAN 4" FROM THE WALL SURFACE OR HAVE FLOOR LEVEL BARRIERS MINIMUM 27" HIGH MEETING CODE REQUIREMENTS.

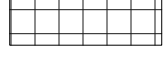
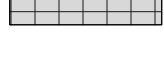

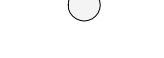







6. **INTERIORS** SHALL BE FINISHED WITH A NON-SLIP TEXTURE. LOCATION ETC. TO BE PROVIDED IN CONFORMANCE WITH C.B.C. SECTION 1143A.

**UNIT A2.28**  
**1100**

THE TOP NUMBER INDICATES UNIT PLAN TYPE - R=REVERSE PLAN, THE MIDDLE NUMBER INDICATES INDIVIDUAL, UN  
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ILLUMINATED EXIT SIGN W/ BATTERY BACK-UP & FLOOR LEVEL EXIT SIGN PER CBC 1101. SEE ELECTRICAL DRAWING  
FOR MORE INFORMATION. EXIT SIGN SHALL BE ILLUMINATED AT ALL TIMES. INTERNALLY ILLUMINATED EXIT SIGN  
SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE  
MANUFACTURERS INSTRUCTIONS AND CBC CHAPTER 27.

- IMAGINARY PROPERTY LINES SHOWN ON THIS PLAN ARE FOR THE PURPOSE OF SUBSTITUTING WALL, OPENING, AND PROTECTION CONCEPTS RELATIVE TO THE CODE CLASSIFICATION OF THE APARTMENT BUILDINGS. THESE ARE NOT "RECORDED" DEMARCATIONS.
- 1/1A7.1.1
- MATCHLINE
- 3HR FIRE WALL - DOUBLE STUD / SEE SHEET AD1.3.0 & AD1.3.1
- 2HR FIRE BARRIER / SEE SHEET AD1.2.0, AD1.2.1 & AD1.2.2
- 2HR EXTERIOR WALL - FRIT / SEE SHEET AD1.2.0, AD1.2.1 & AD1.2.2
- 2HR EXTERIOR FURRED OUT WALL - FRIT / SEE SHEET 10/AD1.2.2
- NOTES:
- A. A FIRE DAMPER SHALL BE INSTALLED IN FIRE WALL PENETRATIONS. IF SUCH FIRE WALL SERVES AS A HORIZONTAL EXIT, A SMOKE DAMPER SHALL ALSO BE REQUIRED (IBC 717.5.1).
- B. A FIRE DAMPER SHALL BE INSTALLED IN FIRE BARRIERS. IF SUCH FIRE BARRIER IS LOCATED IN A GROUP A, E, H, L OR OCCUPANCY IN A HIGH-RISE BUILDING OR IF IT SERVES AS A HORIZONTAL EXIT, A SMOKE DAMPER IS ALSO REQUIRED (IBC 717.5.2).
- C. A FIRE DAMPER AND A SMOKE DAMPER SHALL BE INSTALLED IN SHaft ENCLOSURES (IBC 717.5.3).
- D. A FIRE DAMPER SHALL BE INSTALLED IN FIRE PARTITIONS. IF SUCH FIRE PARTITION IS PART OF A CORRIDOR, A SMOKE DAMPER IS ALSO REQUIRED (IBC 717.5.4).
- E. A FIRE DAMPER SHALL BE INSTALLED IN EXTERIOR WALLS IS REQUIRED TO BE FIRE-RESISTANCE RATED (IBC 717.5.6).
- F. NO MECHANICAL PENETRATIONS ALLOWED IN FIRE WALLS.

- |   |  |
|---|--|
|  | HATCH INDICATES EXPOSED CONCRETE FLOOR WITH MEDIUM BROOM WITH SWIRL PATTERN FINISH PER SPEC SECTION 03 3000, AND SEALER PER SPEC SECTION 09 6120. PLASTER STUCCO FINISH REQUIRED PER CBC 2508.2 TO OCCUR ON WALLS AND CLGS.  |
|  | HATCH INDICATES EXPOSED CONCRETE FLOORS WITH EPOXY COATING PER SPEC SECTION 07 1800. PLASTER STUCCO FINISH REQUIRED PER CBC 2508.2 TO OCCUR ON WALLS AND CLGS. TAKE STUCCO FINISH AROUND POP-OUTS AT WALLS AND SOFFITS AT CLG. IN ORDER TO TRANSITION TO DRYWALL AT AN INSIDE CORNER. - <b>SEE DETAILS 17 &amp; 18A-D</b> - FOR WALL-FLOOR FINISH TRANSITION.  |
|  | HATCH INDICATES EXPOSED CONCRETE FLOOR AT PRIVATE PATIOS ON LEVEL 1, WITH LIGHT BROOM FINISH PER SPEC SECTION 03 3300 AND SEALER PER SECTION 09 6120.  |
|  | BUILDING ENTRANCE SIGNAGE LOCATION - SEE SIGNAGE SHEETS FOR SPECIFICATION. SEE BUILDING ELEVATIONS FOR MOUNTING HEIGHT.  |
|  | ENTRY DIRECTORY SIGNAGE - SEE SIGNAGE SHEETS FOR SPECIFICATION. SEE BUILDING ELEVATIONS FOR MOUNTING HEIGHT.   |
|  | BUILDING NAME SIGNAGE LOCATION - SEE SIGNAGE SHEETS FOR SPECIFICATION. SEE BUILDING ELEVATIONS FOR MOUNTING HEIGHT.  |
|  | BUILDING DIRECTORY SIGNAGE LOCATION WITH "YOU ARE HERE" DESIGNATION - SEE SIGNAGE SHEETS FOR SPECIFICATION. SEE BUILDING ELEVATIONS FOR MOUNTING HEIGHT.   |
|  | HATCH INDICATES TRAFFIC COATING OVER PLYWOOD SHEATHING AT PRIVATE PATIOS ON LEVELS 2 - 4 PER SPEC SECTION 07 1813.   |
|  | HATCH INDICATES TRAFFIC COATING OVER HARDROCK CONCRETE AT LEVEL 1 PRIVATE PATIOS OVER PODIUM SLAB PER SPEC SECTION 07 1813.  |
|  | HATCH INDICATES EPOXY COAT 3/16" MINIMUM HARDPOUR TOPPING OVER DRAB BOARD IN FLOORCEILING ASSEMBLY ON LEVELS 2-4. APPLY EPOXY COATING ON OPEN CORRIDOR FLOORS PER SPEC SECTION 07 1800. PLASTER STUCCO FINISH REQUIRED PER CBC 2508.2 TO OCCUR ON WALLS AND CLGS. TAKE STUCCO FINISH AROUND POP-OUTS AT WALLS AND SOFFITS AT CLG. IN ORDER TO TRANSITION TO DRYWALL AT AN INSIDE CORNER. - <b>SEE DETAILS 17 &amp; 18A-D</b> - FOR WALL-FLOOR FINISH TRANSITION. |
|  | ADDITIONAL LAYER OF 5/8" GYPSUM TYPE "X" DRYWALL AS INDICATED ON FIRE MASTER PLAN. ADDITIONAL LAYER TO BE PROVIDED ON EACH SIDE OF THE SHARED WALL FOR EACH UNIT ON ALL LEVELS AT THE WALL JOINT DEFICIENCY.   |

### BUILDING PLAN LEGEND

Project Number:		2022-039	
Plan Check Number:		CASE # 0097075	
A	08/18/2023		
A4	06/28/2024	A17	01/24/2024
A5	07/25/2024	A19	04/18/2024
A11	10/01/2024	A25	TBD
A15	11/15/24		

S H E E T



# 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: Samantha Zepeda**  
**Assistant Planner**  
**949-724-5427**  
**szepeda@cityofirvine.org**

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

**Project Title and File No.:** Minor Modification to Master Plan 00882754-PMP (File No. 00970757-PMP)

**Project Location:** The project is located at 3000 Marketplace in Planning Area 4 (Lower Peters Canyon), in the City of Irvine, County of Orange.  
(include County)

**Project Description:** The project is a Minor Modification to Master Plan 00882754-PMP to reclassify two previously approved two-bedroom-plus-den residential apartment units as three-bedroom units.

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

**Approval Date:** January 26, 2026  
**Resolution No.** n/a

**Project Applicant:** Irvine Company  
550 Newport Center Drive  
Newport Beach, CA 92660  
Attn: Rick Hajost  
949-720-5529  
rhajost@irvinecompany.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:
- ☒ Categorical Exemption: Section 15301, Class 1 for Existing Facilities
- ☐ General Rule Exemption (Section 15061(b)(3))

**Reasons Why Project Is Exempt:**

Project is exempt pursuant to CEQA Guidelines Section 15301 (Class 1) Existing Facilities; which applies to the operation, repair, maintenance, and minor alteration of existing structures involving negligible or no expansion of use. The project reclassifies two existing residential units from two-bedroom-plus-den to three-bedroom units. The project is minor in nature and will not expand on the existing land use.

Samantha Zepeda, Assistant Planner  
**Name and Title**

*Samantha Zepeda*  
**Signature**

January 26, 2026  
**Date**

ENCLOSURE 2