



January 27, 2026

Mr. Josh Martinez  
5392 Sierra Roja Road  
Irvine, CA 92603

**Sent Via Email:**  
[josh@ossahomes.com](mailto:josh@ossahomes.com)

**Subject: Residential Setback Deviation for 5392 Sierra Roja Road in Planning Area 21 (Turtle Rock); File No. 00976999-PSD**

Dear Mr. Martinez:

Community Development Department staff reviewed your request for a deviation from the required side-yard setback for a proposed residential addition at 5392 Sierra Roja Road in Planning Area 21 (Turtle Rock) (Enclosure 1). The property is zoned 2.2 Low Density Residential and subject to the general development standards contained in Section 3-37-13 of the Irvine Zoning Ordinance (Enclosure 2).

In December 2025, building plans were submitted for a residential addition with a 3-foot side-yard setback. More specifically, the plans show a 220-square-foot ground floor addition continuing along an existing 3-foot side-yard setback. These plans also show another 72-square-foot area of the addition, which complies with all applicable development standards and does not require a deviation. Pursuant to the Zoning Ordinance, a minimum 5-foot-side-yard setback is required unless a deviation is granted pursuant to Section 3-27-13.

The property at 5392 Sierra Roja Road (Lot 51 of Tract 6853) is developed with an approximately 1,798-square-foot one-story single-family residence originally constructed in 1971. The property fronts Sierra Roja Road to the north, Shady Canyon Drive to the south, and is surrounded by existing single-family residential dwellings to the east and west. In compliance with County approvals for the "Turtle Rock Development Plan," as evidenced by the approved 1969 grading plans (Enclosure 4), the existing structure was developed with a 3-foot side yard setback along the eastern property line.

Chapter 2-40 of the Zoning Ordinance establishes the residential setback deviation procedure which allows residential building additions to use the building setback requirement in effect at the time that the unit was originally constructed, subject to approval by the Director of Community Development. Approval of a setback deviation request is subject to the following findings per Section 2-40-5 of the Zoning Ordinance:

- A. A representative number of units in the tract, which were subject to the same original setback requirement, have existing structures legally built to the setbacks similar to those being requested.

The proposed residential addition at 5392 Sierra Roja Road will continue to use the legal non-conforming side-yard setback standard in place at the time the residence was constructed. There are several units in the tract that were subject to the same original setback requirement and that have legally built additions similar to the proposed request. Staff identified seven approved residences within Tract 6853 with first or second-story additions built at the same reduced side-yard setback (Enclosure 5):

- 19522 Sierra Soto Road, approved in 1983 (File No. 00054952-OLDS)
- 19532 Sierra Soto Road, approved in 1994 (File No. 00136893-RBPR)
- 5522 Sierra Roja Road, approved in 1997 (File No. 00158645-RBPR)
- 5472 Sierra Roja Road, approved in 2003 (File No. 00345435-RBPR)
- 19522 Sierra Soto Road, approved in 2010 (File No. 00505262-RBPR)
- 5565 Sierra Verde Road, approved in 2011 (File No. 00527403-RBPR)
- 5432 Sierra Roja Road, approved in 2021 (File No. 00850715-RBPR)

These approvals demonstrate similar structures and additions with reduced setbacks have been approved in the vicinity of the project site.

- B. The construction of the building addition to the original setback requirement will be in harmony with the character of the neighborhood.

Construction of the building addition with a reduced setback will be in harmony with the character of the neighborhood. Other residential units within Tract 6853 were also developed with a 3-foot side-yard setback. The placement, scale, massing, and height of the proposed addition is consistent with the character of the neighborhood which includes a mix of one- and two-story residences in a range of architectural styles. The applicant will be required to obtain approval for the necessary building permit(s) to ensure the addition is consistent with the current Building Code and relevant Irvine Zoning Ordinance requirements with the allowed exception of the reduced side-yard setback. Therefore, construction of the building addition will be in harmony with the scale and aesthetic character of surrounding homes.

- C. The design materials and amenities utilized in the building addition will be consistent with the character of the neighborhood.

The proposed addition to the existing residence is consistent with the existing materials, color, and design of the residential units in the neighborhood. The

Mr. Josh Martinez  
January 27, 2026  
Page 3 of 3

applicant has obtained and provided proof of the homeowners' association design approval for the proposed addition (Enclosure 6) and has obtained an adjacent property owner acknowledgement form for the proposed work with no objections to the planned additions (Enclosure 7). Furthermore, the proposed addition would be consistent in scale with other approved properties mentioned above and the proposed setback will not further encroach into the setback area of the existing building footprint. Therefore, the overall design of the building addition will be consistent with the scale and general character of the neighborhood.

Based on an analysis of this request, staff has determined that the proposed addition meets the required findings. Therefore, the request for a 3-foot setback for the proposed addition, as depicted in Enclosure 3, is approved. **Please include a copy of this approval letter on the plans for your next building permit application submittal.**

Unless an appeal is filed prior to the expiration of the five-day appeal period ending at 5 p.m. Tuesday, February 3, 2026, the approval granted by this letter shall become effective Wednesday, February 4, 2026.

If you have any questions or concerns on this matter, please do not hesitate to contact Assistant Planner Siobhan Gumapac-McGuire at 949-724-6351 or via email at [sgumapac-mcguire@cityofirvine.org](mailto:sgumapac-mcguire@cityofirvine.org).

Sincerely,



Stephanie Frady, AICP  
Director of Community Development

Enclosures:

1. Letter of Request Dated January 9, 2026
2. Section 3-37-13, 2.2 *Low Density Residential Standards*, of the Irvine Zoning Ordinance
3. Preliminary Building Plans (File No. 00958852-RRA)
4. TR 6983 and 6853 Grading Exhibits
5. Examples of Approved Building Site Plans
6. Homeowners Association Design Approval Letter
7. Adjacent Property Owner Acknowledgement Form

ec: Ann Wu, Acting Planning Manager  
Nick Melloni, Principal Planner  
File: 00976999-PSD

**RE: SETBACK DEVIATION REQUEST 5392 Sierra Roja Rd. Irvine, CA 92603**

TO: City of Irvine  
Planning Division  
1 Civic Center Plaza  
Irvine, CA 92623

DATE: January 9, 2026

Project ID: 55263

Project No.: 00958852-RRA-REV1

Dear Planning Staff,

On behalf of the property owner, OSSA Homes LLC, as the project designer and authorized representative, respectfully submits this request for a setback deviation in support of a proposed ±220 square foot rear addition to the existing single-story residence located at 5392 Sierra Roja Road.

**Project Description**

The proposed project consists of a rear yard addition to create an expanded primary bedroom and ensuite bathroom. The addition is designed as a direct extension of the existing rear/side bedroom wall plane and does not introduce a new encroachment condition beyond what currently exists on the property.

Based on a recently prepared land survey, the existing residence is located approximately 3.0 feet from the property line, with an additional 3.0-foot easement along the same side. The existing structure was legally constructed in this location and represents an established condition within the tract.

**OSSA Homes LLC**

Project Designer / Josh Martinez

T: (714) 488-3327 / E: [josh@ossahomes.com](mailto:josh@ossahomes.com) / W: [www.ossahomes.com](http://www.ossahomes.com)

**ENCLOSURE 1**

**RE: SETBACK DEVIATION REQUEST 5392 Sierra Roja Rd. Irvine, CA 92603**

**Basis for Deviation Request**

The proposed addition maintains full alignment with the existing building footprint and wall plane and is intended to preserve consistency with the original site planning of the residence. The project does not expand the degree of setback encroachment but instead continues an existing condition in a limited and controlled manner.

Additionally, similar setback conditions are prevalent throughout the surrounding tract. For reference, we have provided documentation and photos of nearby properties within Tract 6853 that have been legally permitted and constructed with comparable setbacks, including but not limited to:

19532 Sierra Soto Rd. (00136893-RBPR)

19522 Sierra Soto Rd. (00054952-OLDS)

19522 Sierra Seco Rd. (00505262-RBPR)

5565 Sierra Verde Rd. (00527403-RBPR)

5522 Sierra Roja Rd. (00158645-RBPR)

5472 Sierra Roja Rd. (00345435-RBPR)

5432 Sierra Roja Rd. (00850715-RBPR)

These examples demonstrate that the proposed setback condition is consistent with the established development pattern in the neighborhood.

**OSSA Homes LLC**

Project Designer / Josh Martinez

T: (714) 488-3327 / E: [josh@ossahomes.com](mailto:josh@ossahomes.com) / W: [www.ossahomes.com](http://www.ossahomes.com)

**RE: SETBACK DEVIATION REQUEST 5392 Sierra Roja Rd. Irvine, CA 92603**

Design Compatibility

The addition has been designed to be architecturally harmonious with the existing residence and surrounding community. Existing exterior materials, finishes, roof form, and window proportions will be extended to ensure visual continuity and neighborhood compatibility.

Conclusion

The requested setback deviation supports reasonable residential expansion while respecting existing site constraints, established building patterns, and neighborhood character. Approval of this request will allow the property to be improved in a manner consistent with both the existing structure and the broader tract context.

We appreciate your consideration of this request. Should you require any additional information or clarification, please do not hesitate to contact us.

Respectfully submitted,

OSSA Homes LLC

Josh Martinez

714-488-3327

**OSSA Homes LLC**

Project Designer / Josh Martinez

T: (714) 488-3327 / E: [josh@ossahomes.com](mailto:josh@ossahomes.com) / W: [www.ossahomes.com](http://www.ossahomes.com)

Sec. 3-37-13. - 2.2 Low Density Residential.

- A. *Intent.* This category allows zero to 6.5 dwelling units per net acre, which is approximately equivalent to the General Plan Low Density category of zero to five dwelling units per gross acre. Attached and conventional housing, as well as other appropriate uses such as churches and child care centers, are allowed.

(2.2A and 2.2B) University Park (Planning Area 20).

(2.2C) Westpark (Planning Area 14).

(2.2D) Orchard Hills (Planning Area 1).

- B. *Intensity standard.*

0—6.5 dwelling units per net acre.

2.2C: 0—6.9 dwelling units per net acre (Westpark).

2.2D: 0—31.0 dwelling units per net acre (Planning Area 1). Individual project densities in 2.2D may exceed 6.5 dwelling units/net acre. However, no individual project may exceed 31.0 dwelling units/net acre and the overall density within all of 2.2D cannot exceed 6.5 dwelling units/net acre. For individual residential projects within 2.2D, the development standards to be applied shall depend on the actual net density of the individual residential product as follows:

1. For projects from 0 to 6.5 dwelling units per net acre, Section 3-37-13 development standards shall apply.
2. For projects from 6.6 to 12.5 dwelling units per net acre, Section 2-37-14 development standards shall apply.
3. For projects from 12.6 to 31.0 dwelling units per net acre, Section 3-37-15 development standards shall apply.

- C. *Permitted uses.* <sup>1, 6</sup>

1. Accessory use.
2. Agriculture (interim use).
3. Cottage food operations.
4. Home care.
5. Home occupation permit.
6. Information center.
7. Manufactured structure (up to two years).
8. Model home sales complex.
9. Park.

10. Public park facility (only in public parks).
11. Residential beekeeping as an accessory use. (Only in single-family detached homes and single-family attached homes with single property ownership of the lot.)
12. Residential shelter.
13. Residential, accessory dwelling unit.
14. Residential, attached.
15. Residential, single-family detached.
16. School, public.
17. Supportive housing — Small.
18. Transitional housing — Small.
19. Wireless communication facility (may require a wireless communication facility permit, a minor conditional use permit, a major conditional use permit or may be prohibited, depending on the type of installation and the location of the installation site, pursuant to the review procedures matrix in Section 2-37.5-3).

D. *Conditional uses.*<sup>2, 6</sup>

1. Boarding house.
2. Child care center.
3. Church.<sup>3</sup>
4. Community facility.
5. Convalescent home.
6. Manufactured structure (over two years).
7. Recreational vehicle storage, private.
8. Residential care facility.
9. School, private.<sup>4</sup>
10. Senior housing.
11. Supportive housing — Large.
12. Transitional housing — Large.
13. Utility building and facility.

E.	<i>Minimum site size</i>			4,000 square feet
				2.2D: 3,000 square feet
F.	<i>Maximum site coverage</i>			50%

G.	<i>Maximum building height</i>		35 feet
H.	<i>Minimum site landscaping</i>		Not applicable to Low Density Residential
I.	<i>Building setbacks<sup>5</sup>from:</i>		
		Freeways, transportation corridors	
		Major highways	
		Primary highways	
		Secondary highways:	
		In nonresidential areas	
		In residential areas	
		Commuter highways and local streets	
		North-south San Diego Creek ROW	
		East-west San Diego Creek ROW	
		Private drives	
		Interior boundary if adjacent to residential uses:	

		Side	5 feet
		Rear	10 feet
		Interior boundary if adjacent to nonresidential uses:	10 feet
		Side	
		Rear	
		Building to building	6 feet

<sup>1</sup> Some permitted uses may have to conform to or fulfill conditions of approval imposed in conjunction with previous discretionary approvals. Additionally, a Master Plan application may need to be processed (see [Chapter 2-17](#)).

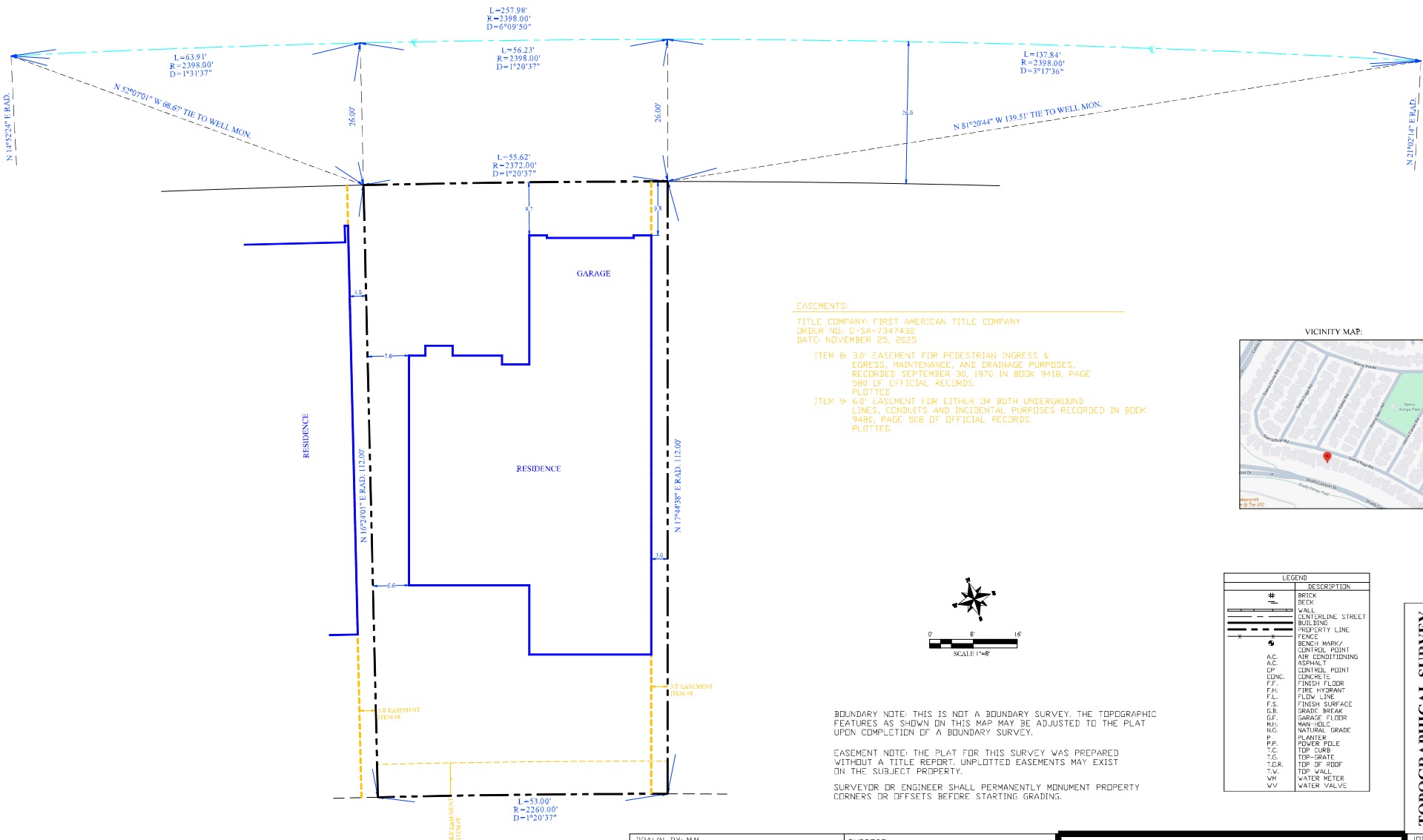
<sup>2</sup> A Master Plan application may be required in addition to a conditional use permit (see [Chapter 2-17](#)).

<sup>3</sup> A church that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit (CUP).

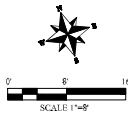
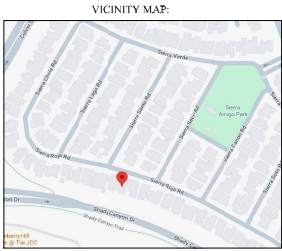
<sup>4</sup> A private school for adults (18 years and older) that proposes to locate in an existing permanent building and meets all the general development standards will not require a conditional use permit.

<sup>5</sup> Exceptions to these building setback requirements appear on the setback exceptions matrix in [Section 3-27-2](#).

(Code 1976, § V.E-325.2.2; Ord. No. 92-3, 4-14-92; Ord. No. 92-21, § 6, 11-24-92; Ord. No. 93-7, 6-22-93; Ord. No. 93-14, § 3, 10-12-93; Ord. No. 94-2, § 3, 2-8-94; Ord. No. 94-7, § 3, 6-14-94; Ord. No. 94-15, § 3, 12-13-94; Ord. No. 94-16, 12-13-94; Ord. No. 95-3, § 3B, 4-25-95; Ord. No. 95-4, § 1, 5-9-95; Ord. No. 95-7, § 4, 7-11-95; Ord. No. 95-8, § 3, 7-11-95; Ord. No. 95-12, § 3, 9-12-95; Ord. No. 95-16, § 2, 10-10-95; Ord. No. 96-2, § 2, 1-23-96; Ord. No. 96-18, § 4, 12-10-96; Ord. No. 05-12, § 6, 6-28-05; Ord. No. 05-13, § 4, 7-12-05; Ord. No. 05-16, § 2, 7-12-05; Ord. No. 09-02, § 3, 3-24-09; [Ord. No. 12-04, § 5\(Exh. A\), 3-13-12](#); Ord. No. [12-12, § 5\(Exh. A\), 9-25-12](#); Res. No. 15-86, § 3(Exh. A), 8-11-15; Ord. No. [18-05, Exh. A, 4-24-18](#); [Ord. No. 22-07, § 3\(Exh. A\), 5-10-22](#); [Ord. No. 22-12, § 4\(Exh. A\), 8-9-22](#))



EASEMENTS:  
TITLE COMPANY: FIRST AMERICAN TITLE COMPANY  
ORDER NO.: D-SA-7347432  
DATE: NOVEMBER 25, 2025  
ITEM 8: 3.0' EASEMENT FOR PEDESTRIAN INGRESS & EGRESS, MAINTENANCE, AND DRAINAGE PURPOSES, RECORDED SEPTEMBER 30, 1970 IN BOOK 9418, PAGE 580 OF OFFICIAL RECORDS. PLOTTED.  
ITEM 9: 6.0' EASEMENT FOR EITHER OR BOTH UNDERGROUND LINES, CONDUITS AND INCIDENTAL PURPOSES RECORDED IN BOOK 9480, PAGE 508 OF OFFICIAL RECORDS. PLOTTED.



LEGEND	
#	DESCRIPTION
BRICK	BRICK
DECK	DECK
WALL	WALL
CENTERLINE STREET	CENTERLINE STREET
BUILDING	BUILDING
PROPERTY LINE	PROPERTY LINE
FENCE	FENCE
BENCH MARK / CONTROL POINT	BENCH MARK / CONTROL POINT
AIR CONDITIONING	AIR CONDITIONING
ASPHALT	ASPHALT
CONCRETE	CONCRETE
CONC.	CONC.
FF.	FF.
FINISH FLOOR	FINISH FLOOR
FLOW LINE	FLOW LINE
FINISH SURFACE	FINISH SURFACE
GRADE BREAK	GRADE BREAK
GAZEBO / FLDER	GAZEBO / FLDER
MAN-HOLE	MAN-HOLE
NATURAL GRADE	NATURAL GRADE
PLANTER	PLANTER
POWER POLE	POWER POLE
TOP CURB	TOP CURB
T.G.	T.G.
TOP OF GRADE	TOP OF GRADE
T.O.R.	T.O.R.
TOP WALL	TOP WALL
WV	WV
WATER METER	WATER METER
WATER VALVE	WATER VALVE

DRAWN BY: M.M.	PURPOSE: ---
CHECKED BY: M.M.	
OWNER: ---	
LEGAL DESCRIPTION:	
LOT 51	
TRACT NO. 6853	
M.M. 269/28-31	
APN#: 463-101-17	

### BEACH CITY SURVEYING

MIKE MIEDEMA L.S. 8421  
427 E. 17TH ST., #F-238  
COSTA MESA, CA 92627  
(949) 285-9065 CELL  
BEACHCITYSURVEYDR@gmail.com

*Mike Medema*  
MIKE MIEDEMA  
L.S. 8421  
EXPIRATION DATE: 12/31/2026

<b>TOPOGRAPHICAL SURVEY</b>	JOB #:
	ADDRESS: 5392 SIERRA ROJA ROAD
	IRVINE, CALIFORNIA
	SHEET: 1 OF 1
	SURVEY



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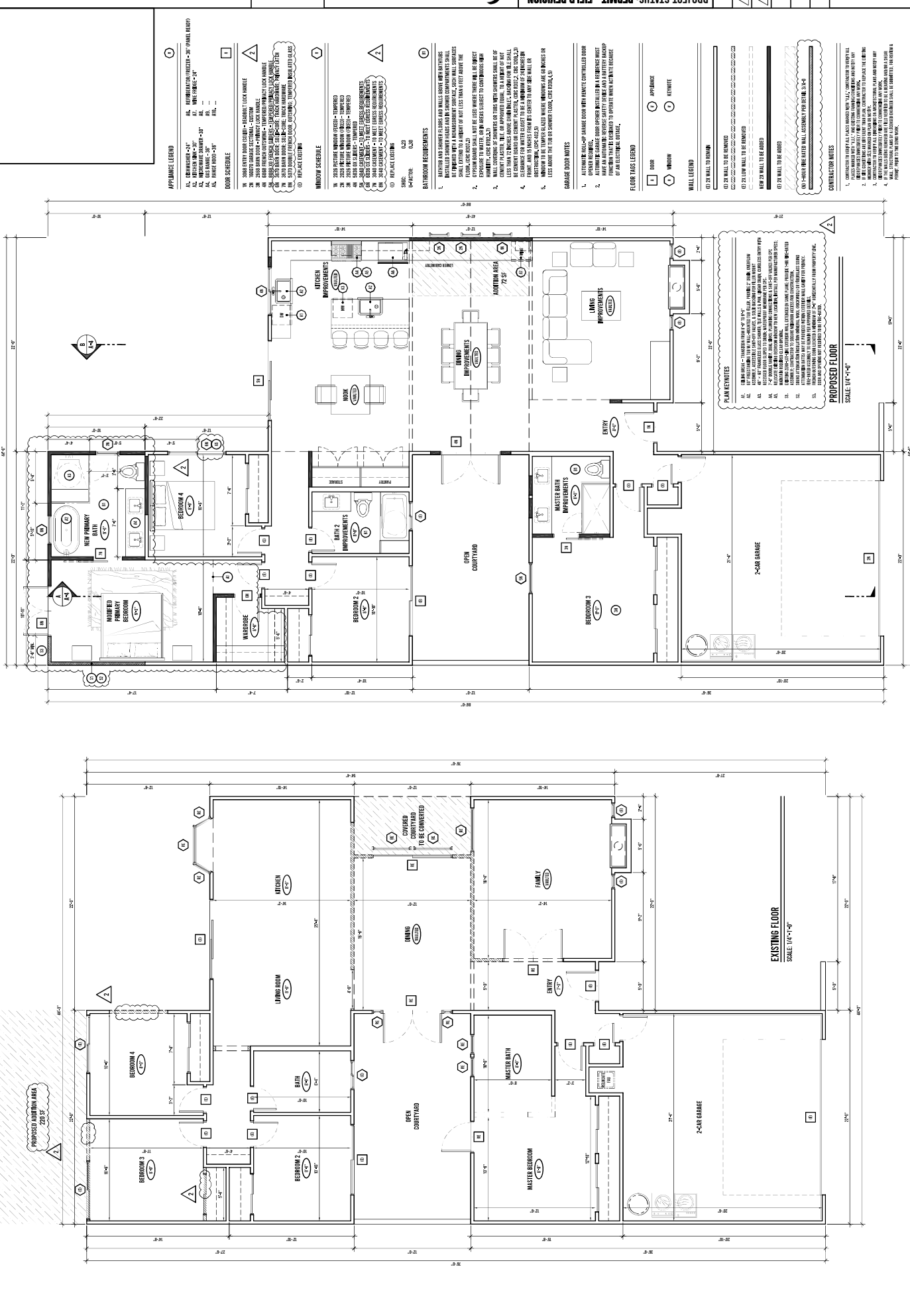
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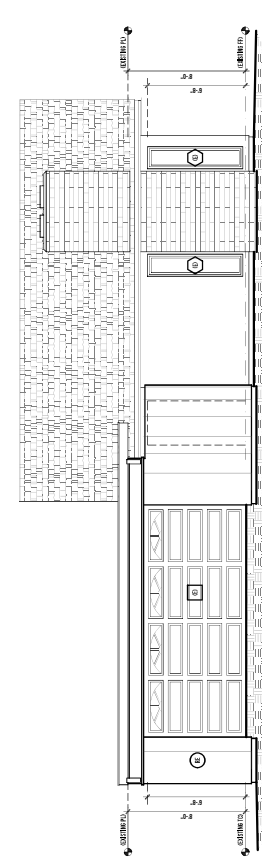
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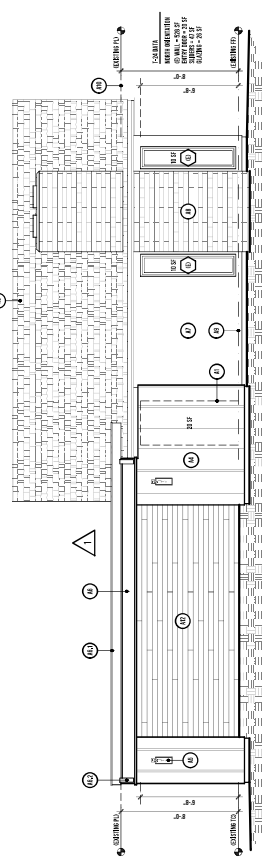
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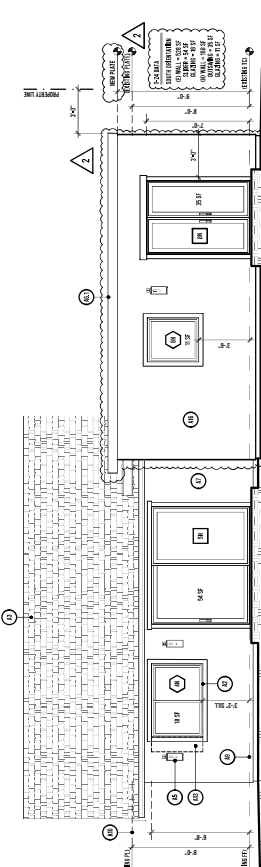




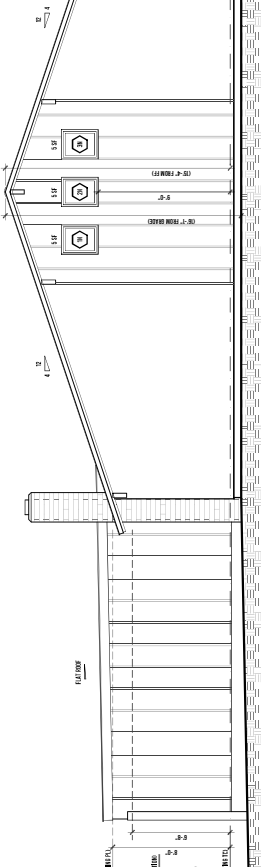
EXISTING FRONT ELEVATION  
SCALE 1/4"=1'-0"



PROPOSED FRONT ELEVATION  
SCALE 1/4"=1'-0"



EXISTING REAR ELEVATION  
SCALE 1/4"=1'-0"



PROPOSED REAR ELEVATION  
SCALE 1/4"=1'-0"

ELEVATION TAGS LEGEND

1	DOOR
2	WINDOW
3	KEYNOTE

ELEVATION KEYNOTES

AL	EXTERIOR LANTERN WINDOW REPAIR, PRIME AND PAINT
AL2	EXTERIOR LANTERN WINDOW REPAIR, PRIME AND PAINT
AL3	EXTERIOR LANTERN WINDOW REPAIR, PRIME AND PAINT
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AL12	EXTERIOR LANTERN WINDOW REPAIR, PRIME AND PAINT

SECTION KEYNOTES

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9	SECTION KEYNOTE 9
10	SECTION KEYNOTE 10
11	SECTION KEYNOTE 11
12	SECTION KEYNOTE 12

REVISIONS

1	REVISION 1
2	REVISION 2
3	REVISION 3
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7	REVISION 7
8	REVISION 8
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11	REVISION 11
12	REVISION 12

PROJECT STATUS: PERMIT - FIELD REVISION

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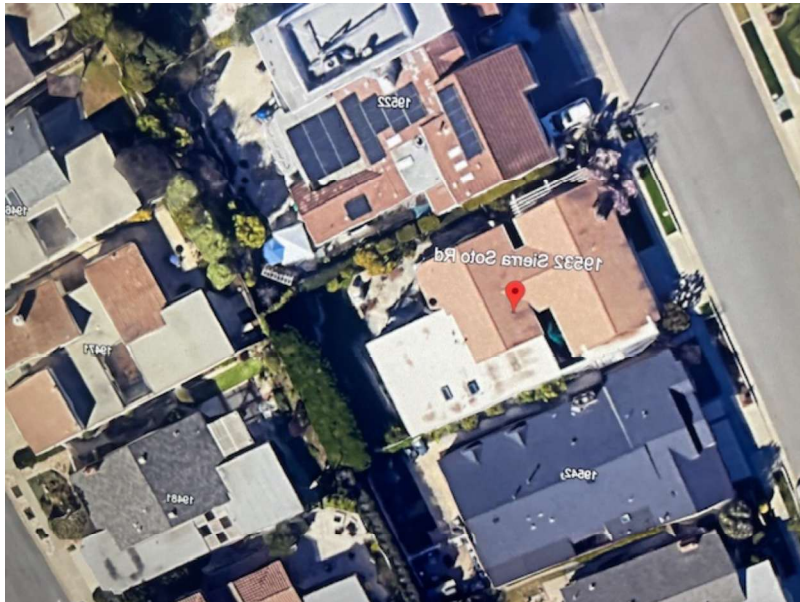
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11	PROJECT STATUS: PERMIT - FIELD REVISION
12	PROJECT STATUS: PERMIT - FIELD REVISION



## EXAMPLES OF OTHER RESIDENTIAL UNITS WITHIN TRACT 6853

**19532 Sierra Soto Rd. (00136893-RBPR)**



# RESIDENTIAL BUILDING PERMIT 136893 RBPR

City of Irvine  
Building & Safety Division  
Community Development Dept.  
1 Civic Center Plaza, PO Box 19575  
Irvine, CA 92713  
For Permit Info: 724-6300 For Inspections: 724-5500



**LICENSED CONTRACTORS DECLARATION**  
I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Contractor Class: Lic. #889281  
Date: Contractor: MANSFIELD CONSTRUCTION  
Contractor's Agent: \_\_\_\_\_

**OWNER-BUILDER DECLARATION**  
I hereby affirm that I am exempt from the Contractors License Law for the following reason:  
☐ I, as owner of the property, or my employee with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.  
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.  
☐ I am exempt under Sec. \_\_\_\_\_, B&P, for this Reason: \_\_\_\_\_  
Date: \_\_\_\_\_ Owner: \_\_\_\_\_

**WORKER'S COMPENSATION DECLARATION**  
I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof.  
Policy No. 051972 - Compensation Fund  
☐ Certified copy is hereby furnished.  
☐ Certified copy is filed with the City of Irvine.  
Date: \_\_\_\_\_ Applicant: \_\_\_\_\_

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**  
(This section need not be completed if the building valuation is for one hundred dollars (\$100) or less.  
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.  
Date: \_\_\_\_\_ Applicant: \_\_\_\_\_

**CONSTRUCTION LENDING AGENCY**  
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)  
Lender's Name: \_\_\_\_\_  
Lender's Address: \_\_\_\_\_  
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws applicable to this permit application, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.  
Signature of Applicant or Agent: *Robert Mansfield* Date: 11/11/94  
Print Applicant/Agent's Name: *Robert Mansfield*

**NOTICE:**  
Pursuant to Assembly Bill 3020, no excavation permit is valid unless the following is performed:  
1. UNDERGROUND SERVICE ALERT has been contacted and has provided inquiry I.D. Number.  
2. The applicant agrees to contact and obtain an inquiry I.D. Number from UNDERGROUND SERVICE ALERT (1-800-422-4133) at least 2 working days prior to commencing excavation.  
FORM # 41-16, 8-93

ADDRESS: 19532 SIERRA SOTO RD  
LOCATION: TRACT LOT APN PLANNING AREA  
6853 10 46312405 TURTLE ROCK

OWNER: ALLEN R STUBBERUD  
ADDRESS: 19532 SIERRA SOTO RD  
CITY, ST ZIP: IRVINE, CA 92715  
PHONE: \_\_\_\_\_  
APPLICANT: ROBERT MANSFIELD CONSTRUCTION  
ADDRESS: 31921 VIA COYOTE  
CITY, ST ZIP: TRABUCO CANYON, CA 92679  
CONTACT: ROBERT  
PHONE: 858-6632

CONTRACTOR: MANSFIELD CONSTRUCTION  
ADDRESS: 31921 VIA COYOTE  
CITY, ST ZIP: TRABUCO CANYON CA 92679  
CONTRACT EXP: 05/31/96 WORK COMP EXP DATE: 04/01/95  
IRV BUS LIC: NEW EXP DATE: 10/31/95  
PROFESSIONAL PROJECT 24362

DESCRIPTION OF WORK  
EXTEND BEDROOM/DINING/REMODEL BATHROOM  
PROPOSED USE: \_\_\_\_\_

TOT SQFT: 72 STORIES: NO. UNITS:  
CODE YEAR: CONST. TYPE: N  
VALUATION: 2,658.24  
OCC TYPE: R-3 SQ FT: 72

ZONING APPROVAL COX, PETER 11/07/94  
PLN CK APPROVAL: DORMANESH, TONY 11/07/94

PERMIT ISSUED BY: ALLEN, SANDY 11/11/94  
19249-CCR

REMARK: ENTERED IN COMPUTER

## SUMMARY OF FEES RECEIPT #1123071

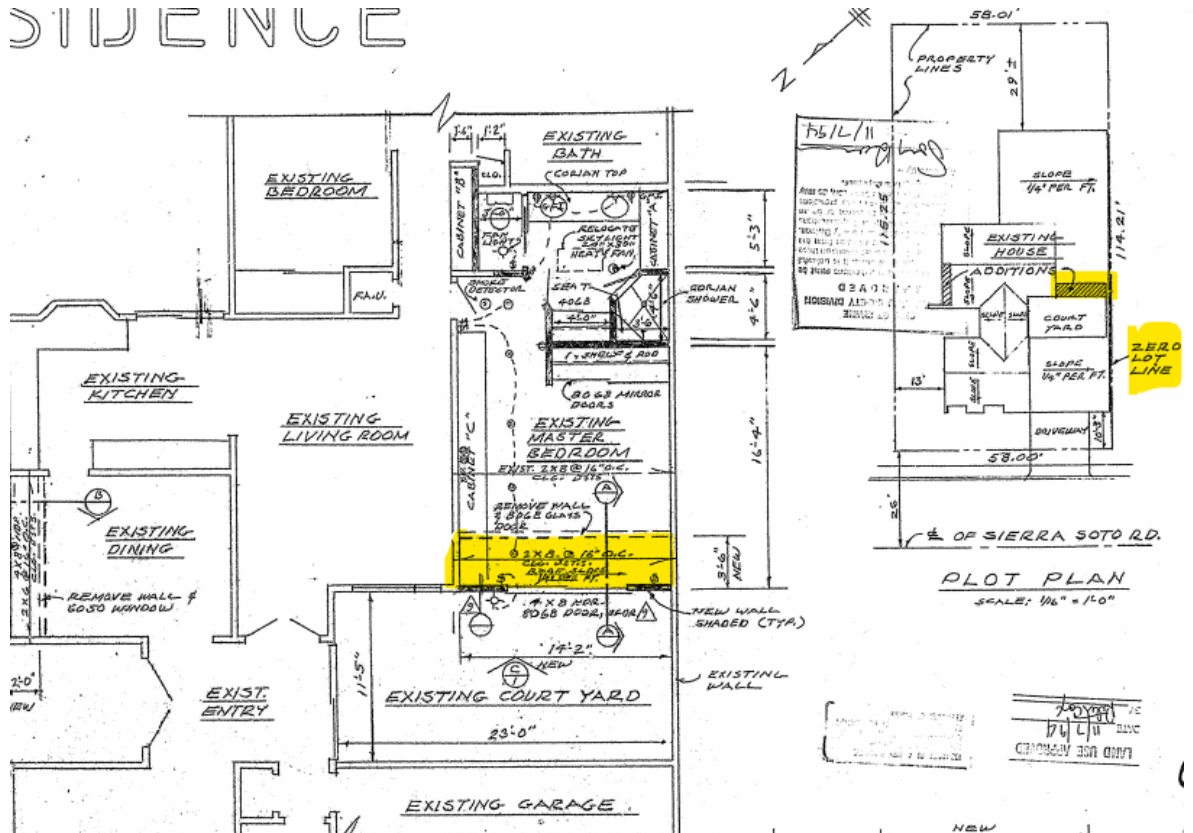
RES REMODEL/ADDITION INSP	192	65.91	RES OUTLETS/SWITCHES ETC	12	4.44
RES, REMODEL/ADDITION PC	192	63.99	RES INSTAL EACH OUTLET	1	0.35
ENERGY/DISABLED ENFORCE INSP	192	30.00	LESS ADV PLAN CHECK FEES	1	-143.49
ENRGY/DISABLED ENFORCE PC	192	19.50			
STATE SEISMIC FEE 1-3 STORIE	2658	0.50			
PERMIT INSURANCE- RESIDENTIAL	1	15.00			
MICROFILM	3	2.25			
PLANNING PC- RES, REMODEL	1	60.00			
RES PLMB FIX/RAP	4	18.36			
RES ELEC FIXTURES	9	3.33			
TOTAL FEES: 140.14					

**PERMIT EXPIRATION:** Permit becomes null & void if work is not started in \_\_\_\_\_ days or if work is suspended for 180 days or more. Residential permit expiration: addition - 18 months, all others 6 months from date of permit.

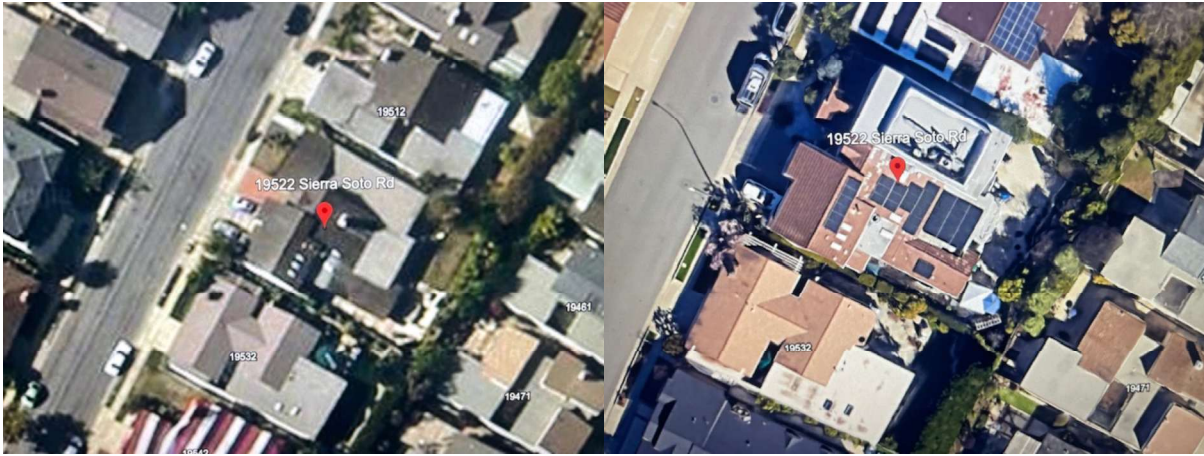
OFFICE

CONSTRUCTION WORKING HOURS: Construction working hours are allowed ONLY between 7:00 a.m. - 7:00 p.m., weekdays, Saturday 9:00 a.m. - 6:00 p.m., PROHIBITED Sunday and Holidays.

STUDENCE



**19522 Sierra Soto (00054952-OLDS)**



**APPLICATION FOR BUILDING PERMIT**  
COMMUNITY DEVELOPMENT DEPT.  
17200 JAMBOREE ROAD  
IRVINE, CALIFORNIA 92714  
PHONE: (714) 754-3660 - FOR INSPECTIONS CALL (714) 754-3676

CITY OF IRVINE



PENDING ☒ APPV'D. ☒ PC # M-3331  
PERMIT # **054952**

**ENTERED IN COMPUTER**

**BUILDING ADDRESS** 19522 SIERRA SOTO RD.  
**VILLAGE OR COMMUNITY ASSOC.** T.R. BROADMOOR  
**OWNER** M.M. Richard Doyel  
**ADDRESS** 19522 SIERRA SOTO RD  
**CITY** Irvine **ZIP** 92715 **PH.** 951-0919  
**APPLICANT** TIM STANLEY  
**ADDRESS** 15302 NIMES CIRCLE  
**CITY** Irvine **ZIP** 92714 **PH.** 551-9694  
**ARCHITECT/ENGINEER** X **LIC. NO.** X  
**ADDRESS** X  
**CITY** X **ZIP** X **PH.** X  
**CONTRACTOR** TIM STANLEY & Co.  
**ADDRESS** 15302 NIMES CIRCLE  
**CITY** Irvine **ZIP** 92714 **PH.** 551-9694  
**CITY LIC. #** 27262 **EXP. DATE** 6-30-84

**LOT** 9  
**TRACT** 6853  
**GRADING PERMIT REQ'D?**  
☐ YES ☒ NO  
**PRECISE GRADING PERMIT ISSUED**  
☐ YES ☒ NO  
**ENCROACHMENT PERMIT REQ'D**  
☐ YES ☒ NO  
☐ NEW ☒ ADD ☐ REPAIR ☐ DEMOLISH  
**SIZE - SQ. FT.** 796  
**STORIES** 2  
**FAMILIES** 1

54952 #  
5382 18 1/06/83 5.00 RV  
5382 19 1/06/83 184.00 RV  
5382 43 1/06/83 15.00 RV  
5382 44 1/06/83 6.60 RV  
5382 45 1/06/83 .97 RV  
5382 47 1/06/83 1.90 RV

12-6-82 #53030 \$119.60 car  
INCLUDED ☒ STRUCT ☒ MECH. ☒ ELEC. ☒ PLUMB.  
PLANS APPV'D ☐ STRUCT ☐ MECH. ☐ ELEC. ☐ PLUMB.

**LICENSED CONTRACTORS DECLARATION**  
I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000 of Division 3 of the Business and Professions Code, and my license is in full force and effect.

**License Class** B **License Number** 356878  
**Date** 12-1-82 **Contractor** TJSS  
**Contractor's Agent** X

**CONSTRUCTION LENDING AGENCY**  
I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)

**Lender's Name** X

**Lender's Address** X

**OWNER-BUILDER DECLARATION**  
I hereby affirm that I am exempt from the Contractor's License Law for the following reason:  
☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.  
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.  
☐ I am exempt under Sec. B&PC for this reason X  
**Date:** 12-1-82 **Owner:** X

**WORKERS' COMPENSATION DECLARATION**  
I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof.

**Policy No.** 249-261 **Company** STATE FUND  
☐ Certified copy is hereby furnished.  
☒ Certified copy is filed with City of Irvine.  
**Date** 12-1-82 **Applicant:** TJSS

**CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE**  
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

**Date:** 12-1-82 **Applicant:** TJSS  
**NOTICE TO APPLICANT:** If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.  
I CERTIFY THAT I HAVE READ THIS APPLICATION AND STATE THAT THE ABOVE INFORMATION IS CORRECT. I AGREE TO COMPLY WITH ALL COUNTY ORDINANCES AND STATE LAWS RELATING TO BUILDING CONSTRUCTION, AND HEREBY AUTHORIZE REPRESENTATIVES OF THIS CITY TO ENTER UPON THE ABOVE MENTIONED PROPERTY FOR INSPECTION PURPOSES.

**Signature of Applicant or Agent** TIM J. STANLEY **Date** 12-1-82  
**Print Applicant's/Agent's Name** TIM J. STANLEY

**DESCRIPTION OF WORK** ADDITION TO RESIDENCE

**PROPOSED USE OF STRUCTURE** RES.

**USE ZONE** X **VARIANCE NUMBER** X

**OTHER ZONING INFO.** X

**BUILDING SET BACKS** **FRONT** N/A **RIGHT SIDE** N/A **LEFT SIDE** N/A **REAR** N/A

**ZONING APPROVED BY** ADDITION 13 ABOVE EXIST. FOOTPRINT **DATE** 12/6/82

**VALUATION** 27,143.00 **OCC** R-3 **TYPE** I-2

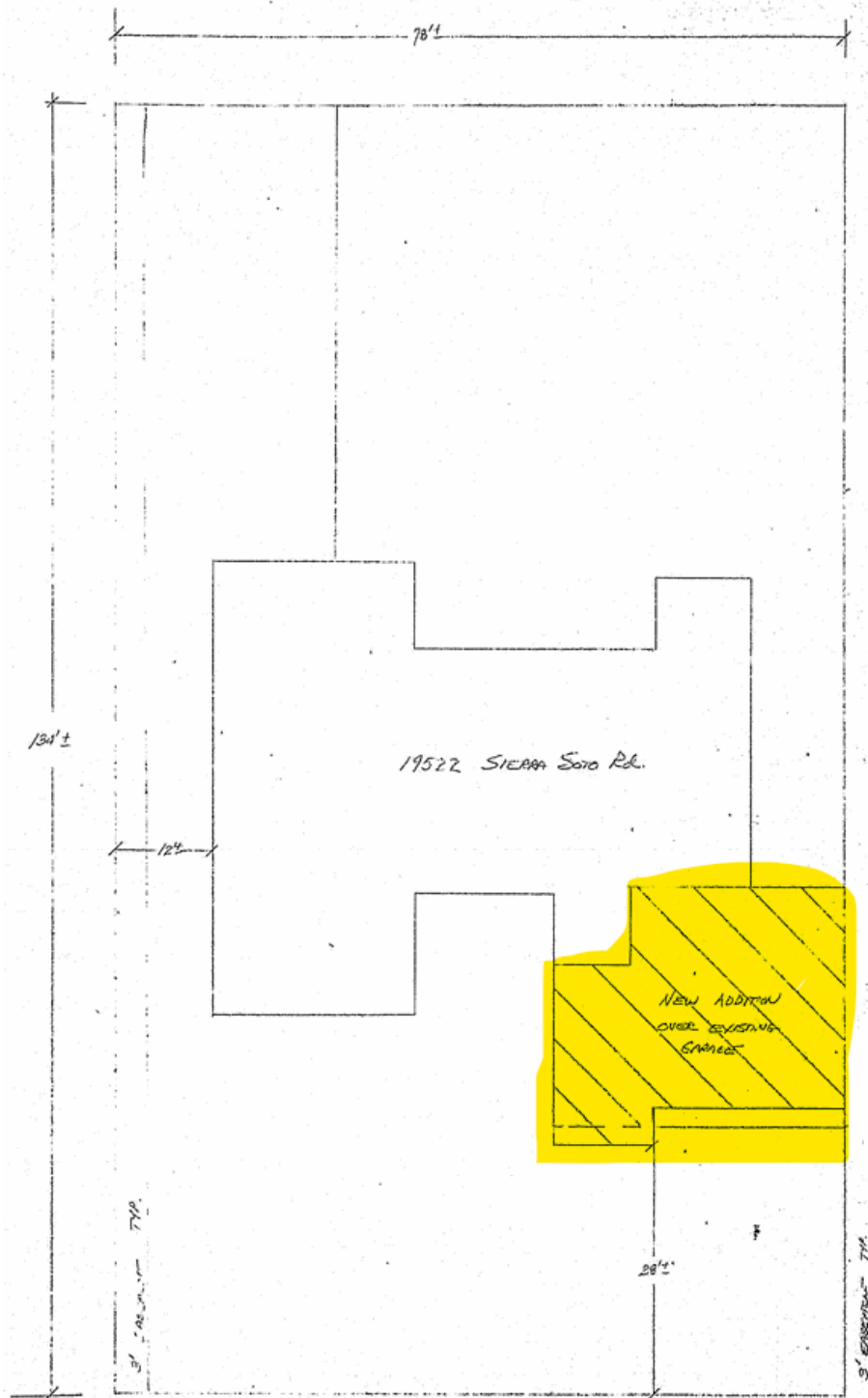
**PLANS CHECKED BY** J.S. **PLANS APPROVED** B **PERMIT ISSUED** Carol

SUMMARY OF FEES		
Building Permit	<u>184.00</u>	SMIP <u>1.90</u>
Plumbing Permit	<u>15.00</u>	SDC
Electrical Permit	<u>6.60</u>	Permit Issuance <u>5.00</u>
Mechanical Permit	<u>.90</u>	
Plastering Permit		Less Advance P.C. <u>119.60</u>
Plan Check	<u>119.60</u>	Final Fee <u>213.40</u>

**REMARKS:**

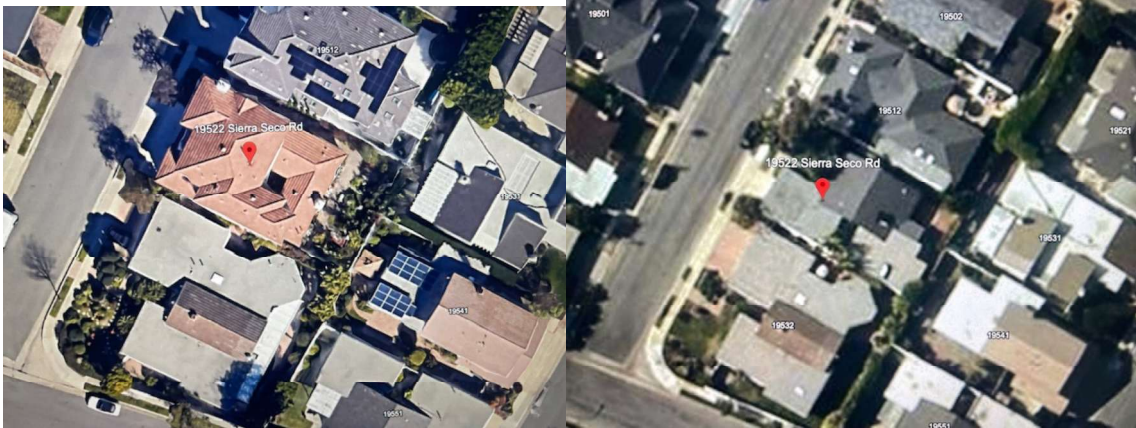
**THIS WORK BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 120 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 120 DAYS AT ANY TIME AFTER WORK IS COMMENCED.**

OFFICE COPY



PLOT PLAN 1/8" = 1'0"

**19522 Sierra Seco Rd. (00505262-RBPR)**



City of Irvine  
Building & Safety Division  
Community Development Dept.  
One Civic Center Plaza  
PO Box 19575 Irvine, CA 92623-9575  
For Permit Info: (949) 724-6300 For Inspections: (949) 724-6501



# Res Alt/Add/2nd Story Deck Permit

ADDRESS: 19522 SIERRA SECO RD  
TRACT: 6853 LOT: 39  
APN: 46312202  
PLANNING AREA: 21

00505262-RBPR

DESCRIPTION OF WORK:  
REVISION #1 - T-24, SIDE MEASUREMENT and 24 sq ft second floor addition.

**CONTRACTOR**  
LICENSED CONTRACTORS DECLARATION  
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
License Class: B Lic No. 835459  
Date 07/20/2010 Contractor: N L CONSTRUCTION

**OWNER-BUILDER**  
OWNER-BUILDER DECLARATION  
I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason:  
☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.  
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.  
☐ I am exempt under Sec. Reason: B&PC, for this  
Date: \_\_\_\_\_ Owner: \_\_\_\_\_

**WORKERS' COMPENSATION**  
WORKERS' COMPENSATION DECLARATION  
I hereby affirm under penalty of perjury one of the following declarations:  
☒ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.  
☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance is carrier and policy number are: STATE FUND  
Policy # 1094667-2010  
☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.  
Date: 07/20/10 Applicant: LANH NGUYEN

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

**CONSTRUCTION LENDING AGENCY**  
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)  
Lender's Name: \_\_\_\_\_  
Lender's Address: \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.  
Justin Equina 7/20/10  
Signature of Applicant or Agent Date  
LANH NGUYEN  
Print Applicant's/Agent's Name

**OWNER: THU NGUYEN**  
ADDRESS: 19522 SIERRA SECO RD  
CITY, ST ZIP: IRVINE CA 92612  
PHONE: (949) 854-7847

**APPLICANT: LTN DESIGN**  
ADDRESS: 12401 MERRILL ST  
CITY, ST ZIP: GARDENGROVE CA 92840  
CONTACT: TRISTAN NGUYEN  
PHONE: (714) 705-9208

**CONTRACTOR: N L CONSTRUCTION**  
ADDRESS: 2001 W TRASK AVE  
CITY, ST ZIP: SANTA ANA CA 92706  
CONTR LIC EXP: 1/31/2012  
IRV BUS LIC: BUS06-00020 EXP DATE: 6/30/2011

VALUATION: \$ 1,740  
STORIES: 2 NO. UNITS: 1  
CODE YR: 07-08 TOT SQFT: 24

USE	OCC	CONST. TYPE	SQ. FT.
SECOND FLOOR ADDITION	R-3	Type 5 RESIDENTIAL	24

**PERMIT FEES**

SB 1473 fee - Due to State	0.90
Microfilm	4.50
SB 1473 fee - Admin	0.10
Energy Surcharge Insp	37.00
Hourly PC Fee Res, Cat 38	135.00
Issuance Fee Res	16.00
Res Addition Insp Min	54.00
State Seismic Res	0.50
Slurry Seal Res Remodel/Add	0.72

Total Permit Fees: \$248.72

Receipt# 00064286

TCA Receipt: TCA:

PLAN CHECK #: 00483531-RRR  
PLANNING APPROVAL: JUSTIN EQUINA 3/24/2009  
BUILDING APPROVAL: LI CHEN 9/24/2009  
PERMIT ISSUED BY: MARK MESSERSMITH 7/20/2010

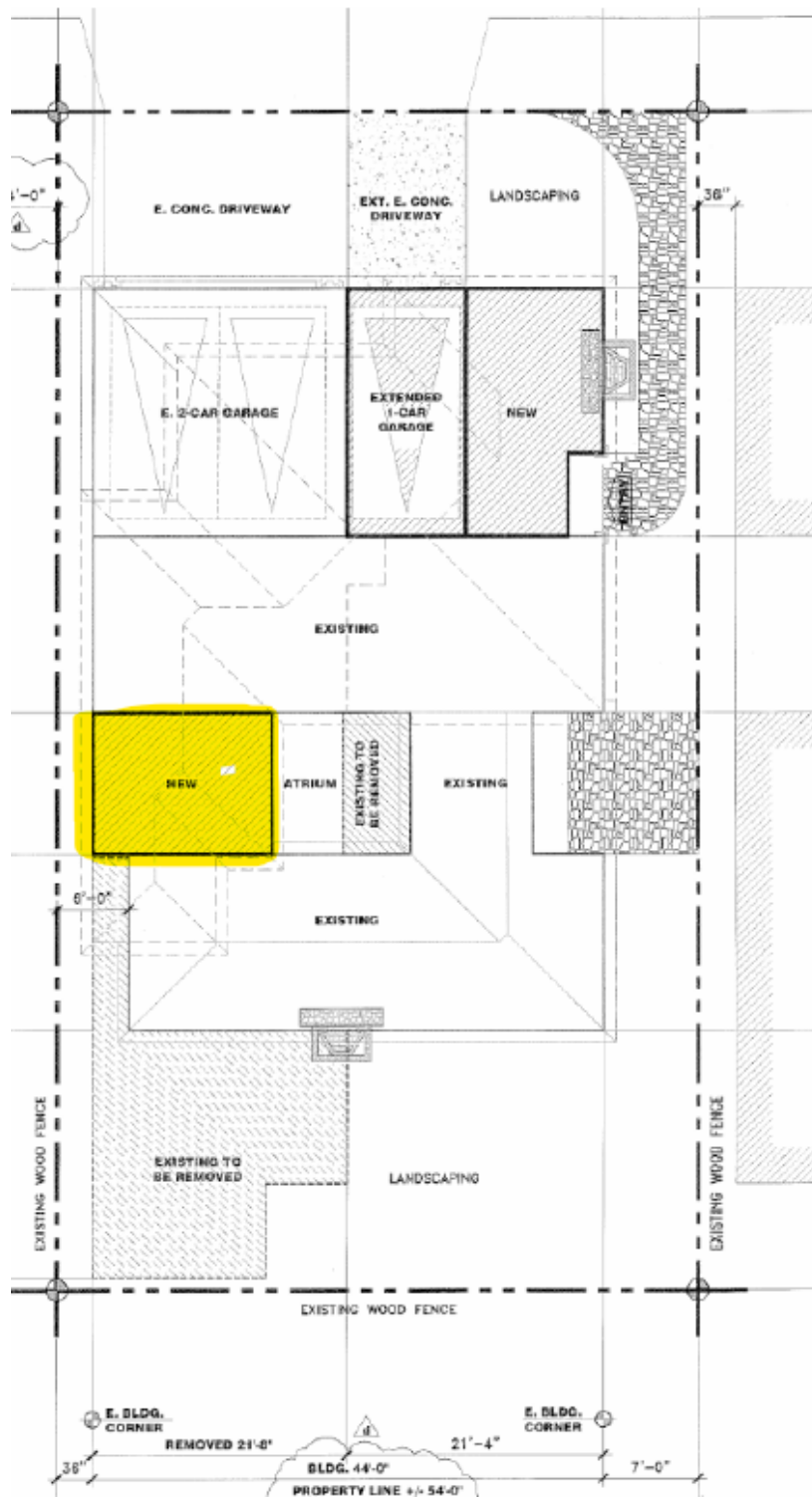
**PERMIT EXPIRATION:** Permit becomes null & void if work is not started in 540 days or if work is suspended for 180 days or more. Residential permit expiration: addition - 18 months, all others 6 months from date of permit.

See Inspection Record Card for Smoke Detector Requirements.

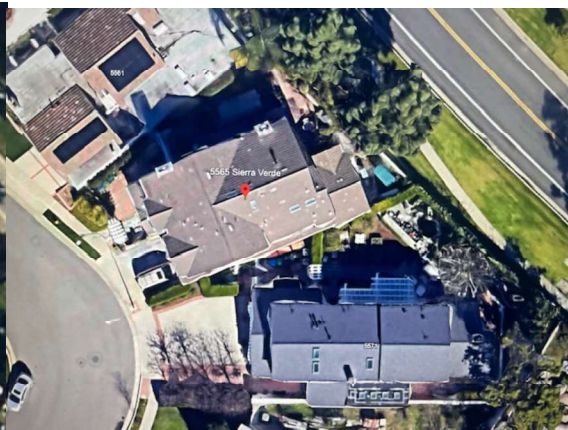
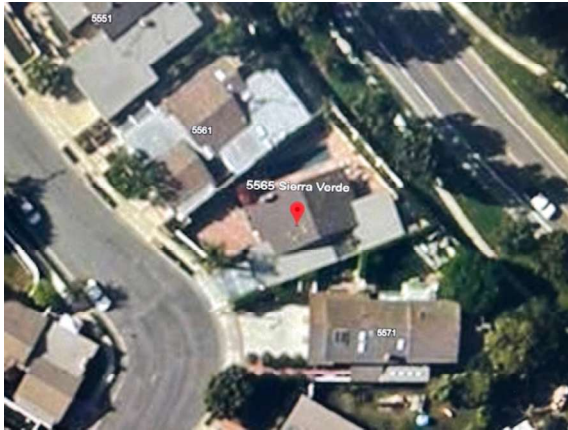
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**NOTICE:** Pursuant to Assembly Bill 3200, no excavation permit is valid unless the following is performed:  
1. The applicant must obtain a copy of the "Excavation Safety Manual" from the Department of Industrial Relations.  
2. The applicant agrees to comply with the manual and obtain an inquiry ID Number from UNDERGROUND SERVICE ALERT (1-800-422-4133) at least 2 working days prior to commencing excavation.

**CONSTRUCTION WORKING HOURS**  
Weekdays: 7 AM - 7 PM  
Saturdays: 9 AM - 5 PM  
Sundays/Holiday: PROHIBITED



**5565 Sierra Verde Rd. (00527403-RBPR**



City of Irvine  
Building & Safety Division  
Community Development Dept.  
One Civic Center Plaza  
PO Box 19575 Irvine, CA 92623-9575  
For Permit Info: (949) 724-6300 For Inspections: (949) 724-6501



**Res Alt/Add/2nd Story Deck Permit**  
ADDRESS: 5565 SIERRA VERDE RD  
TRACT: 6853 LOT: 4  
APN: 46312411  
PLANNING AREA: 21

00527403-RBPR

DESCRIPTION OF WORK:  
1st STORY, 2nd STORY & GARAGE ADDITION, REMODEL,  
BALCONY

**LICENSED CONTRACTORS DECLARATION**  
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
License Class: B Lic.No. 316089  
Date 09/19/2011 Contractor MARQUAND CONTRACTING CORP

**OWNER-BUILDER DECLARATION**  
I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason:  
☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.  
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.  
☐ I am exempt under Sec. \_\_\_\_\_, B&PC, for this Reason: \_\_\_\_\_  
Date \_\_\_\_\_ Owner: \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**  
I hereby affirm under penalty of perjury one of the following declarations:  
☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.  
☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance is carrier and policy number are:  
Carrier STATE FUND  
Policy # 19618897-2011  
☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.  
Date 9.19.11 Applicant MARQUAND

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

**CONSTRUCTION LENDING AGENCY**  
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)  
Lender's Name: \_\_\_\_\_  
Lender's Address: \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.  
Signature of Applicant/Agent MARQUAND Date 9.19.11  
Print Applicant/Agent's Name MARQUAND

OWNER: KEVIN JUAN  
ADDRESS: 5565 SIERRA VERDE RD  
CITY, ST ZIP: IRVINE CA 92612  
PHONE: (949) 975-0123  
APPLICANT: TEALE ARCHITECTURE  
ADDRESS: 2900 BRISTOL ST A203  
CITY, ST ZIP: COSTA MESA CA 92626  
CONTACT: MARK 949-975-0123  
PHONE: (949) 975-0123  
CONTRACTOR: MARQUAND CONTRACTING CORP  
ADDRESS: 5752 SIERRA CASA RD  
CITY, ST ZIP: IRVINE CA 92612  
CONTR LIC EXP: 7/31/2013  
IRV BUS LIC: BUS07-00800 EXP DATE: 1/31/2012

VALUATION: \$ 196,563  
STORIES: 2 NO. UNITS: 1  
CODE YR: 10-08 TOT SQFT: 3,732

USE	OCC	CONST. TYPE	SQ FT
Interior and exterior alteration	R-3	Miscellaneous	1,711
second floor addition	R-3	Type 5	2,021
Air Condition		RESIDENTIAL	
NFPA13R		NFPA13R	

**PERMIT FEES**

SB 1473 fee - Due to State	7.20
Microfilm	14.25
SB 1473 fee - Admin	0.80
Energy Surcharge Insp	148.00
Issuance Fee Res	16.00
Air Conditioning Res	240.64
Bldg Sewer Res	24.17
Dishwasher Res	9.29
Elec Fixtures Res	61.44
Elec Power App Res 2-10	10.40
Factory Wired Unit Res	41.16
Fixture/Trap Res	217.44
Furnace/Burner Res 0-100K BTU	60.09
Garbage Disposal Res	9.29
Gas Piping Outlets Res	28.21
Incidental Gas Piping Res	21.66
Outlet Installation Res	14.72
Outlets/Switches Res	77.42
Panelboard <= 225 A Res	31.88
Res Addition Insp	1,354.07
Res Remodel Insp	1,146.37
Service <=600V/≤600A Res	34.42
Suspended Heater/Vent Res	54.12
Ventilating Fan Res	108.24
Water Heater/Vent Res	20.17
State Seismic Res	19.70
Slurry Seal Res Remodel/Add	111.96

By signing this permit I certify that I will comply with the latest California Plumbing Code regarding flushing procedures should PEX water piping be installed.

Total Permit Fees: \$3,883.11

Receipt# 00076148

TCA Receipt# TCA:

PLAN CHECK #: 00524016-RRA  
PLANNING APPROVAL: DAVID LEE 7/11/2011  
BUILDING APPROVAL: INTERWEST 7/17/2011  
PERMIT ISSUED BY: MARIA BATES 9/19/2011

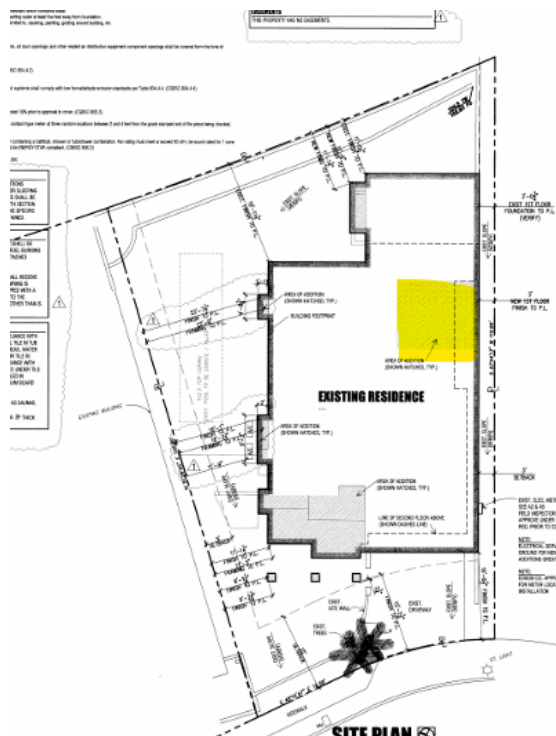
**PERMIT EXPIRATION:** Permit becomes null & void if work is not started in 540 days or if work is suspended for 180 days or more. Residential permit expiration: addition - 18 months, all others 6 months from date of permit.

See Inspection Record Card for Smoke Detector and Carbon Monoxide Alarm requirements.

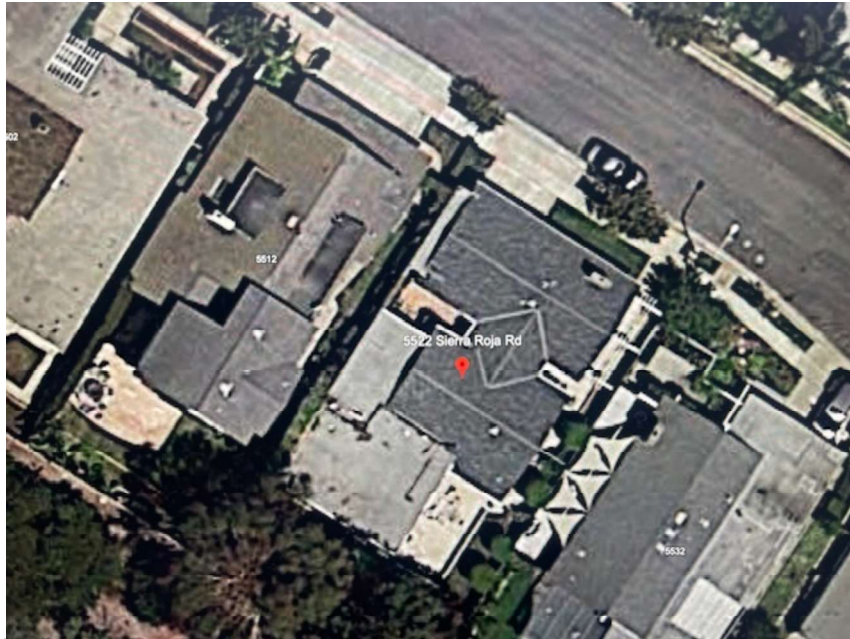
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NOTICE: This permit is valid only if the following conditions are met:  
1. The permit holder must maintain a valid license under the applicable law.  
2. The applicant agrees to contact and obtain an inquiry ID Number from UNDERGROUND SERVICE ALERT (1-800-425-4133) at least 2 working days prior to commencing excavation.

CONSTRUCTION WORKING HOURS  
Weekdays: 7 AM - 6 PM  
Saturday: 9 AM - 1 PM  
Sunday/Holiday: PROHIBITED



**5522 Sierra Roja Rd. (00158645-RBPR)**



# RESIDENTIAL BUILDING PERMIT 158645 RBPR

City of Irvine  
Building & Safety Division  
Community Development Dept.  
One Civic Center Plaza  
PO Box 19575 Irvine, CA 92623-9575  
For Permit Info: 724-6300 For Inspections: 724-6500



**LICENSED CONTRACTORS DECLARATION**  
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class **B** Lic. No. **405218**  
Date **12-18-97** Contractor **NICHOLAS McDONALD**

**OWNER-BUILDER DECLARATION**  
I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason:  
☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.  
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.  
☐ I am exempt under Sec. \_\_\_\_\_, B&PC, for this Reason \_\_\_\_\_

Date \_\_\_\_\_ Owner \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**  
☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.  
☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Carrier **STATE FARM**  
Policy # **1375853**

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation law of California, and agree that if I do become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date **12-18-97** Applicant **NICHOLAS McDONALD**

**WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.**

**CONSTRUCTION LENDING AGENCY**  
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).  
Lender's Name \_\_\_\_\_  
Lender's Address \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction and hereby authorize representatives of this city to enter upon the above mentioned property for inspection purposes.

Signature of Applicant **NICHOLAS McDONALD** Date **12-18-97**  
Print Applicant's Name **NICHOLAS McDONALD**

FORM 4-11-12, 1995

ADDRESS: **5522 SIERRA ROJA RD**  
LOCATION:  
TRACT **6853** LOT **64** APN **46312111** PLANNING AREA **TURTLE ROCK**

OWNER: **SCOTT SUSSNAH**  
ADDRESS: **5522 SIERRA ROJA**  
CITY, ST ZIP: **IRVINE, CA 92612**  
PHONE: **854-1811**

APPLICANT: **BUHR INC**  
ADDRESS: **15224 ELMWOOD**  
CITY, ST ZIP: **LA MIRADA, CA 90638**  
CONTACT: **GLENN BUHR**  
PHONE: **523-4214**

CONTRACTOR: **NICHOLAS McDONALD**  
ADDRESS: **153 NO C STREET**  
CITY, ST ZIP: **TUSTIN CA 92680**  
CONTR. LIC. EXP: **05/31/99**  
IRV BUS LIC: **43788**  
PROFESSIONAL

EXP DATE: **02/28/98**

## DESCRIPTION OF WORK RESIDENTIAL REMODEL

PROPOSED USE:

TOT SQFT: **302** STORIES: **NO. UNITS:**  
CODE YR: **94** CONST. TYPE: **YSN**  
VALUATION: **12,659.84**  
OCC TYPE: **R-3** SQ FT: **302**

ZONING APPROVAL **COX, PETER** **10/23/97**  
PLN CK APPROVAL: **NORTHGUTT, JAMES** **11/12/97**

PERMIT ISSUED BY: **LOVE, YVONNE** **12/16/97**  
PROJECT **37627**  
PLAN CHECK **30746-CCR**  
BUILDING PERMIT **158645-RBPR**

REMARKS:

## SUMMARY OF FEES RECEIPT #: 158556

RES REMODEL/ADDITION INSP	302	103.68	PERMIT ISSUANCE- RESIDENTIAL	1	15.00
RES. REMODEL/ADDITION PC	302	100.66	MICROFILM	2	1.50
ENERGY/DISABLED ENFORCE INSP	302	30.00	LESS ADV. PLAN CHECK FEES		100.66
ENERGY/DISABLED ENFORCE PC	302	19.50	LESS ADV. PLAN CHECK FEES		19.50
PLANNING PC- RES. REMODEL	1	60.00	LESS ADV. PLAN CHECK FEES		60.00
RES PLMB FIX/TRAP	4	18.36			
RES ELEC FIXTURES	20	7.40			
RES OUTLETS/SWITCHES ETC	25	8.30			
RES INSTAL EACH OUTLET	1	0.35			
STATE SEISMIC FEE 1-3 STORIES	12659	1.30			

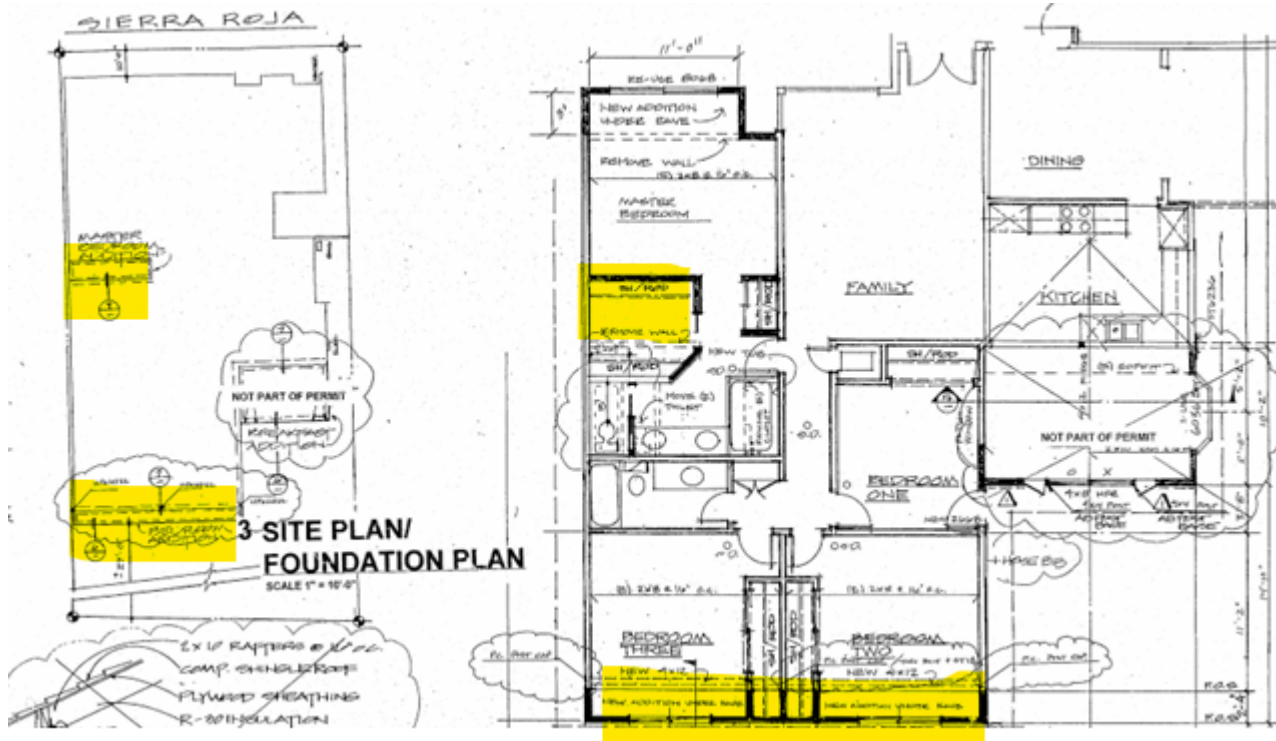
TOTAL FEES: **185.89**

**PERMIT EXPIRATION:** Permit becomes null & void if work is not started in 180 days or if work is suspended for 180 days or more. Residential permit expiration: addition - 18 months, all others 6 months from date of permit.

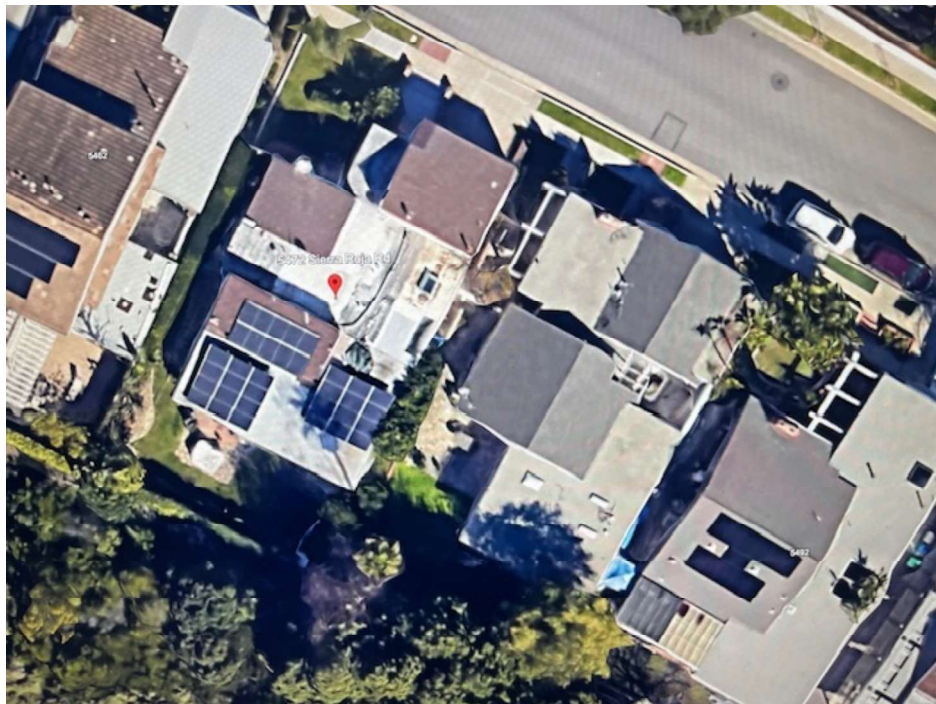
OFFICE

**NOTICE:**  
Pursuant to Assembly Bill 680, no excavation permit is valid unless the following is performed:  
1. UNDERGROUND SERVICE ALERT (USA) has been contacted and has provided its utility I.C. Number.  
2. I-800-422-4-351 at least 2 working days prior to commencing excavation.

**CONSTRUCTION WORKING HOURS**  
Weekdays: 7 AM - 7 PM  
Saturdays: 9 AM - 6 PM  
Sundays/Holidays: PROHIBITED



**5472 Sierra Roja Rd. (00345435 RBPR)**



City of Irvine  
Building & Safety Division  
Community Development Dept.  
One Civic Center Plaza  
PO Box 19575 Irvine, CA 92623-9575  
For Permit Info: (949) 724-6300 For Inspections: (949) 724-6501



Res Alt/Add/2nd Story Deck Permit  
ADDRESS: 5472 SIERRA ROJA RD  
TRACT: 6853 LOT: 59  
APN: 46312106  
PLANNING AREA: 21

DESCRIPTION OF WORK:  
ADDITION

00345435-RBPR

**LICENSED CONTRACTORS DECLARATION**  
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
License Class: \_\_\_\_\_ Lic No: \_\_\_\_\_  
Date: 10/01/03 Contractor: \_\_\_\_\_

**OWNER-BUILDER DECLARATION**  
I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason:  
☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.  
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.  
☒ I am exempt under Sec. \_\_\_\_\_ of the \_\_\_\_\_ Code.  
Date: 10-1-03 Owner: \_\_\_\_\_

**WORKERS' COMPENSATION DECLARATION**  
I hereby affirm under penalty of perjury one of the following declarations:  
☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.  
☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance is carrier and policy number are:  
Carrier: \_\_\_\_\_  
Policy #: \_\_\_\_\_  
☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.  
Date: \_\_\_\_\_ Applicant: \_\_\_\_\_

**CONSTRUCTION LENDING AGENCY**  
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).  
Lender's Name: \_\_\_\_\_  
Lender's Address: \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.  
Signature of Applicant or Agent: \_\_\_\_\_ Date: 10-1-03  
First Applicant's/Agent's Name: ASIF UPPAL

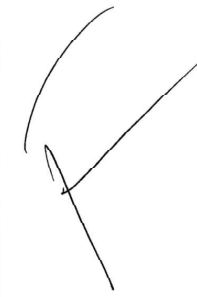
OWNER: ASIF UPPAL  
ADDRESS: 5472 SIERRA ROJA RD  
CITY, ST ZIP: IRVINE CA 92612  
PHONE: (949) 222-0900

APPLICANT: ASIF UPPAL  
ADDRESS: 5472 SIERRA ROJA RD  
CITY, ST ZIP: IRVINE CA 92612  
CONTACT:  
PHONE: (949) 222-0000

CONTRACTOR:  
ADDRESS:  
CITY, ST ZIP:  
CONTR LIC EXP:  
IRV BUS LIC:

EXP DATE:

PERMIT FEES	
Res Addition Insp	289.99
Energy Surcharge Insp	30.00
Issuance Fee Res	15.00
Microfilm	6.00
State Seismic Res	3.00
Elec Fixtures Res	13.74
Outlets/Switches Res	4.20



VALUATION: \$ 29,151

STORIES: 1  
CODE YR: 2001

NO. UNITS: 1  
TOT SQFT: 615

USE  
Room Addition

OCC  
R-3

CONST. TYPE  
Type V-N

SQ FT  
615

Total Permit Fees: \$361.93  
Receipt# 250247

TCA Receipt:

TCA:

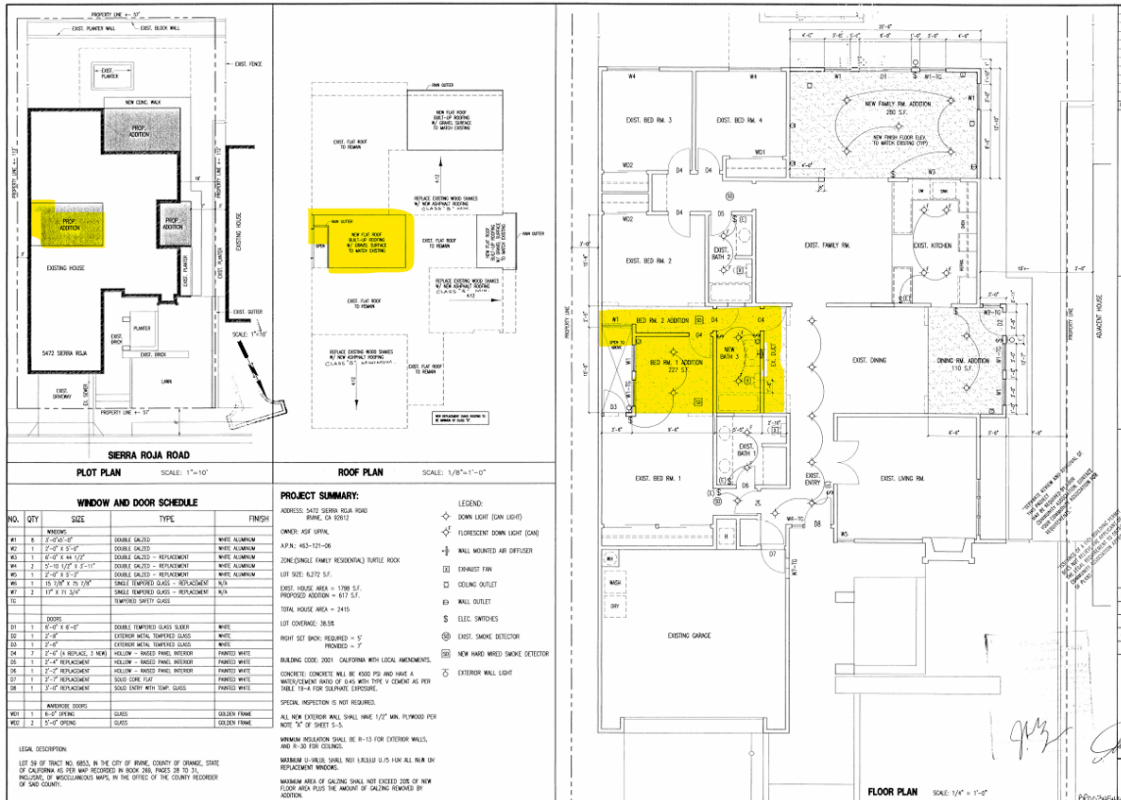
PLAN CHECK #: 00344796-RRA  
PLANNING APPROVAL: NANCY MOSS 7/30/2003  
BUILDING APPROVAL: JOHN GEORGINO 8/4/2003  
PERMIT ISSUED BY: KAYE ARROUES 10/1/2003

PERMIT EXPIRATION: Permit becomes null & void if work is not started in 180 days or if work is suspended for 180 days or more. Residential permit expiration: addition - 18 months, all others 6 months from date of permit.

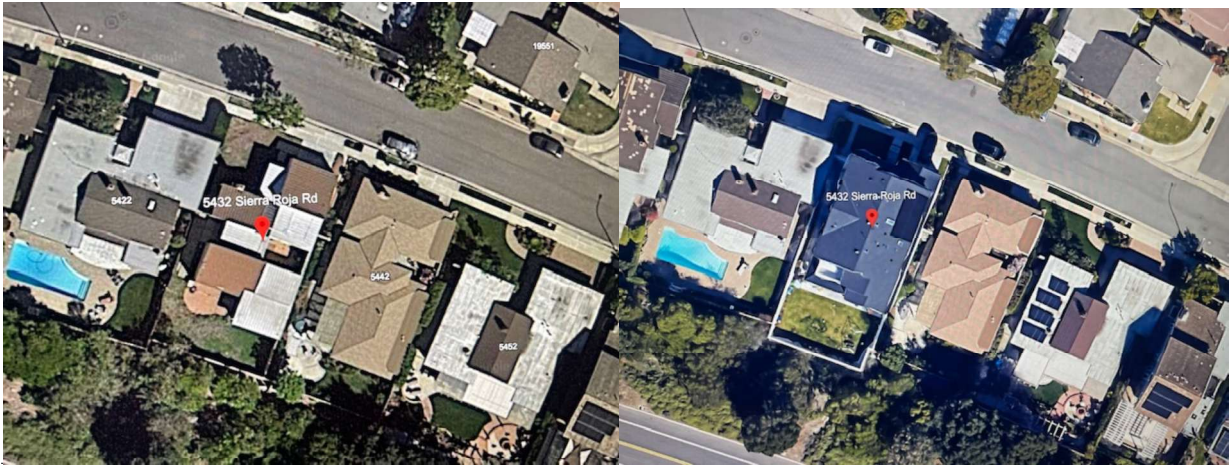
INSPECTION

NOTICE:  
Pursuant to Assembly Bill 3200, no excavation permit is valid unless the following is performed:  
1. The applicant agrees to contact and obtain an inquiry ID Number from UNDERGROUND SERVICE ALERT (1.800.427.4131) at least 7 working days prior to commencing excavation.

CONTRACTOR WORKING HOURS  
Weekdays: 7 AM - 7 PM  
Saturday: 9 AM - 6 PM  
Sunday/Holiday: PROHIBITED



**5432 Sierra Roja Rd. (00850715-RBPR)**



City of Irvine  
Building & Safety Division  
Community Development Dept.  
One Civic Center Plaza  
PO Box 19575 Irvine, CA 92623-9575  
For Permit Info: (949) 724-6300 For Inspections: (949) 724-6501



Res Alt/Add/2nd Story Deck Permit  
ADDRESS: 5432 SIERRA ROJA RD  
TRACT: 6853 LOT: 55  
APN: 46312102  
PLANNING AREA: 21

00850715-RBPR

DESCRIPTION OF WORK:  
(EPR) RESIDENTIAL REMODEL & ADDITION OF 2ND STORY  
TO EXISTING SFR W/ ATTACHED GARAGE. 10/21/21:  
00840055-DEM ISSUED. mj

**CONTRACTOR**  
I hereby affirm under penalty of perjury that I am exempt from provisions of Chapter 5 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
License Class \_\_\_\_\_ Lic.No. \_\_\_\_\_  
Date 10/25/2021 Contractor \_\_\_\_\_

**OWNER-BUILDER**  
**OWNER-BUILDER DECLARATION**  
I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason:  
☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale.  
☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.  
☐ I am exempt under Sec. \_\_\_\_\_, B&PC, for this Reason \_\_\_\_\_  
Date 10/25/2021 Owner, NIMA SHARIF

**WORKERS' COMPENSATION**  
**WORKERS' COMPENSATION DECLARATION**  
I hereby affirm under penalty of perjury one of the following declarations:  
☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.  
☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance is carrier and policy number are: \_\_\_\_\_  
☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.  
Date 10/26/2021 Applicant \_\_\_\_\_

**CONSTRUCTION LENDING AGENCY**  
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.)  
Lender's Name \_\_\_\_\_  
Lender's Address \_\_\_\_\_  
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.  
Signature of Applicant or Agent \_\_\_\_\_ Date \_\_\_\_\_  
Print Applicant's/Agent's Name \_\_\_\_\_

**OWNER: NIMA SHARIF**  
ADDRESS: 5432 SIERRA ROJA RD  
CITY, ST ZIP: IRVINE CA 92612  
PHONE: (949) 677-7999

**APPLICANT: NIMA SHARIF**  
ADDRESS: 5432 SIERRA ROJA RD  
CITY, ST ZIP: IRVINE CA 92612  
CONTACT: Nima Sharif 949-677-7999  
PHONE: (949) 677-7999

**CONTRACTOR:**  
ADDRESS: \_\_\_\_\_  
CITY, ST ZIP: \_\_\_\_\_  
CONTR LIC EXP: \_\_\_\_\_  
IRV BUS LIC: \_\_\_\_\_ EXP DATE: \_\_\_\_\_

**VALUATION:** \$511,602  
**STORIES:** 0  
**CODE YR:** 2019

**NO. UNITS:**  
**TOT SQFT:** 4,615

USE	OCC	CONST. TYPE	SQ FT
RESIDENTIAL ADDITION	R-3	Type VB	2,337
RESIDENTIAL REMODEL	R-3	Miscellaneous	2,278
Air Condition		RESIDENTIAL	

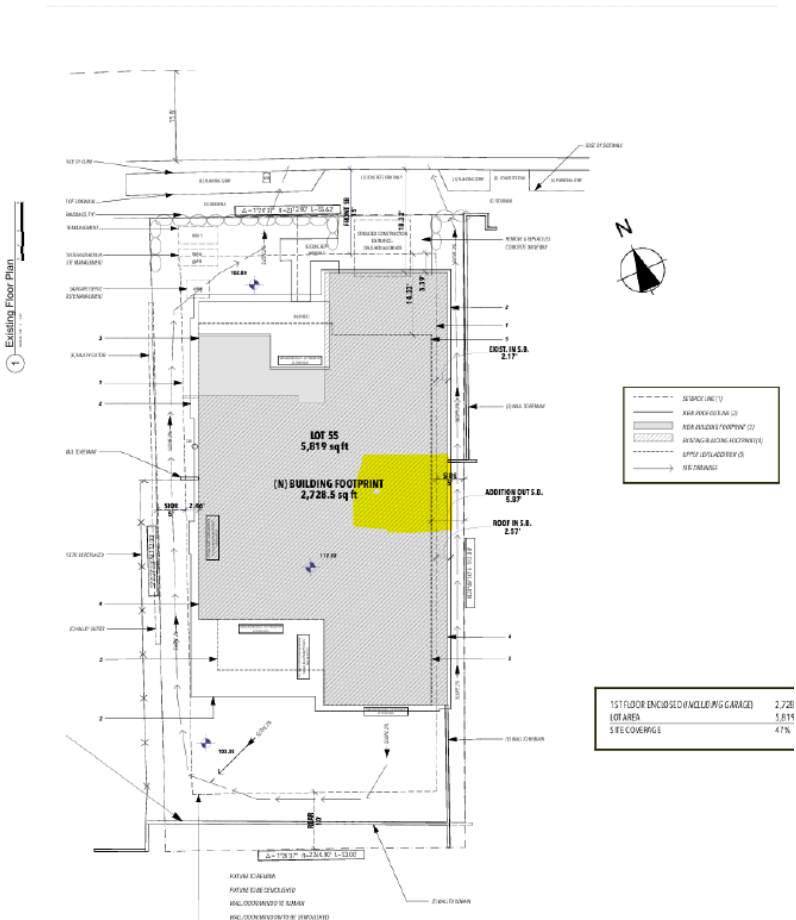
**Total Permit Fees: \$5,448.68**  
**Receipt# 00228646**  
**TCA Receipt# TCA:**  
**PLAN CHECK #:** 00840060-RRRA  
**PLANNING APPROVAL:** DARRELL CHIN 8/5/2021  
**BUILDING APPROVAL:** RAMIN AFSHAR 8/24/2021  
**PERMIT ISSUED BY:** BRIANNA JAMES 10/26/2021  
**PERMIT FINALED BY:** BRYAN WARRINER 1/17/23  
**ACTION CODE:** 86

**PROJECT DURATION:** 18 months - Overall for Room Additions or major reconstruction, and no more than 6 months to complete exterior wall finishes and roofing; 6 months - Any other type of permitted work. Note: this permit shall become null & void if work is suspended for 180 days or more. See City of Irvine Information Bulletin No. 222 for more information regarding owner and contractor responsibilities. See Inspection Record Card for Smoke Detector and Carbon Monoxide Alarm requirements.

SB 1473 fee - Due to State	18.90
SB 1473 fee - Admin	2.10
Energy Surcharge Insp	220.44
Issuance Fee Res	21.12
Bldg Sewer Res	31.90
Dishwasher Res	12.27
Elec Fixtures, hard wired appl	117.14
Fixture/Trap Res	382.80
Furnace/Burner Res	66.99
Garbage Disposal Res	12.27
Gas Piping Outlets Res	37.24
Incidental Gas Piping Res	57.18
Outlet Installation Res	26.62
Outlets/Switches Res	103.50
Res Remodel Insp	4,061.20
Service/Meter Res	45.43
Water Heater/Vent Res	26.62
State Seismic Res	66.51
Slurry/Seal Res Remodel/Add	138.45

CONTRACTOR'S SIGNATURE AND SEAL: The contractor's signature and seal must be on the permit. The contractor's seal must be in full force and effect. The contractor's seal must be in full force and effect. The contractor's seal must be in full force and effect.

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Architectural Site Plan

Sierra Bonita Community Assoc  
c/o Seabreeze Management Company  
26840 Aliso Viejo Parkway, Suite 100  
Aliso Viejo, CA 92656

## ARCHITECTURAL APPROVAL

January 23 2026

P Assets, Inc.  
5392 Sierra Roja Rd  
Irvine, CA 92603

Re: Sierra Bonita Community Assoc  
**Architectural Approval** - 5392 Sierra Roja Rd

Dear P Assets, Inc.:

Your **Revised Plans (Paint, Door) for your Addition, Paint, Windows, Hardscape Application** were reviewed by the Architectural Review Committee at their most recent meeting. After review, the Committee **approved** your architectural application as submitted.

Please be advised that if your plans have been approved, they are subject to acquiring any required City/County permits (if applicable), and work must be completed within the timeframe as stipulated in your governing documents. No changes are permitted to the approved plans; please resubmit for architectural approval if any changes are made to the approved plans.

When completed with your project, please return your Notice of Completion form along with detailed photos of the completed work to the Architectural Coordinator, Christopher Wilks at [Christopher.Wilks@seabreezemgmt.com](mailto:Christopher.Wilks@seabreezemgmt.com).

If you have any questions, please contact the Architectural Review Committee via your General Manager, Brittany Kitts at [brittany.kitts@seabreezemgmt.com](mailto:brittany.kitts@seabreezemgmt.com).

Sincerely,

Architectural Review Committee  
Sierra Bonita Community Assoc

ENCLOSURE 6

January 8, 2026

Planning Department, City of Irvine, CA

RE: Approval of 5392 Sierra Roja Rd.  
Irvine, CA 92603 220 sf Addition

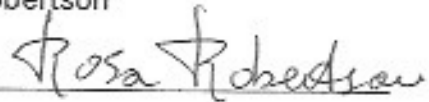
To Whom It May Concern:

I, Rosa Roberston, the homeowner of 5402 Sierra Roja Rd. Irvine, CA 92603, hereby grant approval to my neighbor, P Assets, Inc., the owner of 5392 Sierra Roja Rd. Irvine, CA 92603, to obtain a permit by the City of Irvine to construct a 220 sf bedroom extension and bathroom addition to the back, left side of their property.

I have reviewed the proposed plans and have no objections to their planned addition. I am aware and understand their project requires work to be done on and added to the zero-lot-line. I understand that during construction, a portion of the work will have to be done on my properties side. I approve and grant them access as I understand it is necessary towards the construction of the property.

Sincerely,

Rosa Robertson

Signed: 

Date: 1-8-2026

ENCLOSURE 7