



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 Gumpac-McGuire at 949-724-6351 or via email at [sgumpac-mcguire@cityofirvine.org](mailto:sgumpac-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

cc: Ann Wuu, 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	50 feet
	Major highways	50 feet
	Primary highways	42 feet
	Secondary highways:	
	In nonresidential areas	35 feet
	In residential areas	25 feet
	Commuter highways and local streets	15 feet 2.2A: 20 feet 2.3C: 15-foot average, 10-foot minimum (Westpark)
	North-south San Diego Creek ROW	2.2C: 50-foot minimum parking setback with 65-foot average setback; 65-foot building setback with 75-foot average setback (Westpark)
	East-west San Diego Creek ROW	2.2C: 30 feet (Westpark)
	Private drives	10 feet
	Interior boundary if adjacent to residential uses:	

		Side	5 feet
		Rear	10 feet
	Interior boundary if adjacent to nonresidential uses:		
		Side	10 feet
		Rear	10 feet
	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](#)).

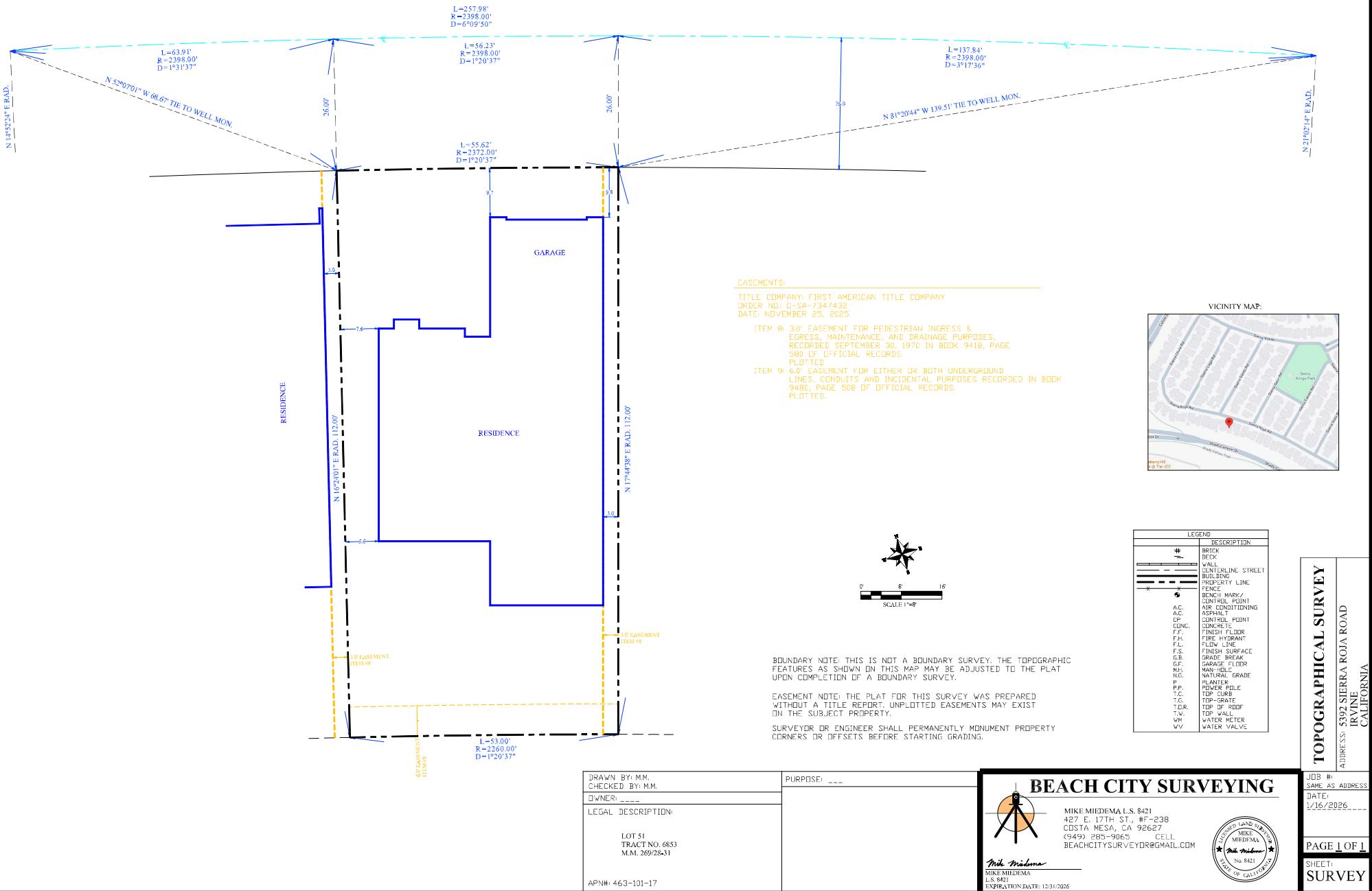
<sup>2</sup> A Master Plan application may be required in addition to a conditional use permit (see [Chapter 2-17](#)).

<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)



ENCLOSURE 3

## LANDSCAPE & PLANTING LEGEND

11. **MINI ELEPHANT CARROTS - PINK MULBERRY GRASS.**  
SIZE: FLATS 5'-6 FT TALL X 2 FT WIDE  
QUANTITY: 36

12. **LEAFSTRIPE LARIMON TEAKWOOD WAVEFRET ON STAKE**  
SIZE: 3'-4 FT TALL X 1 FT WIDE  
QUANTITY: 15

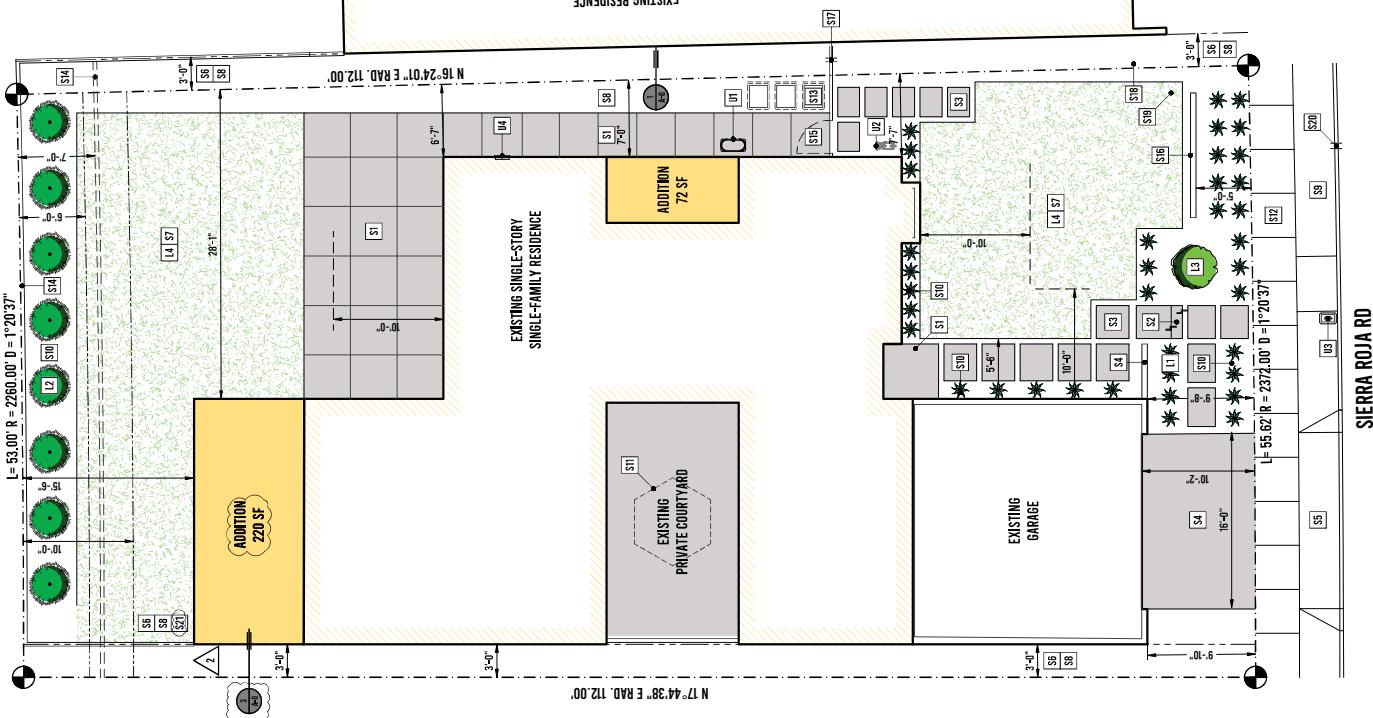
13. **GALES ARISTOCRATIAN SWAN HALL - PAPERLESS DRAVE TREE**  
SIZE: 24 INCH BOX W/ 10 FT TALL  
QUANTITY: 1

14. **NEW LAWN**  


SITE KEYNOTES

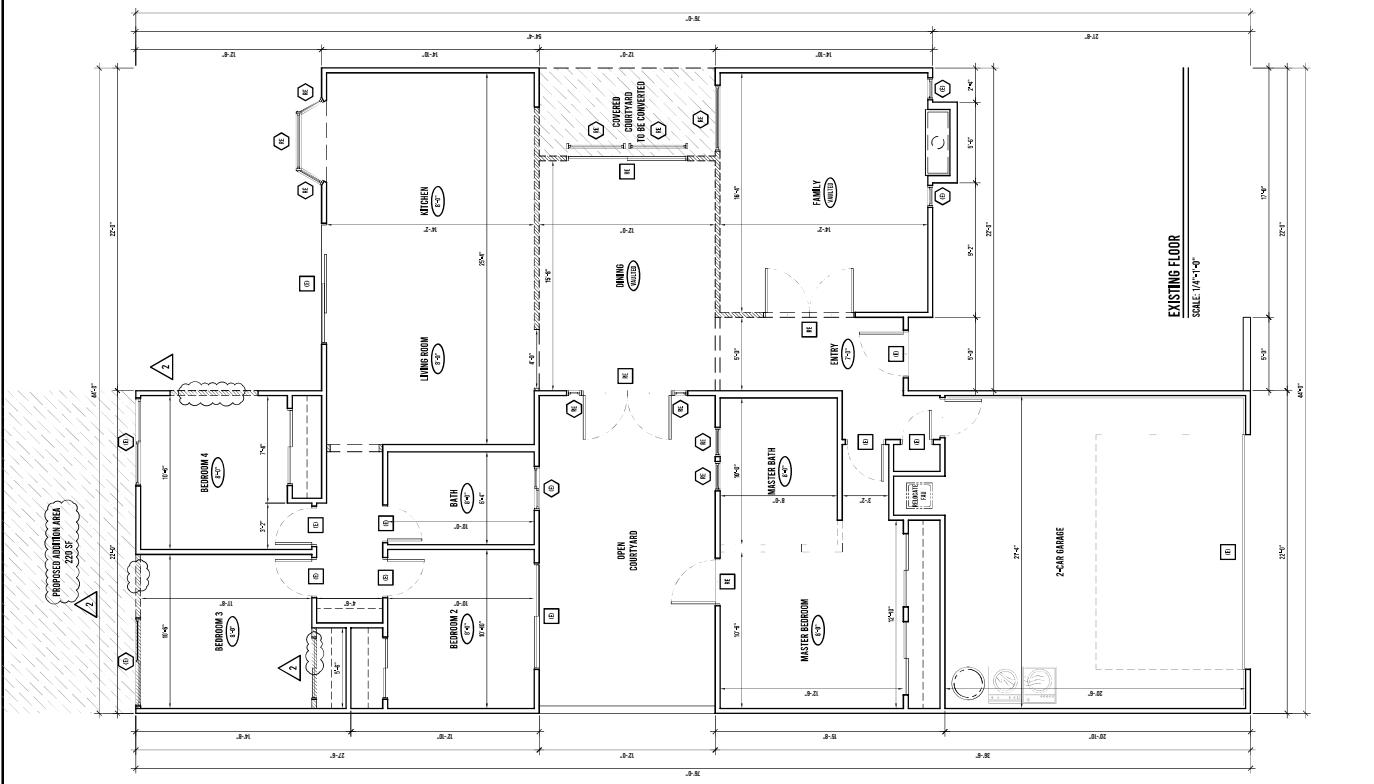
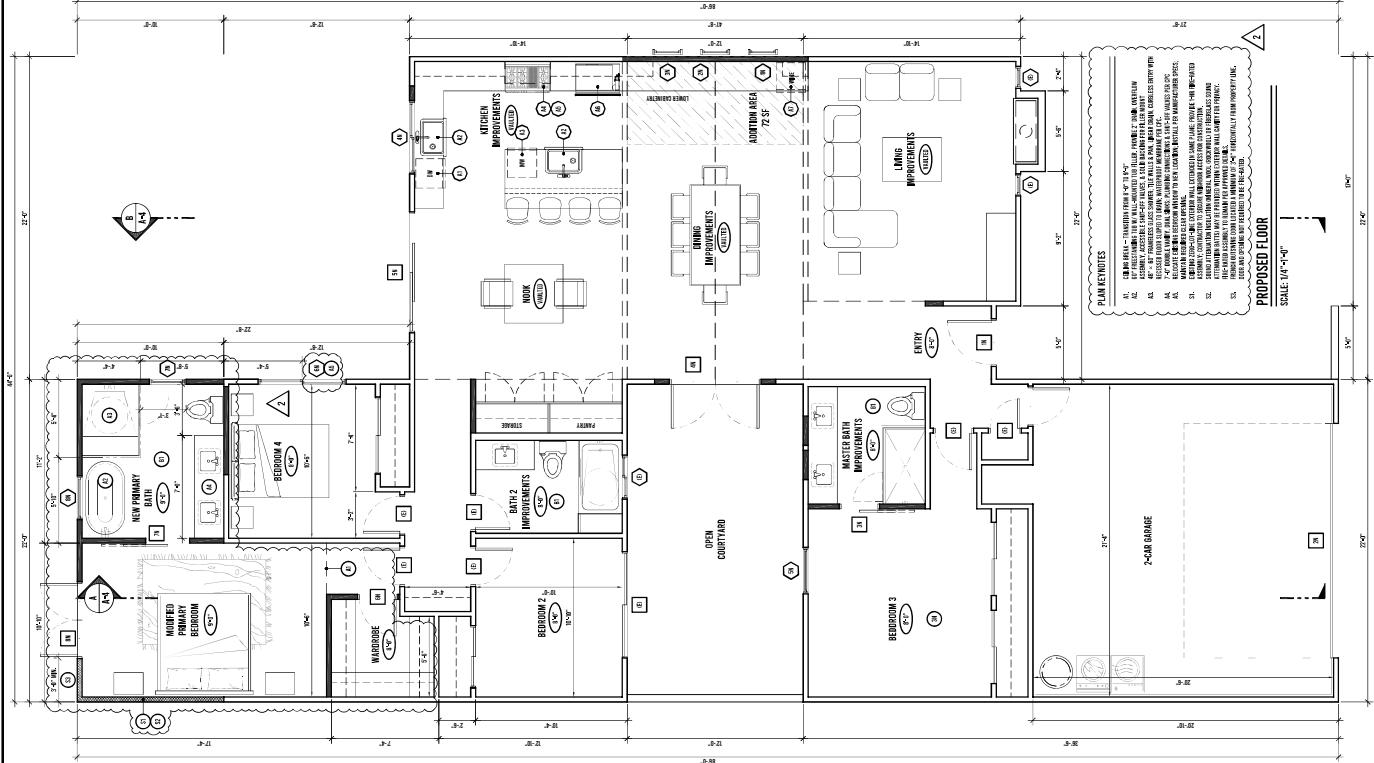
PLACE NEW OBT/OCEAN FILL  
RUBBLE/ROCKS AT THE BOTTOM  
TODAY (LAST 6-12")

### EXISTING RESIDENCE



SITEL AND SCAFFOLDING

SIE & LANDSCHAFT





GRADING PLAN  
TRACT NO. 6983 & 6853

19.667 NO 6287

TRACT 6983			TRACT 6953		
TABULATION			TABULATION		
MODEL	QUANTITY	TOTAL	MODEL	QUANTITY	TOTAL
1A	6		1A	4	
1D	3	12	1D	4	12
1C	3		1C	4	
2A	6		2A	6	
2C	6	20	2C	6	15
2D	8		2D	8	
3A	7		3A	8	
3B	7	22	3B	8	15
3C	8		3C	8	
4A	6		4A	6	
4B	8	20	4B	4	18
4C	6		4C	6	
5A	0		5A	8	
5D	5	16	5D	8	16
6C	8		6C	8	
TOTAL		90	TOTAL		16

WILLIAMSON & SCHMID  
CIVIL ENGINEERS

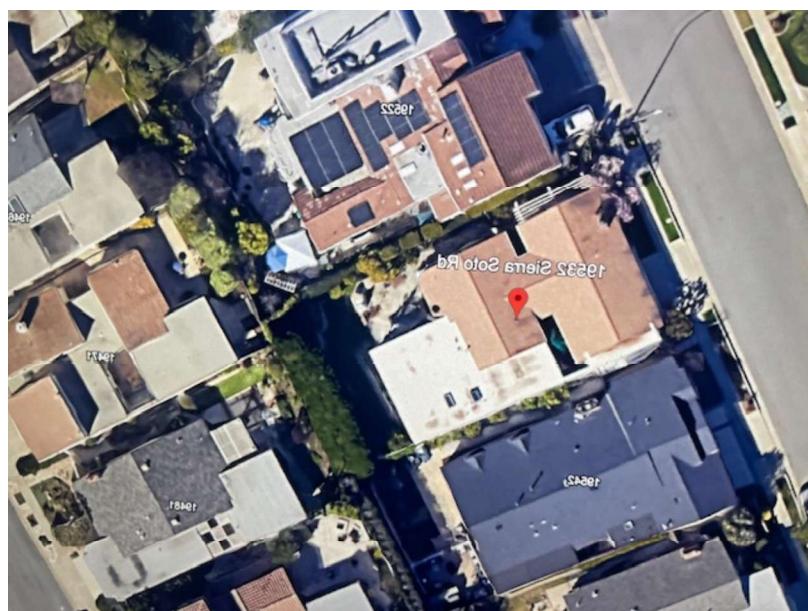
1526 EAST FIRST STREET  
SANTA ANA, CALIFORNIA

SUITE E  
507-6721

6983 1853

## EXAMPLES OF OTHER RESIDENTIAL UNITS WITHIN TRACT 6853

19532 Sierra Soto Rd. (00136893-RBPR)





**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



BUILDING ADDRESS	19522 SIERRA SOTO RD.		
VILLAGE OR COMMUNITY ASSOC.	T.R. Bradmore		
OWNER	John Richard Doyle		
ADDRESS	19522 SIERRA SOTO RD		
CITY	ZIP	PH.	3-11-83
Irving	92715	955-0919	
APPLICANT	Tim Stanley		
ADDRESS	15302 NIMES Circle		
CITY	ZIP	PH.	
Irving	92714	551-9694	
ARCHITECT/ENGINEER	X		
ADDRESS			
CITY	ZIP	PH.	
CONTRACTOR	Tim Stanley & Co.		
ADDRESS	15302 NIMES Circle		
CITY	ZIP	PH.	
CITY LIC. #	EXP. DATE	27262 6-30-84	

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 Tim Stanley  
Contractor's Agent

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

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 \_\_\_\_\_

Date: 12-1-82 Owner:

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. 299-261 Company STATE FUND

Certified copy is hereby furnished.

Certified copy is filed with City of Irving

Date 12-1-82 Applicant: Tim Stanley

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: Tim Stanley

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 CITY 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  
Print Applicant's/Agent's Name Tim J. Stanley

Date 12-1-82

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

ENTERED IN COMPUTER

5382 48	1/06/83	5.00	RV
5382 42	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	8.97	RV
5382 47	1/06/83	14.90	RV

12-6-82 # 53030 \$ 119.60 crv

INCLUDED:  STRUCT  MECH.  ELEC.  PLUMB.

PLANS APPV'D:  STRUCT  MECH.  ELEC.  PLUMB.

DESCRIPTION OF WORK: Addition to Residence

PROPOSED USE OF STRUCTURE: Res.

USE ZONE	VARIANCE NUMBER		
OTHER ZONING INFO.			

BUILDING SET BACKS	FRONT N/A	RIGHT SIDE N/A	LEFT SIDE N/A	REAR N/A
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ZONING APPROVED BY	CONDITIONS ABOVE BAIST. FOOT PRINTS	DATE
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VALUATION	27143.00	OCC R-3	TYPE I-N
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PLANS CHECKED BY	15	PLANS APPROVED	PERMIT ISSUED
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SUMMARY OF FEES		
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Building Permit	184.00	SMIP	1.90
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Plumbing Permit	15.00	SDC	
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Electrical Permit	6.60	Permit Issuance	5.00
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Mechanical Permit	70		333.00
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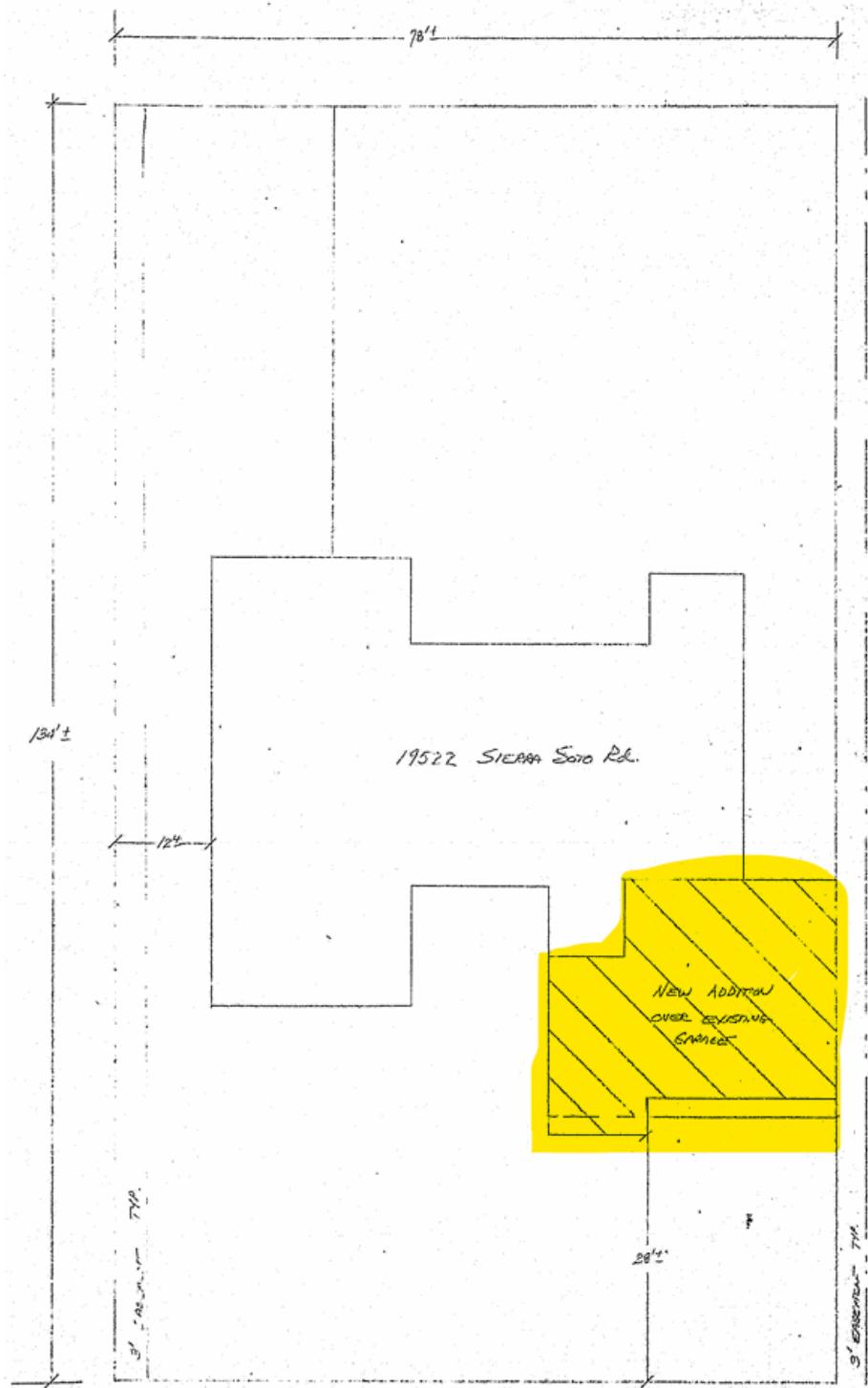
Plastering Permit		Less Advance P.C.	119.60
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Plan Check	119.60	Final Fee	213.40
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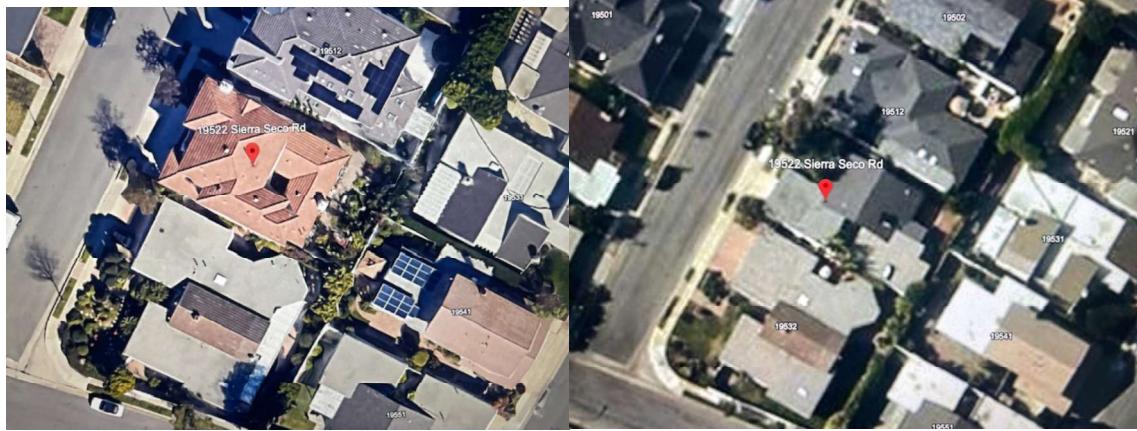
REMARKS:

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



**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

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. 6345459

Date 07/20/2010 Contractor N L CONSTRUCTION

OWNER-BUILDER

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

I hereby affirm under penalty of perjury that I have the following declarations:

- I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3707 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 # 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 LTN DESIGN

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION

COVERAGE IS MANDATORY, AND SHALL SUBJECT AN EMPLOYER TO FINES AND PENALTIES. THE MINIMUM FINES ARE UNPENDED THOUSAND DOLLARS (\$10,000), IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3708 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

LENDER

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.

Landblue design 7/20/10

Signature of Applicant or Agent \_\_\_\_\_ Date \_\_\_\_\_

LTN DESIGN

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

#### 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
SlurrySeal Res Remodel/Add	0.72

NOTICE: Permit number 00505262-RBPR is valid under the following conditions:  
1. The permit is valid for one year from the date of issuance.  
2. The applicant agrees to contact and advise the City of Irvine, Department of Building and Safety, at (714) 424-4133 at least 2 working days prior to commencing excavation.

CONTRACTOR/WORKING HOURS  
Weekdays: 7 AM - 5 PM  
Saturday: 9 AM - 5 PM  
Sunday/holiday: PROHIBITED

C:\EdenReports\permits\_2\_page.rp

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

Total Permit Fees: \$248.72

Receipt# 00064286

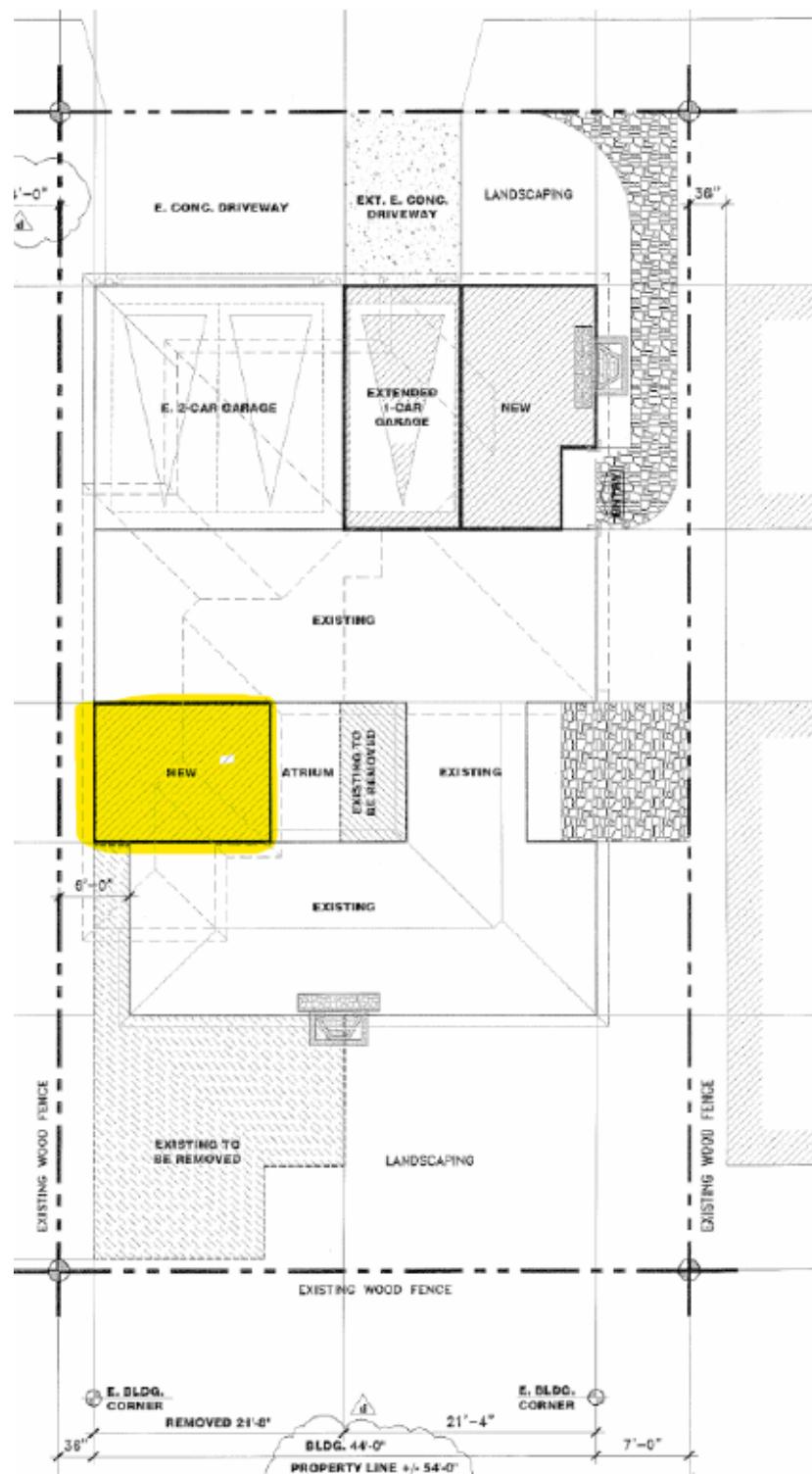
TCA Receipt: TCA:

PLAN CHECK #: 00483531-RRA

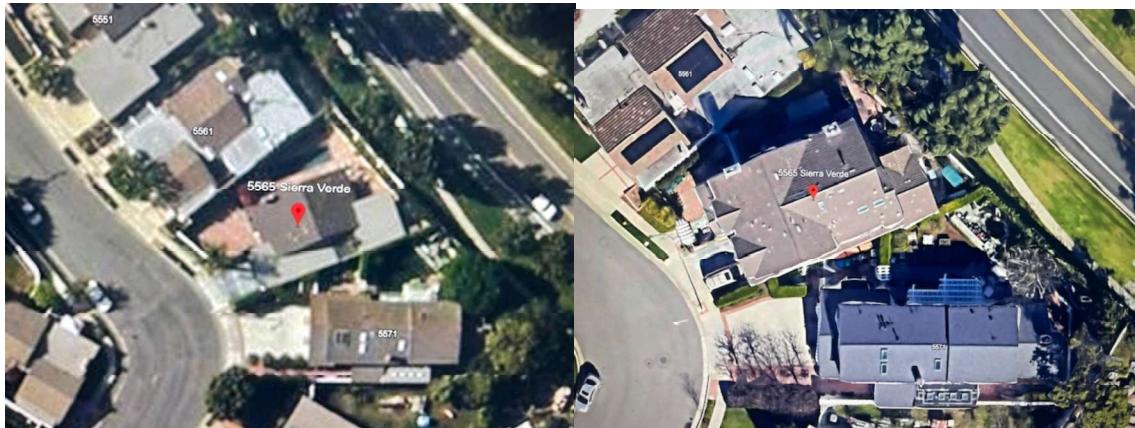
PLANNING APPROVAL: JUSTIN EQUINA 3/24/2009

BUILDING APPROVAL: LI CHEN 9/24/2009

PERMIT ISSUED BY: MARK MESSERSMITH 7/20/2010

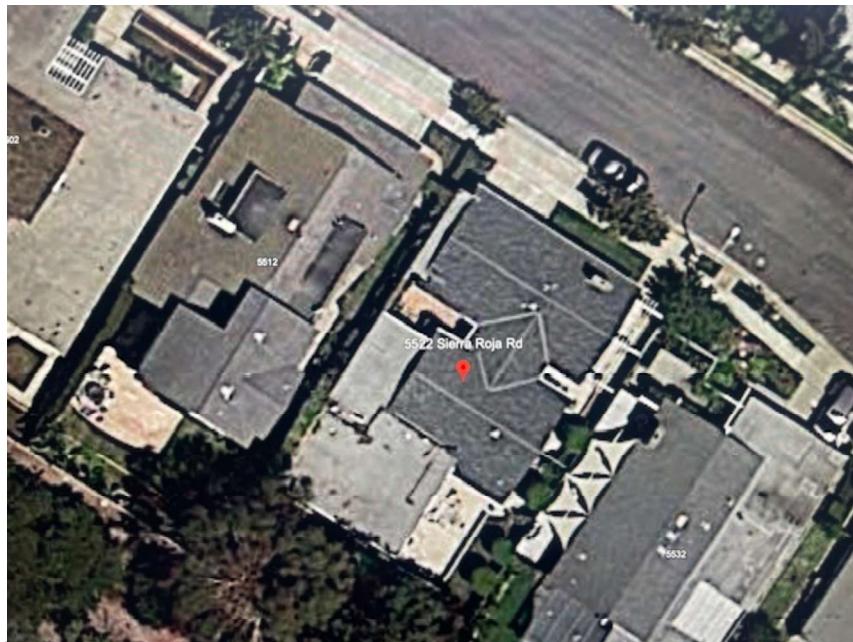


**5565 Sierra Verde Rd. (00527403-RBPR**





**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: 724-6500 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 the Business and Professions Code, and my license is in full force and effect.

CONTRACTOR  
License Class **B** Lic. No. **405218**  
Date **12-18-97** Contractor **MICHAEL MCDONALD**

**OWNER-BUILDER DECLARATION**  
I hereby affirm under penalty of perjury that I am exempt from the Construction License Law for the following reason:  
 I, as owner of the property, or my employees with wages as per the compensation rates 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 and provide for the payment of all labor, 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 carrier and policy number are \_\_\_\_\_, Carrier \_\_\_\_\_ Policy # \_\_\_\_\_

**WORKERS' COMPENSATION**  
 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 that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I will not be liable for the same.

Date **12-18-97** Appraiser \_\_\_\_\_  
LENDER \_\_\_\_\_  
Lender's Name \_\_\_\_\_  
Lender's Address \_\_\_\_\_

**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 (Geo. 3097, Civ. C.)

Signature of Applicant or Agent \_\_\_\_\_ Date \_\_\_\_\_  
Print Applicant's/Agent's Name **Michael McDonald**

FORM # 41-12, 1/95

<p>ADDRESS: <b>5522 SIERRA ROJA RD</b>  LOCATION: <b>TRACT 6653 LOT 64 APN 46312111 PLANNING AREA TURTLE ROCK</b></p>	<p><b>DESCRIPTION OF WORK</b>  <b>RESIDENTIAL REMODEL</b></p> <p>PROPOSED USE: <b>F</b></p> <p><b>TOT SQFT: 302 STORIES: NO. UNITS:</b>  <b>CODE YR: 94 CONST. TYPE: VSH</b>  <b>VALUATION: 12,659.04 OCC TYPE: R-3 SQ FT: 302</b></p> <p><b>ZONING APPROVAL COX, PETER 10/23/97</b>  <b>PLN CK APPROVAL: NORTHCUTT, JAMES 11/12/97</b></p> <p><b>PERMIT ISSUED BY: LOVE, YVONNE 12/18/97</b>  <b>PROJECT 37627</b>  <b>PLAN CHECK 30746-CRR</b>  <b>BUILDING PERMIT 158645-RBPR</b></p>
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**NOTICE:**  
Pursuant to Assembly Bill 3620, no excavation permit is valid unless the following is performed:  
1. TUNNELING AND EXCAVATION CONTRACTORS shall be provided with a copy of the "Underground Service Alert" ([www.4112.org/4112/33](http://www.4112.org/4112/33)) at least 48 working days prior to commencing excavation.

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

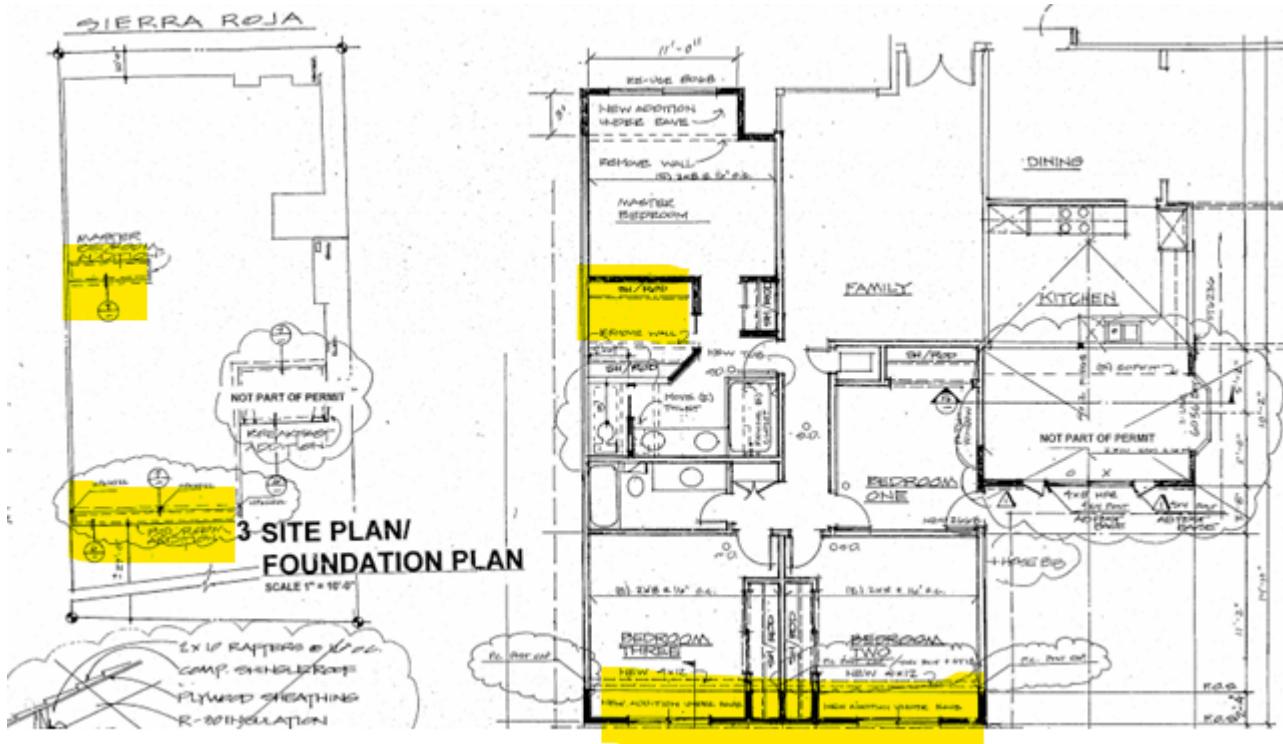
## SUMMARY OF FEES RECEIPT #158659

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	1	-100.66
ENERGY/DISABLED ENFORCE PC	302	19.50	LESS ADV. PLAN. CHECK. FEES	1	-19.50
PLANNING PC- RES. REMODEL	1	60.00	LESS ADV. PLAN. CHECK FEES	1	-60.00
RES PLNG FIX/TRAN	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 STORIE	12659	1.30			

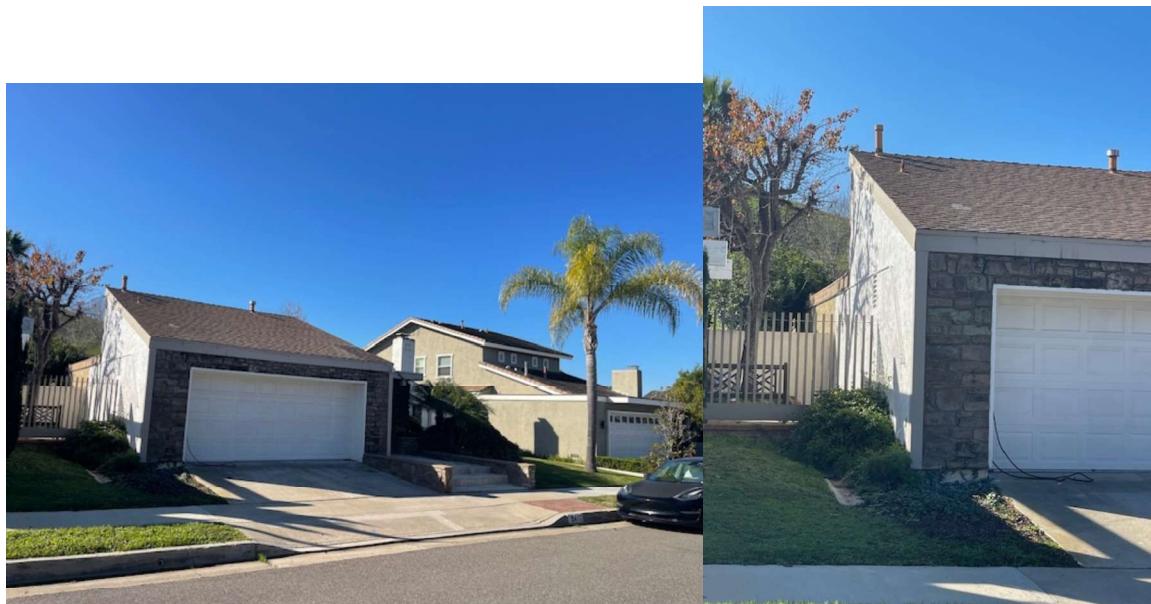
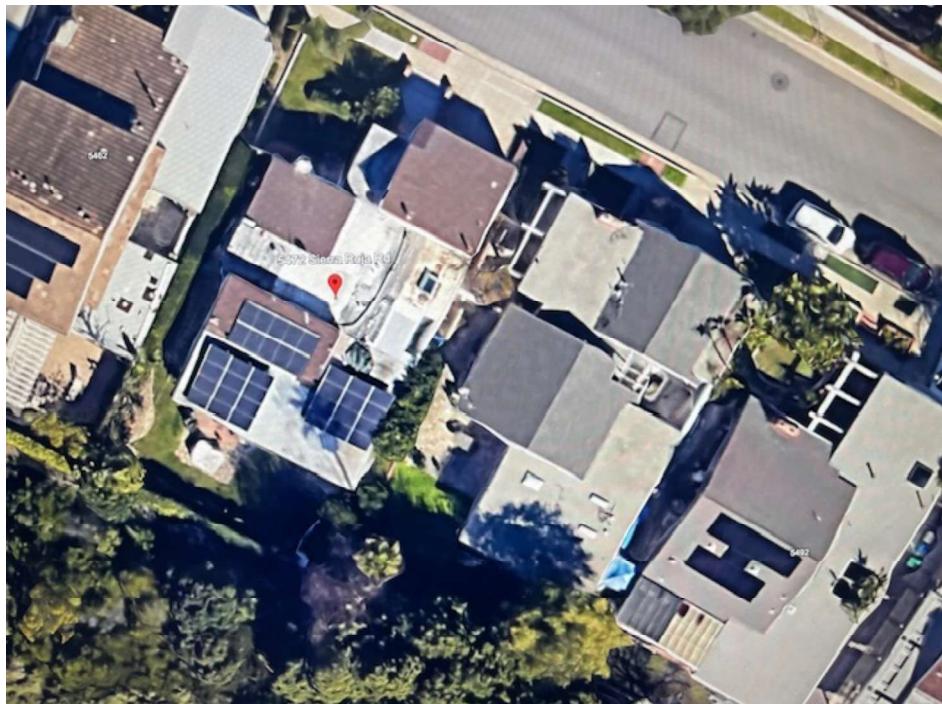
**TOTAL FEES: 185.89**

**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

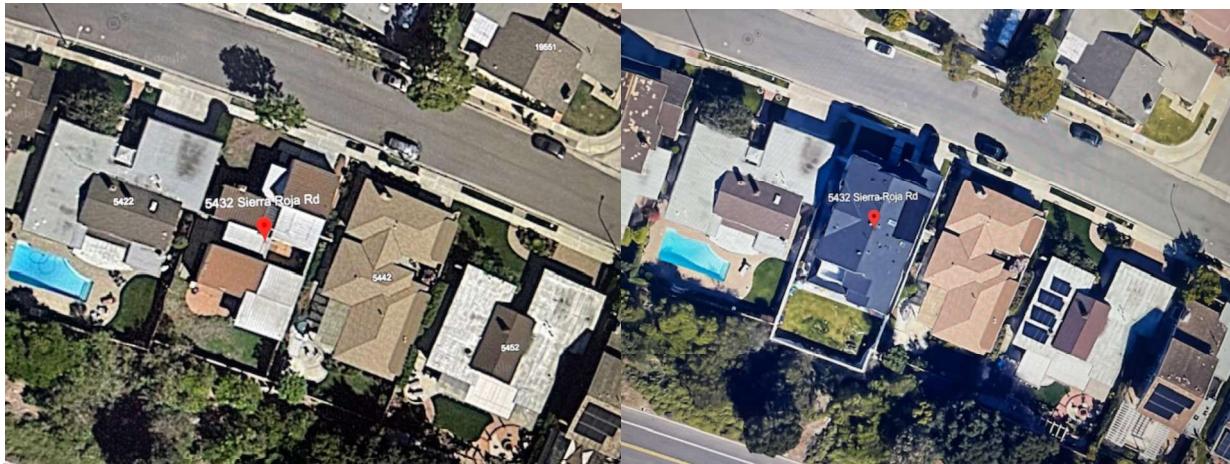


**5472 Sierra Roja Rd. (00345435 RBPR)**





**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 Inspect**

## Res Alt/Add/2nd Story Deck Permit

00850715-RBPR

ADDRESS: 5432 SIERRA ROJA RD  
TRACT: 6853 LOT: 55  
APN: 46312102  
PLANNING AREA: 21

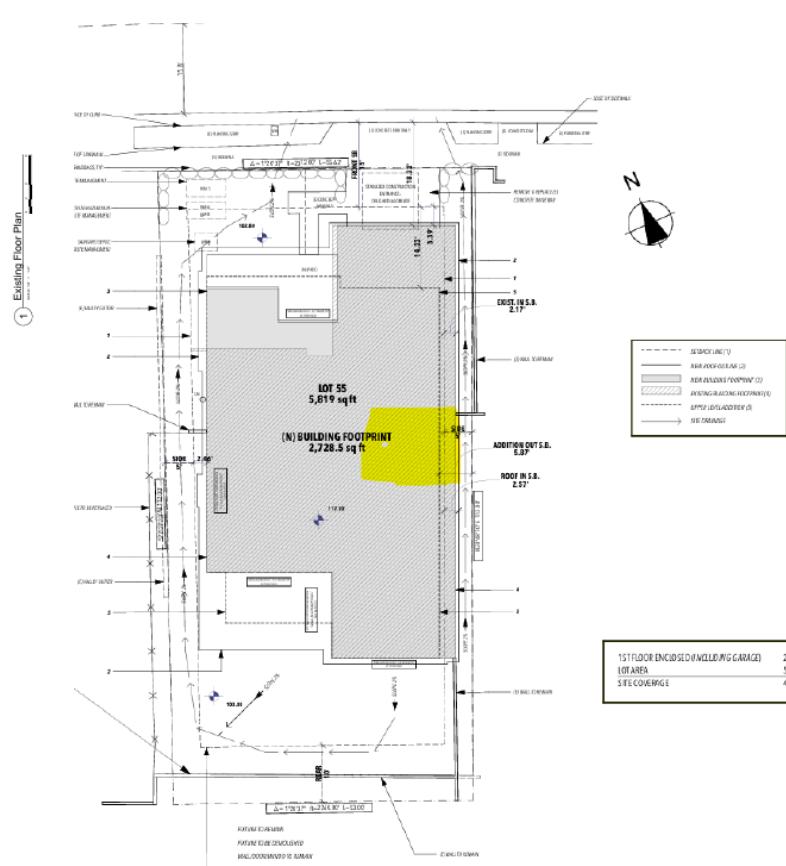
**DESCRIPTION OF WORK:**  
**(EPR) RESIDENTIAL REMODEL & ADDITION OF 2ND STORY**  
**TO EXISTING SFR W/ ATTACHED GARAGE. 10/21/21:**  
**00840055-DEM ISSUED. mj**

<b>CONTRACTOR</b>	<b>LICENSED CONTRACTORS DECLARATION</b>	
<p>I hereby affirm under penalty of perjury that I am licensed and in good standing with the State of California, and my license is in full force and effect.</p> <p>License Class _____ Lic. No. _____</p> <p>Date <u>10/25/2021</u> Contractor _____</p>		
<b>OWNER-BUILDER</b>	<b>OWNER-BUILDER DECLARATION</b>	
<p>I hereby affirm under penalty of perjury that I am exempt from the Contractor's License Law for the following reason:</p> <p><input type="checkbox"/> 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 to the public.</p> <p><input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.</p> <p><input type="checkbox"/> I am exempt under Sec. _____, B&amp;P, for this Reason.</p>		
<b>WORKERS' COMPENSATION</b>	<b>WORKERS' COMPENSATION DECLARATION</b>	
<p>I hereby affirm under penalty of perjury that the following declarations are true and correct:</p> <p><input type="checkbox"/> I have and will maintain a certificate of coverage in full compliance with the workers' compensation laws of the State of California for the performance of the work for which this permit is issued.</p> <p><input type="checkbox"/> 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 _____.</p>		
<b>LENDER</b>	<p>Policy # _____</p> <p><input type="checkbox"/> 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.</p>	
<p>Date <u>10/25/2021</u> Applicant _____</p> <p><b>WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO A FINE UP TO FIVE HUNDRED THOUSAND DOLLARS (\$500,000). IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.</b></p>		
<b>CONSTRUCTION LENDING AGENCY</b>		
<p>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 (Section 307, C.v.)</p> <p>Lender's Name _____</p> <p>Lender's Address _____</p> <p>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.</p>		
Signature of Applicant or Agent:		Date _____
Print Applicant's/Agent's Name: _____		

NOTICE: Pursuant to Assembly Bill 2020, no excavation permit will be issued unless the following is performed:  
1. UNDERGROUND SERVICE ALERT: All buried utility lines must be located and marked.  
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 any excavation.

This architectural floor plan illustrates a house layout with the following dimensions and room labels:

- Overall dimensions:** 40'0" wide by 48'0" deep.
- Rooms and Labels:**
  - Living Room (LIVING): 12'0" x 14'0"
  - Dining Room (DINING): 10'0" x 12'0"
  - Kitchen (KITCHEN): 10'0" x 12'0" (with a 4'0" deep sink)
  - Breakfast Room (BREAKFAST): 8'0" x 10'0"
  - Family Room (FAMILY): 12'0" x 14'0"
  - Court Yard (COURTYARD): 10'0" x 12'0"
  - Bedroom 1: 10'0" x 12'0"
  - Bedroom 2: 10'0" x 12'0"
  - Bedroom 3: 10'0" x 12'0"
  - Bath: 6'0" x 8'0"
  - Garage: 10'0" x 20'0"
- Walls:** The plan shows exterior walls (thick lines) and interior walls (thin lines).
- Doors:** Internal doors are indicated by arcs.
- Windows:** Windows are shown as small rectangles on the exterior walls.



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

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: Rosa Robertson

Date: 1-8-2026