



March 19, 2026

Ms. Grace Zu  
Smith Architects, Inc.  
16047 Acero, Suite 120  
Mission Viejo, CA 92691

**Sent Via Email:**  
[gz@smitharchitecture.com](mailto:gz@smitharchitecture.com)

**Subject: Approval of Modification 00966998-PMP to Master Plan 00516257-PMP for Great Park Neighborhoods District 7 (Altair), Planning Area 51 (Great Park)**

Dear Ms. Zu:

Staff reviewed Modification 00966998-PMP, an application to modify two gated entries located at 50 Aquila and 50 Axis in Great Park Neighborhoods District 7 (Altair) in Planning Area 51 (Great Park). The site has a General Plan designation of Great Park and is zoned 8.1 Trails and Transit Oriented Development.

On August 18, 2011, the Planning Commission approved Master Plan 00516257-PMP for 840 residential units within District 7. Since the original approval, the Altair master plan has been modified several times, as follows:

- July 28, 2015, the first modification (File No. 00636923-PMP) was administratively approved for unit architectural changes.
- June 20, 2016, the second modification (File No. 00662592-PMP) was approved by the Planning Commission via Planning Commission Resolution No. 16-3514 to install two gated private entrances at Aquila and Axis.
- August 23, 2016, the third modification (File No. 00675045-PMP) was administratively approved for unit architectural changes.
- September 1, 2016, the fourth modification (File No. 00675213-PMP) was approved by Planning Commission, via Planning Commission Resolution No. 16-3541 to revise unit setbacks and wall heights.
- April 3, 2017, the fifth modification (File No. 00693182-PMP) was administratively approved for further revisions to unit architecture.

This proposed sixth modification will install new traffic barriers for the two private gate entries off Irvine Boulevard at 50 Aquila and 50 Axis. At the Aquila entry, the modification will install eight retractable bollards along the entry lane to separate guest traffic from incoming resident traffic. At the Axis entry, the modification will relocate the existing exit arm, install a new entry arm, and install five new traffic delineator posts at the two entry arms to prevent unauthorized entry. The proposed changes do not alter the landscaping, site circulation, or the previously

approved land use. The project remains consistent with the requirements applicable Zoning Ordinance requirements and General Plan.

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

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

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

The project would modify two existing gated entries to enhance security to the Altair neighborhood by adding access barrier arms and retractable bollards. The gated entries will continue to operate in a manner that is consistent with the original approval. The project will not cause any significant environmental impacts beyond those already considered in the original approval. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15301, Class 1, Existing Facilities, which applies to minor alterations to existing structures involving negligible or no expansion of use.

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

The project involves minor modifications to existing gated entries including the installation of new bollards and access barrier arms. The scope of work is minor in nature and is substantially similar to the originally approved project. There will be no changes to the alignment of the vehicle access drives or development intensity of the project site as a result of this modification. Therefore, the modification will not cause significant or potentially significant on-site or off-site traffic impacts.

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

The findings and conditions of approval for Master Plan 00516257-PMP and Modification 00662592-PMP remain unaffected, as the proposed modification does not change the use, reduce parking, result in a net loss of landscaping, or otherwise alter the intent of the prior approvals. The project will continue to comply with all conditions of approval from the

original master plan and subsequent modification and is, therefore, consistent with their findings and intent.

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

The proposed modification does not impact sensitive uses because the site was originally approved for residential uses, will continue to be a residential use, and is immediately surrounded by other residential uses. Since no new land uses or activities are introduced by this modification, it will not result in an impact to existing, or introduction of new, sensitive uses not previously considered.

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

The modification does not alter landscaping or change parking in any way.

Based on the information submitted with this application, the Director of Community Development makes the following finding pursuant to Section 2-19-7 of the Zoning Ordinance and hereby approves Minor Modification 00966998-PMP.

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

The findings and conditions of approval for the original master plan will not be affected by the proposed modification because the project does not result in a change of use, reduce parking below the applicable standard, cause a net loss of landscaping, or cause other significant changes that could alter the intent/purpose of the original approval. This project is conditioned to comply with all conditions from the original master plan, as modified.

This approval is subject to the following conditions of approval:

### **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**

#### Condition 3.28

#### ORANGE COUNTY FIRE AUTHORITY

Prior to the issuance of a building permit, the applicant or responsible party shall submit a Vehicle Gates Across Emergency Access Roads Plan (Service Code PR180) to the Orange County Fire Authority for review and approval.

## **MISCELLANEOUS**

### Standard Condition 6.1

### DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

### Standard Condition 6.2

### LEGAL ACTION – HOLD HARMLESS

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

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

### Standard Condition 6.4

### PRIVACY GATES - VEHICLE STACKING

If the Director of Transportation determines that the operation of the residential privacy gates approved with this application is negatively affecting the flow of traffic on an adjacent public roadway, the property owner or homeowners association may be required to submit a plan to the Director of Community Development that identifies specific measures to resolve these problems. The plan shall be submitted within 30 days of notification by the Transportation Department and shall be reviewed and approved by the Director of Community Development in consultation with the Director of Transportation. The property owner or homeowners association shall be required, at its sole expense, to implement any modifications required by the plan within 30 days of written notice from the Director of Community Development to implement such measures, or in such time frame as directed by the Director of Community Development in consultation with the Director of Transportation.

### Condition 6.19

### COMPLIANCE WITH PRIOR CONDITIONS

All conditions of approval associated with the original subdivision (File Nos. 00516269-PTT and 00516257-PMP) as set forth, respectively, in Planning Commission Resolution Nos. 11-3117 and 11-3118, as well as subsequent modifications (File Nos. 00693182-PMP, 00675213-PMP,

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00675045-PMP, 00662592-PMP, and 00636923-PMP) for Great Park Neighborhoods District 7 shall remain in full force and effect for the project site.

Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending at 5 p.m. Thursday, March 26, 2026, the approval granted by this letter shall become effective Friday, March 27, 2026.

The stamped-approved plans for Minor Modification 00966998-PMP are being transmitted electronically along with this letter. Should you wish to obtain a hard copy of the stamped-approved plans, please drop off a set of plans at the Planning Counter. Please note that permits cannot be issued until all fees associated with this application are paid in full.

Should you have any questions regarding this approval, please contact Associate Planner Michael O'Toole at 949-724-6102 or via email at [motoole@cityofirvine.org](mailto:motoole@cityofirvine.org).

Sincerely,



Stephanie Frady, AICP  
Director of Community Development

Enclosures:

1. Approved Project Plans
2. CEQA Notice of Exemption

ec: Janan Ali, Smith Architects, Inc., [ja@smitharchitecture.com](mailto:ja@smitharchitecture.com)  
Kathryn Rich, Altair Irvine Master Association, [kathryn.rich@seabreezemgmt.com](mailto:kathryn.rich@seabreezemgmt.com)  
Alyssa Matheus, Planning Manager  
Nick Melloni, Principal Planner  
Files: 00966998-PMP; 00693182-PMP; 00675213-PMP; 00675045-PMP; 00662592-PMP; 00636923-PMP; 00516257-PMP

# MASTER PLAN - DISTRICT 7 MODIFICATION No. 6

## GREAT PARK NEIGHBORHOODS VTTM 17202 - PA 51 CITY OF IRVINE

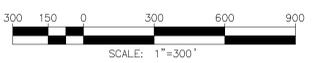
LOTS 1 - 693 ARE FOR SINGLE FAMILY RESIDENTIAL HOME PURPOSES  
LOTS 694 - 724 ARE FOR RESIDENTIAL CONDOMINIUM PURPOSES

### LEGAL DESCRIPTION

THOSE CERTAIN PARCELS OF LAND SITUATED IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING ALL OF TRACT 17881 AS SHOWN ON MAPS RECORDED IN BOOK 945, PAGES 1 THROUGH 15 INCLUSIVE OF MISCELLANEOUS MAPS, ALL IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

TTM No. 16814

TTM No. 16814



POTENTIAL TRANSIT STOP LOCATIONS HAVE BEEN DEPICTED BASES ON CONCEPT SKETCH PROVIDED BY CITY PUBLIC WORKS DEPARTMENT AND MODIFIED BASED ON CURRENT MAP. FINAL LOCATIONS TO BE COORDINATED WITH CITY OF IRVINE AND OCTA.

- FMP-1 VICINITY PLAN, INDEX MAP, NOTES AND LETTERS (REFERENCE ONLY)
- FMP-2 FIRE MASTER PLAN SHEET (REFERENCE ONLY)
- FMP-3 FIRE MASTER PLAN SHEET (REFERENCE ONLY)
- FMP-4 FIRE MASTER PLAN SHEET (REFERENCE ONLY)

- FM-1 TITLE SHEET (REFERENCE ONLY)
- FM-2 ALTERNATE MATERIALS & METHODS (AM&M) GUIDELINES AND NOTES (REFERENCE ONLY)
- FM-3 FUEL MODIFICATION PLAN LAYOUT (REFERENCE ONLY)
- FM-4 FUEL MODIFICATION PLAN LAYOUT (REFERENCE ONLY)
- FM-5 FUEL MODIFICATION PLAN LAYOUT (REFERENCE ONLY)
- FM-6 FUEL MODIFICATION PLAN LAYOUT (REFERENCE ONLY)
- FM-7 FUEL MODIFICATION PLAN LAYOUT (REFERENCE ONLY)
- FM-8 FUEL MODIFICATION PLAN LAYOUT (REFERENCE ONLY)

- FP-1 TITLE SHEET (REFERENCE ONLY)
- FP-2 FIRE PROTECTION PLAN LAYOUT (REFERENCE ONLY)
- FP-3 FIRE PROTECTION PLAN LAYOUT (REFERENCE ONLY)
- FP-4 FIRE PROTECTION PLAN LAYOUT (REFERENCE ONLY)
- FP-5 FIRE PROTECTION PLAN LAYOUT (REFERENCE ONLY)

### GENERAL NOTES:

1. EXISTING LAND USE: VACANT RESIDENTIAL/OPEN SPACE
2. EXISTING ZONING: 8.1 TRAILS AND TRANSIT ORIENTED DISTRICT
3. PROPOSED CONDITION = 693 SINGLE FAMILY & 147 MULTI FAMILY HOMES
4. TRASH COLLECTION WILL BE INDIVIDUAL CURB SIDE PICKUP
5. REFER TO TENTATIVE TRACT MAP No. 17202 FOR PROPOSED LOT DIMENSIONS AND LOT AREAS
6. SITE ADDRESS: NORTHEAST CORNER OF IRVINE BOULEVARD AND AQUILA
7. ALL SIDEWALK, CURB RETURN AND PEDESTRIAN CROSSINGS WILL MEET THE TITLE 24 AND AMERICAN DISABILITIES ACT REQUIREMENTS
8. NO FLOOD HAZARD WILL EXIST DUE TO ON-SITE IMPROVEMENTS
9. ALL RESIDENCE DRIVEWAYS WITHIN THIS SITE SHALL BE DESIGNED PER CITY OF IRVINE STD. PLAN NO. 204 TYPE 1
10. ALL SIDEWALKS SHALL CONFORM TO THE CITY OF IRVINE STD. PLAN NO. 201
11. PROPOSED ADJACENT USES:  
SOUTH: FUTURE RESIDENTIAL  
WEST: FUTURE RESIDENTIAL  
NORTH: FUTURE RESIDENTIAL  
EAST: OPEN SPACE
12. SCHOOL DISTRICT: IRVINE UNIFIED SCHOOL DISTRICT
13. ALL PROPOSED STREETS ARE TO BE PRIVATE STREETS UNLESS SHOWN OTHERWISE
14. ALL CURB RETURNS AND ACCESS RAMPS SHALL CONFORM TO THE CITY OF IRVINE STANDARDS
15. ALL STREET LIGHT LOCATIONS SHALL CONFORM TO THE CITY OF IRVINE STANDARDS

16. UTILITIES AND SERVICES WILL BE PROVIDED BY:  
ELECTRICAL SERVICES: SOUTHERN CALIFORNIA EDISON  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
TELEPHONE: AT&T  
CABLE TELEVISION: COX COMMUNICATIONS  
DOMESTIC WATER: IRVINE RANCH WATER DISTRICT  
SEWER: IRVINE RANCH WATER DISTRICT
17. THIS DEVELOPMENT WILL COMPLY WITH THE 2010 CALIFORNIA RESIDENTIAL CODE
18. THE TOTAL PROJECT ACREAGE IS 277.9 GROSS AC (129.7 NET AC)
19. THIS PROJECT IS LOCATED IN A FHSZ/WILDLIFE INTERFACE AREA. BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CBC CHAPTER 7A OR AN APPROVED FIRE PROTECTION PLAN.
20. ALL FUEL MODIFICATION ZONES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
21. FINAL LOCATION OF ALL PROPOSED TREES SHALL BE DETERMINED DURING FINAL DESIGN. TREES ARE NOT TO BE PLANTED WITHIN THE AGUA CHINO FLOODWAY.

### CONDITION GREENWASTE (REUSED/RECYCLED)

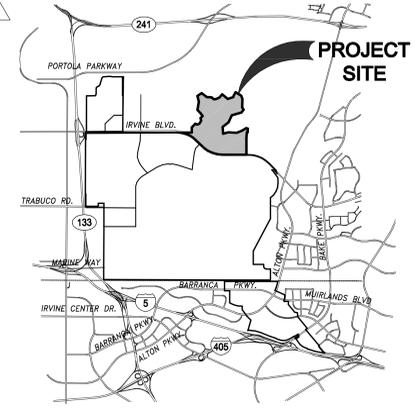
PRIOR TO THE RELEASE OF A FINAL MAP BY THE CITY, THE LANDOWNER OR SUBSEQUENT PROJECT APPLICANT SHALL SUBMIT TO THE CITY OF IRVINE FOR REVIEW AND APPROVAL, WRITTEN PROOF THAT LANGUAGE HAS BEEN OR WILL BE INCLUDED IN THE RECORDED COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS) TO THE EFFECT THAT TO THE EXTENT PRACTICABLE, COMMERCIAL AND ECONOMICALLY FEASIBLE, THE HOMEOWNER ASSOCIATION WILL ENSURE THROUGH THEIR LANDSCAPE CONTRACTS, OR OTHERWISE, THAT ALL GREENWASTE FROM COMMON LANDSCAPE AREAS WILL BE DIVERTED FROM LANDFILLS IN SUPPORT OF CITY COUNCIL RESOLUTION NO. 07-95 FOR ZERO WASTE.

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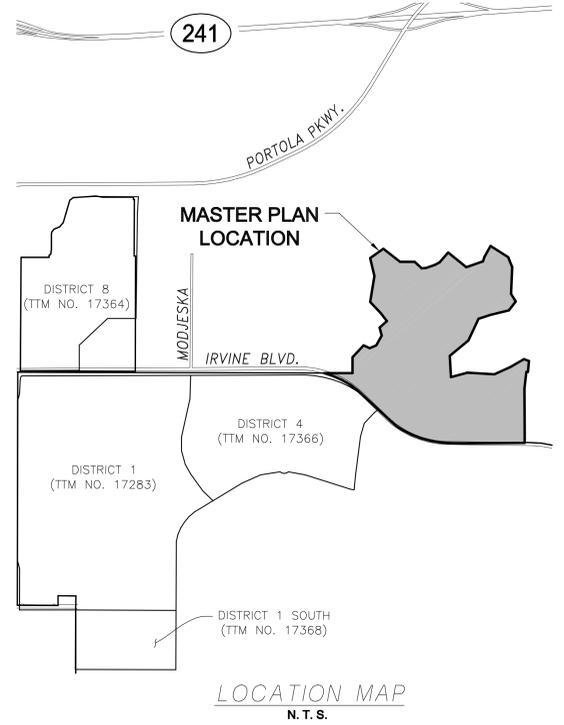
SHEET No.	DESCRIPTION
1	TITLE SHEET - MASTER PLAN
2-2B	STATISTICAL SUMMARY, STREET SECTIONS & DETAILS
3-16	TECHNICAL SITE PLAN
17-29	PARKING, TRASH COLLECTION, AND PEDESTRIAN ACCESSIBILITY PLAN
AGH-1	GUARD HOUSE FLOOR PLAN
AGH-2	GUARD HOUSE ELEVATIONS
AME-1	MONUMENT ENTRY AT MAIN ENTRANCE
ASE-1	SECONDARY ENTRY FLOOR PLAN AND ELEVATIONS
L-1	TITLE SHEET - LANDSCAPE MASTER PLAN
L-2	LANDSCAPE PLAN INDEX, NOTES AND LEGEND
L-3 TO L-17	LANDSCAPE PLAN
L-18	TYPICAL STREETScape ENLARGEMENT PLAN
L-19	LANDSCAPE STREET SECTIONS
L-20	LANDSCAPE STREET SECTIONS
L-21	MAINTENANCE RESPONSIBILITY PLAN
L-22	SIDEWALK AND TRAIL PLAN
L-23	SIDEWALK AND TRAIL PLAN
L-24	SIDEWALK AND TRAIL PLAN
L-25	WALL AND FENCE PLAN
L-26	WALL AND FENCE PLAN
L-27	WALL AND FENCE PLAN
L-28	ENLARGEMENT LANDSCAPE PLAN
L-29	ELEVATION AND SIGNAGE
AR-1	TITLE SHEET - ARCHITECTURE
A-1 (BA 710)	PLAN 1 - FLOOR PLANS - 60x105B
A-2	PLAN 1 - OPTIONS
A-3	PLAN 1 - FRONT ELEVATIONS
A-4	PLAN 1 - SIDE ELEVATIONS
A-5	PLAN 2 - FLOOR PLANS
A-6	PLAN 2 - OPTIONS
A-7	PLAN 2 - FRONT ELEVATIONS
A-8	PLAN 2 - SIDE ELEVATIONS
A-9	PLAN 3 - FLOOR PLANS
A-10	PLAN 3 - OPTIONS
A-11	PLAN 3 - FRONT ELEVATIONS
A-12	PLAN 3 - SIDE ELEVATIONS
A-13	SITE PLAN - 60x105B
B1-1 (BA 706)	PLAN 1 - FLOOR PLANS & ROOF PLANS - 60x105A
B1-2	PLAN 1 - ELEVATIONS
B1-3	PLAN 1 - ELEVATIONS
B2-1	PLAN 2 - FLOOR PLANS
B2-2	PLAN 2 - ELEVATIONS
B2-3	PLAN 2 - ELEVATIONS
B3-1	PLAN 3 - FLOOR PLANS
B3-2	PLAN 3 - ROOF PLANS & BASEMENT FLOOR PLAN
B3-3 TO B3-4	PLAN 3 - ELEVATIONS
B3-1X TO B3-2X	PLAN 3X - FLOOR PLANS
B3-3X TO B3-4X	PLAN 3X - ELEVATIONS
B4-1 TO B4-2	PLAN 4 - FLOOR PLANS AND ROOF PLANS
B4-3 TO B4-4	PLAN 4 - ELEVATIONS
B4-1X TO B4-2X	PLAN 4X - FLOOR PLANS
B4-3X TO B4-4X	PLAN 4X - ELEVATIONS
BSP-1	SITE PLAN - 60x105A
C-1 (BA 705)	PLAN 1A - FLOOR PLANS - 60x95A
C-2	PLAN 1 - FLOOR PLANS - OPTIONAL
C-3	PLAN 1 - ELEVATIONS
C-4	PLAN 1A - ELEVATIONS
C-5	PLAN 1A - ELEVATIONS
C-6	PLAN 2B - FLOOR PLANS
C-7	PLAN 2 - FLOOR PLANS - OPTIONAL
C-8	PLAN 2 - ELEVATIONS
C-9	PLAN 2B - ELEVATIONS
C-10	PLAN 2XB - ELEVATIONS
C-11	PLAN 3C - FLOOR PLANS
C-12	PLAN 3A - FLOOR PLANS - OPTIONAL
C-13	PLAN 3 - ELEVATIONS
C-14	PLAN 3C - ELEVATIONS
C-15	PLAN 3XC - ELEVATIONS
C-16	SITE PLAN - 60x95A

### CHRONOLOGY OF PAST MASTER PLAN MODIFICATIONS:

- MASTER PLAN FILE NO. 00516257-PMP
- MASTER PLAN MODIFICATION NO. 1 - 00636923-PMP
- MASTER PLAN MODIFICATION NO. 2 - 00662592-PMP
- MASTER PLAN MODIFICATION NO. 3 - 00675045-PMP
- MASTER PLAN MODIFICATION NO. 4 - 00675213-PMP
- MASTER PLAN MODIFICATION NO. 5 - 00693182-PMP



VICINITY MAP  
N.T.S.



LOCATION MAP  
N.T.S.

OWNER:  
**Heritage Hills Irvine, LLC**  
25 Enterprise, Suite 400  
Aliso Viejo CA 92656

LANDSCAPE ARCHITECT:  
**C2 Collaborative**  
416 N. El Camino Real  
San Clemente CA 92672

PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
IRVINE, INC.  
PLANNING ■ ENGINEERING ■ SURVEYING  
Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

SUPPLEMENTED BY:  
**SMITH | architects**  
Job No: 25-380.1  
Issue Date: 3/5/2026  
26047 ACERO  
SUITE 120  
MISSION VIEJO, CA. 92691  
TEL 949.481.9999  
INFO@SMITHARCHITECTURE.COM

City of Irvine  
**APPROVED**  
BY: DIRECTOR OF COMMUNITY DEVELOPMENT  
CASE: # 00966998-PMP  
DATE: March 19, 2026

DATE	REVISION	DESCRIPTION
12-31-2025	1	1st Plan correction - Planning
02-04-2026	2	2nd Plan correction - Planning

NOTE:  
THIS MASTER PLAN SHALL BE CONSISTENT WITH FORTHCOMING AMENDMENTS TO VTTM 1700B, THE GREEN BOOK: SUSTAINABLE DESIGN GUIDELINES RELATED TO AMENDED VTTM 1700B, MASTER LANDSCAPE AND TRAIL PLAN RELATED TO AMENDED VTTM 1700B, AND THE DESIGN GUIDELINES RELATED TO AMENDED VTTM 17283 AS TO DISTRICT, ONLY.

**BA 704 - 60'x80' (SINGLE FAMILY DETACHED)**

**BUILDING SUMMARY**

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE	SQUARE FEET	DESCRIPTION
1	20	22%	3,084 (3,100)	4 BED - 3.5 BATH
2	21	24%	3,328	3 BED - 3.5 BATH
3	25	27%	4,066-4,078	4 BED - 4 BATH + 2 HALF
4	25	27%	4,357	4 BED - 4 BATH + 2 HALF
TOTALS	91	100%		

NOTE: BUILDING AREA EXCLUDES GARAGES

**BUILDING SETBACKS**

DESCRIPTION	DISTANCE REQUIRED	DISTANCE PROVIDED
LOCAL STREET SETBACK (BUILDING TO CURB FACE)	15' MIN	18' MIN
LOCAL STREET GARAGE SETBACK (GARAGE DOOR TO LOCAL STREET RIGHT OF WAY)	18' **	18' MIN
REAR YARD SETBACK	10' MIN	10' MIN
SIDE YARD SETBACK	5' MIN	5' MIN
BUILDING TO BUILDING SETBACK	6' MIN	10' MIN

\*\* REQUIRES ROLL-UP TYPE GARAGE DOOR.

**DEVELOPMENT STANDARDS**

DESCRIPTION	REQUIRED	PROVIDED
Minimum site size	2,400 SF	4,800 SF
Maximum site coverage	50%	48%
Maximum building height	35'	34'-10"
Minimum site landscaping	N/A	N/A

**PARKING SUMMARY**

UNIT TYPE	NUMBER OF UNITS	BEDROOMS PER UNIT	COVERED PARKING REQUIRED PER UNIT	COVERED PARKING PROVIDED PER UNIT	UNCOVERED DRIVEWAY PARKING REQUIRED PER UNIT	UNCOVERED DRIVEWAY PARKING PROVIDED PER UNIT	VISITOR STREET PARKING REQUIRED PER UNIT	VISITOR STREET PARKING PROVIDED PER UNIT	TOTAL PARKING PROVIDED
1	20	4	2	2	1	1	1	1	
2	21	3	2	2	1	1	1	1	
3	25	4	2	2	1	1	1	1	
4	25	4	2	2	1	1	1	1	
TOTALS	91		182	182	91	91	91	91	395

**ACCESSIBILITY AND VISITABILITY MATRIX**

UNIT TYPE	NUMBER OF UNITS	ACCESSIBLE UNITS	PERCENTAGE ACCESSIBLE	OPTIONAL VISITABLE UNITS	PERCENTAGE VISITABLE
1	20	0	0%	20	100%
2	21	0	0%	21	100%
3	25	0	0%	25	100%
4	25	0	0%	25	100%
TOTALS	91	0	0%	91	100%

**BA 709 - 60'x85' (SINGLE FAMILY DETACHED)**

**BUILDING SUMMARY**

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE	SQUARE FEET	DESCRIPTION
1	35	34%	4,315 (4,733*)	5 BED - 5.5 BATH
2	37	34%	4,380 (4,585*)	5 BED - 5.5 BATH
3	34	32%	4,560 (5,135*)	5 BED - 5.5 BATH
TOTALS	106	100%		

NOTE: BUILDING AREA EXCLUDES GARAGES \*\* - INCLUDING OPTIONAL SF

**BUILDING SETBACKS**

DESCRIPTION	DISTANCE REQUIRED	DISTANCE PROVIDED
LOCAL STREET SETBACK (BUILDING TO CURB FACE)	15' MIN	17' MIN
LOCAL STREET GARAGE SETBACK (GARAGE DOOR TO LOCAL STREET RIGHT OF WAY)	18' **	18' MIN
REAR YARD SETBACK	10' MIN	10' MIN
SIDE YARD SETBACK	5' MIN	5' MIN
BUILDING TO BUILDING SETBACK	6' MIN	10' MIN

\*\* REQUIRES ROLL-UP TYPE GARAGE DOOR.

**DEVELOPMENT STANDARDS**

DESCRIPTION	REQUIRED	PROVIDED
Minimum site size	2,400 SF	5,100 SF
Maximum site coverage	50%	49%
Maximum building height	35'	35'
Minimum site landscaping	N/A	N/A

**PARKING SUMMARY**

UNIT TYPE	NUMBER OF UNITS	BEDROOMS PER UNIT	COVERED PARKING REQUIRED PER UNIT	COVERED PARKING PROVIDED PER UNIT	UNCOVERED DRIVEWAY PARKING REQUIRED PER UNIT	UNCOVERED DRIVEWAY PARKING PROVIDED PER UNIT	VISITOR STREET PARKING REQUIRED PER UNIT	VISITOR STREET PARKING PROVIDED PER UNIT	TOTAL PARKING PROVIDED
1	35	5	2	2	1	1	1	1	
2	37	5	2	2	1	1	1	1	
3	34	5	2	2	1	1	1	1	
TOTALS	106		212	212	106	106	106	145	463

**ACCESSIBILITY AND VISITABILITY MATRIX**

UNIT TYPE	NUMBER OF UNITS	ACCESSIBLE UNITS	PERCENTAGE ACCESSIBLE	OPTIONAL VISITABLE UNITS	PERCENTAGE VISITABLE
1	35	0	0%	35	100%
2	37	0	0%	37	100%
3	34	0	0%	34	100%
TOTALS	106	0	0%	106	100%

**BA 705 - 60'x95'A (SINGLE FAMILY DETACHED)**

**BUILDING SUMMARY**

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE	SQUARE FEET	DESCRIPTION
1	29	34%	4,368 (4,932*)	4 BED - 4.5 BATH
2	30	33%	4,635 (5,282*)	5 BED - 5.5 BATH
3	27	31%	4,651 (5,239*)	5 BED - 5.5 BATH
TOTALS	86	100%		

NOTE: BUILDING AREA EXCLUDES GARAGES \*\* - INCLUDING OPTIONAL SF

**BUILDING SETBACKS**

DESCRIPTION	DISTANCE REQUIRED	DISTANCE PROVIDED
LOCAL STREET SETBACK (BUILDING TO CURB FACE)	15' MIN	17' MIN
LOCAL STREET GARAGE SETBACK (GARAGE DOOR TO LOCAL STREET RIGHT OF WAY)	18' **	18' MIN
REAR YARD SETBACK	10' MIN	10' MIN
SIDE YARD SETBACK	5' MIN	5' MIN
BUILDING TO BUILDING SETBACK	6' MIN	10' MIN

\*\* REQUIRES ROLL-UP TYPE GARAGE DOOR.

**DEVELOPMENT STANDARDS**

DESCRIPTION	REQUIRED	PROVIDED
Minimum site size	2,400 sf	5,700 sf MIN
Maximum site coverage	50%	48%
Maximum building height	35'	35'
Minimum site landscaping	N/A	N/A

**PARKING SUMMARY**

UNIT TYPE	NUMBER OF UNITS	BEDROOMS PER UNIT	COVERED PARKING REQUIRED PER UNIT	COVERED PARKING PROVIDED PER UNIT	UNCOVERED DRIVEWAY PARKING REQUIRED PER UNIT	UNCOVERED DRIVEWAY PARKING PROVIDED PER UNIT	VISITOR STREET PARKING REQUIRED PER UNIT	VISITOR STREET PARKING PROVIDED PER UNIT	TOTAL PARKING PROVIDED
1	29	4	2	2	1	1	1	1	
2	30	5	2	2	1	1	1	1	
3	27	5	2	2	1	1	1	1	
TOTALS	86		172	172	86	86	86	120	378

**ACCESSIBILITY AND VISITABILITY MATRIX**

UNIT TYPE	NUMBER OF UNITS	ACCESSIBLE UNITS	PERCENTAGE ACCESSIBLE	OPTIONAL VISITABLE UNITS	PERCENTAGE VISITABLE
1	29	0	0%	29	100%
2	30	0	0%	30	100%
3	27	0	0%	27	100%
TOTALS	86	0	0%	86	100%

**BA 708 - 60'x95'B (SINGLE FAMILY DETACHED)**

**BUILDING SUMMARY**

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE	SQUARE FEET	DESCRIPTION
1	31	32%	4,690 (5,160*)	5 BED - 5.5 BATH
2	33	34%	4,765 (5,230*)	5 BED - 5.5 BATH
3	33	34%	4,990 (5,470*)	5 BED - 5.5 BATH
TOTALS	97	100%		

NOTE: BUILDING AREA EXCLUDES GARAGES

**BUILDING SETBACKS**

DESCRIPTION	DISTANCE REQUIRED	DISTANCE PROVIDED
LOCAL STREET SETBACK (BUILDING TO CURB FACE)	15' MIN	19' MIN
LOCAL STREET GARAGE SETBACK (GARAGE DOOR TO LOCAL STREET RIGHT OF WAY)	18' **	18' MIN
REAR YARD SETBACK	10' MIN	10' MIN
SIDE YARD SETBACK	5' MIN	5' MIN
BUILDING TO BUILDING SETBACK	6' MIN	10' MIN

\*\* REQUIRES ROLL-UP TYPE GARAGE DOOR.

**DEVELOPMENT STANDARDS**

DESCRIPTION	REQUIRED	PROVIDED
Minimum site size	2,400 sf	5,700 sf MIN
Maximum site coverage	50%	50%
Maximum building height	35'	35'
Minimum site landscaping	N/A	N/A

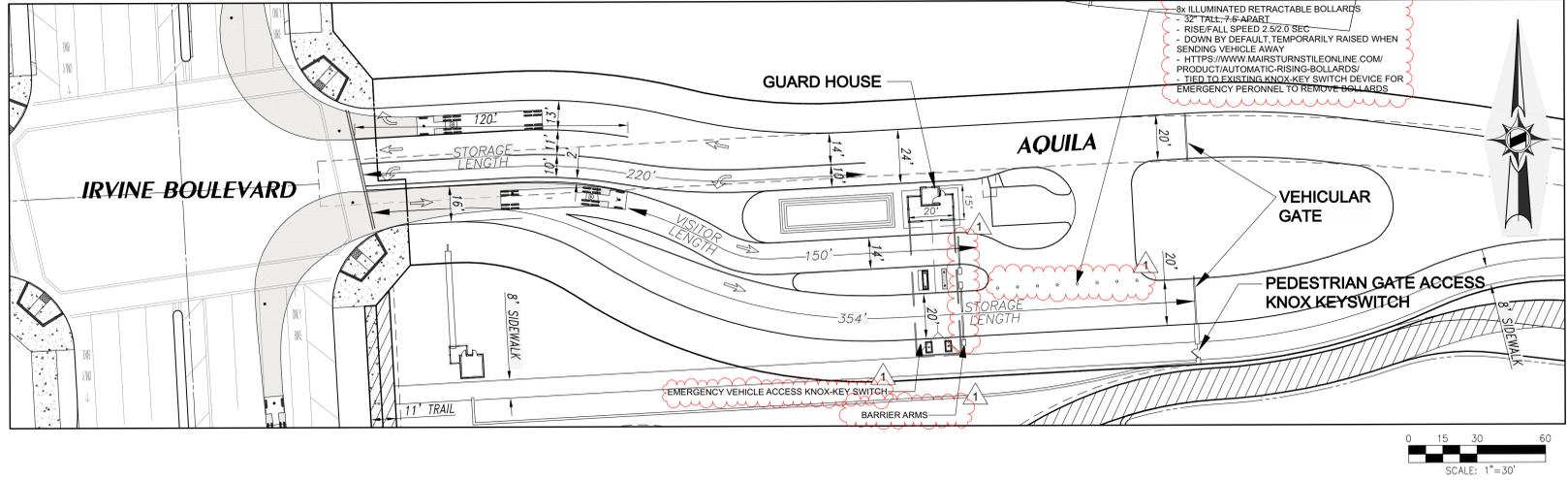
**PARKING SUMMARY**

UNIT TYPE	NUMBER OF UNITS	BEDROOMS PER UNIT	COVERED PARKING REQUIRED PER UNIT	COVERED PARKING PROVIDED PER UNIT	UNCOVERED DRIVEWAY PARKING REQUIRED PER UNIT	UNCOVERED DRIVEWAY PARKING PROVIDED PER UNIT	VISITOR STREET PARKING REQUIRED PER UNIT	VISITOR STREET PARKING PROVIDED PER UNIT	TOTAL PARKING PROVIDED
1	31	5	2	2	1	1	1	1	
2	33	5	2	2	1	1	1	1	
3	33	5	2	2	1	1	1	1	
TOTALS	97		194	194	97	97	97	156	447

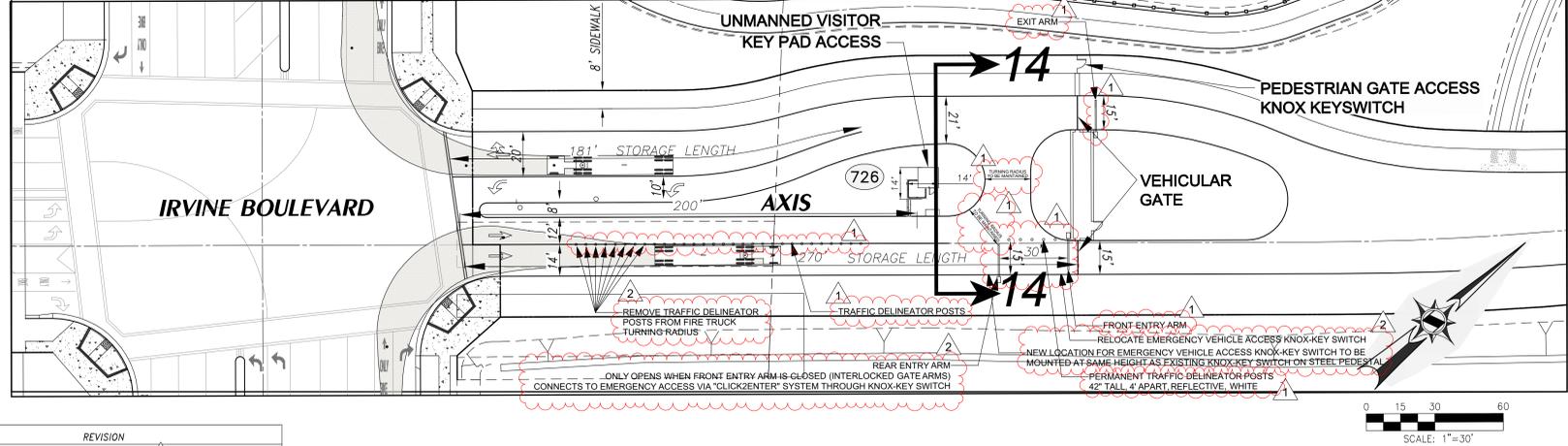
**ACCESSIBILITY AND VISITABILITY MATRIX**

UNIT TYPE	NUMBER OF UNITS	ACCESSIBLE UNITS	PERCENTAGE ACCESSIBLE	OPTIONAL VISITABLE UNITS	PERCENTAGE VISITABLE
1	31	0	0%	31	100%
2	33	0	0%	33	100%
3	33	0	0%	33	100%
TOTALS	97	0	0%	97	100%

**AQUILA ENTRY DETAIL**



**AXIS ENTRY DETAIL**



**REVISION**

DATE	DESCRIPTION	1
12-31-2025	1st Plan correction - Planning	
02-04-2026	2nd Plan correction - Planning	

**BA 706 - 60'x105'A (SINGLE FAMILY DETACHED)**

**BUILDING SUMMARY**

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE	SQUARE FEET	DESCRIPTION
1	15	19%	3,028	3 BED - 3.5 BATH
2	22	29%	4,632	5 BED - 6 BATH
3	21	26%	4,656	4 BED - 4.5 BATH
3X			6,825	5 BED - 5.5 BATH
4	21	26%	4,626	5 BED - 5.5 BATH
4X			6,611	6 BED - 6.5 BATH
TOTALS	79	100%		

NOTE: BUILDING AREA EXCLUDES GARAGES \*\* - INCLUDING OPTIONAL SF

**BUILDING SETBACKS**

DESCRIPTION	DISTANCE REQUIRED	DISTANCE PROVIDED
LOCAL STREET SETBACK (BUILDING TO CURB FACE)	15' MIN	22' MIN
LOCAL STREET GARAGE SETBACK (GARAGE DOOR TO LOCAL STREET RIGHT OF WAY)	18' **	18' MIN
REAR YARD SETBACK	10' MIN	10' MIN
SIDE YARD SETBACK	5' MIN	5' MIN
BUILDING TO BUILDING SETBACK	6' MIN	10' MIN

\*\* REQUIRES ROLL-UP TYPE GARAGE DOOR.

**DEVELOPMENT STANDARDS**

DESCRIPTION	REQUIRED	PROVIDED
Minimum site size	2,400 sf	6,300 sf MIN
Maximum site coverage	50%	50%
Maximum building height	35'	30'-1"
Minimum site landscaping	N/A	N/A

**PARKING SUMMARY**

UNIT TYPE	NUMBER OF UNITS	BEDROOMS PER UNIT	COVERED PARKING REQUIRED PER UNIT	COVERED PARKING PROVIDED PER UNIT	UNCOVERED DRIVEWAY PARKING REQUIRED PER UNIT	UNCOVERED DRIVEWAY PARKING PROVIDED PER UNIT	VISITOR STREET PARKING REQUIRED PER UNIT	VISITOR STREET PARKING PROVIDED PER UNIT	TOTAL PARKING PROVIDED
1	15	3	2	2	1	1	1	1	
2	22	5	2	2	1	1	1	1	
3	21	5	2	2	1	1	1	1	
4	21	6	2	2	1	1	1	1	
TOTALS	79		158	158	79	79	79	124	361

**ACCESSIBILITY AND VISITABILITY MATRIX**

UNIT TYPE	NUMBER OF UNITS	ACCESSIBLE UNITS	PERCENTAGE ACCESSIBLE	OPTIONAL VISITABLE UNITS	PERCENTAGE VISITABLE
1	15	0	0%	15	100%
2	22	0	0%	22	100%
3	21	0	0%	21	100%
4	21	0	0%	21	100%
TOTALS	79	0	0%	79	100%

**BA 710 - 60'x105'B (SINGLE FAMILY DETACHED)**

**BUILDING SUMMARY**

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE	SQUARE FEET	DESCRIPTION
1	26	34%	5,265 (5,585*)	5 BED - 5.5 BATH
2	26	34%	5,380 (5,930*)	5 BED - 5.5 BATH
3	24	32%	5,425 (5,951*)	5 BED - 5.5 BATH
TOTALS	76	100%		

NOTE: BUILDING AREA EXCLUDES GARAGES \*\* - INCLUDING OPTIONAL SF

**BUILDING SETBACKS**

DESCRIPTION	DISTANCE REQUIRED	DISTANCE PROVIDED
LOCAL STREET SETBACK (BUILDING TO CURB FACE)	15' MIN	17' MIN
LOCAL STREET GARAGE SETBACK (GARAGE DOOR TO LOCAL STREET RIGHT OF WAY)	18' **	18' MIN
REAR YARD SETBACK	10' MIN	10' MIN
SIDE YARD SETBACK	5' MIN	5' MIN
BUILDING TO BUILDING SETBACK	6' MIN	10' MIN

\*\* REQUIRES ROLL-UP TYPE GARAGE DOOR.

**DEVELOPMENT STANDARDS**

DESCRIPTION	REQUIRED	PROVIDED
Minimum site size	2,400 sf	6,300 sf MIN
Maximum site coverage	50%	49%
Maximum building height	35'	35'
Minimum site landscaping	N/A	N/A

**PARKING SUMMARY**

UNIT TYPE	NUMBER OF UNITS	BEDROOMS PER UNIT	COVERED PARKING REQUIRED PER UNIT	COVERED PARKING PROVIDED PER UNIT	UNCOVERED DRIVEWAY PARKING REQUIRED PER UNIT	UNCOVERED DRIVEWAY PARKING PROVIDED PER UNIT	VISITOR STREET PARKING REQUIRED PER UNIT	VISITOR STREET PARKING PROVIDED PER UNIT	TOTAL PARKING PROVIDED
1	26	5	2	2	1	1	1	1	
2	26	5	2	2	1	1	1	1	
3	24	5	2	2	1	1	1	1	
TOTALS	76		152	152	76	76	76	110	338

**ACCESSIBILITY AND VISITABILITY MATRIX**

UNIT TYPE	NUMBER OF UNITS	ACCESSIBLE UNITS	PERCENTAGE ACCESSIBLE	OPTIONAL VISITABLE UNITS	PERCENTAGE VISITABLE
1	26	0	0%	26	100%
2	26	0	0%	26	100%
3	24	0	0%	24	100%
TOTALS	76	0	0%	76	100%

PREPARED BY:  
**HUNSAKER & ASSOCIATES**  
 IRVINE, INC.  
 PLANNING ■ ENGINEERING ■ SURVEYING  
 Three Hughes • Irvine, CA 92618 • PH: (949) 583-1010 • FX: (949) 583-0759

City of Irvine  
**APPROVED**  
 BY: DIRECTOR OF COMMUNITY DEVELOPMENT  
 CASE: 09066998-PMP  
 DATE: March 19, 2026

SUPPLEMENTED BY:  
 Job No: 25-380.1  
 Issue Date: 3/5/2026  
 26047 ACERO  
 SUITE 120  
 MISSION VIEJO, CA 92691  
 TEL 949.481.9999  
 INFO@SMITHARCHITECTURE.COM

# NOTICE OF EXEMPTION



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

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

**FROM:**

City of Irvine  
Community Development Department  
PO Box 19575  
Irvine, CA 92623-9575  
**Attn: Michael O'Toole**  
**Associate Planner**  
**949-724-6102**

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

**Project Title; File No:** Master Plan Modification for Great Park Neighborhoods District 7 (Altair) (File No. 00966998-PMP)

**Project Location:** 50 Aquila and 50 Axis in Planning Area 51 (Great Park), in Irvine, CA  
(include County)

**Project Description:** Install new traffic barrier arms and retractable bollards at two existing gated entries off Irvine Boulevard to enhance security and improve user experience.

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

**Approval Date:** March 19, 2026  
**Resolution No.** N/A

**Project Applicant:** Smith Architects, Inc.  
26047 Acero, Suite 120  
Mission Viejo, CA 92691  
Attn: Grace Zu  
949-481-9999  
[gzu@smitharchitecture.com](mailto:gzu@smitharchitecture.com)

**Exempt Status:**  
(check one)

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Section 21080(b)(3); 15269(a))
- Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Statutory Exemption:
- Categorical Exemption: Section 15301, Class 1 Existing Facilities
- General Rule Exemption (Section 15061(b)(3))

**Reasons Why Project Is Exempt:** Project is exempt pursuant to CEQA Guidelines Section 15301 Class 1, Existing Facilities, which allows for the minor alteration of existing structures, facilities, and mechanical involving negligible or no expansion of existing or former use. The project would install new traffic barriers at existing gated entries, which will not result in the expansion of any existing use.

Michael O'Toole,  
Associate Planner

March 19, 2026

**Name and Title**

**Signature**

**Date**