



April 30, 2026

Mr. John Brand  
Lakeshore Land Lessee PT, LLC  
18101 Von Karman, Suite 1220  
Irvine, CA 92612

**Sent Via Email**

**Subject: Approval of Minor Modification 00972752-PMPC for Lakeshore Towers located in Planning Area 36 (Irvine Business Complex)**

Dear Mr. Brand:

Community Development Department staff reviewed Minor Modification 00972752-PMPC to modify the artificial lake within Lakeshore Towers, an existing mixed-use development located in Planning Area 36 (Irvine Business Complex [IBC]). The project site is bounded by Interstate 405 (I-405) to the north, Von Karman Avenue to the east, Bixby Street to the west, and an existing office and parking structure to the south. The site is designated Urban/Industrial in the General Plan Land Use Element and is zoned 5.1 IBC Multi-Use.

The project site was originally approved via Master Plan 83-MP-0007 for the expansion of an existing office development. In 1989, the Planning Commission approved Conditional Use Permit 87-CP-0807 allowing the development of two additional office towers, a health club, childcare facility, freestanding restaurant, and the artificial lake. Zoning Compliance 89-ZD-0258 was subsequently approved the site design for the proposed development. Since the original approvals, there have been numerous modifications approved for conversion of uses, minor additions, and site modifications.

The proposed modification would replace an existing artificial lake with two smaller ponds (2,800 and 4,000 square feet) and enhanced landscaped areas. The existing artificial lake is approximately 41,800 square feet in size, with an average depth of about 4.5 feet (ranging from one to 12 feet). It is constructed as a concrete-lined basin with clay materials at the bottom, making it a fully engineered feature rather than a natural water body. The lake is part of a controlled system that relies on pumps and regular maintenance to manage water movement and quality. In addition, the lake is located next to the 405 Freeway, which is subject to constant roadway noise, within an office complex with lighted walking paths. The lake does not provide habitat for wildlife.

The proposed ponds will feature waterfalls and fountains, with surrounding areas to be improved with new trees, shrubs, grasses, and hardscaping. A pedestrian path comprised of existing and proposed pathways would loop around the ponds and connect to the existing buildings and plaza to the south. Three overlook areas, including

an existing deck and two new areas with natural stone seating, are proposed along the pedestrian pathways. Pedestrian-scale and additional low-voltage landscape lighting is proposed along the walkway areas.

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 proposed modification will replace an existing artificial lake with two smaller ponds and landscape areas. The proposal does not add, delete, or relocate any approved structures or land uses. The newly proposed ponds, landscaping, and pedestrian pathways will continue to serve as a landscape amenity for the existing mixed-use development. Additionally, the project complies with all applicable development standards.

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Guidelines Section 15301, Class 1, Existing Facilities, which applies to projects that consist of minor alterations of existing facilities or topographical features. The proposed landscaping and pond features will replace an existing water feature that provides similar passive recreational opportunities. Therefore, the modification will not introduce significant environmental impacts to the project site.

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 proposed modification allows for the replacement of an existing artificial lake with two smaller ponds and landscaped areas. The new pond and landscaped areas will operate consistently with the existing lake by providing pathways to experience the landscape amenity. The modification does not change the buildings, land uses, or include any other site improvements. Therefore, the proposed modification would not cause significant or potentially significant on-site and off-site traffic impacts.

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

The intent and use of the site will remain consistent with the original approval and subsequent master plan modifications, by maintaining a landscape amenity for Lakeshore Towers. The intent of the original master plan was to support a mixed-use development that was specifically designed for people to use the various plaza areas within the project site. Landscape and hardscape treatments for the site were designed to promote gathering spaces drawing site tenants to the outdoor spaces. The proposed reconfiguration of the existing artificial lake feature to provide for two ponds and landscaped areas with interconnected pedestrian pathways continues to meet the intent of the findings and conditions of approval for the approved project. Further, the modification does not alter site layout, circulation, development standards, or any condition of approval that formed the basis of the master plan findings or findings of subsequent approvals. Therefore, the proposed modification is consistent with the intent of the findings and conditions of approval of the previous approvals. All applicable conditions of approval from Conditional Use Permit 87-CP-0807 and Zoning Compliance Approval 89-ZD-0258, and subsequent modifications to the master plan, apply to this modification.

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

The proposed modification will not result in an impact to, or introduction of, sensitive uses not previously considered within the site. The modification replaces an existing passive landscaping feature with one of the same size and operation. Since no new land uses 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: a) a significant reduction of landscaping; or b) a significant change in parking.

The proposed modification replaces an existing 41,800-square-foot lake with two ponds, landscaped areas, and decomposed granite pathways. The reconfigured landscaped area will include two water features totaling 6,800 square feet and 35,000 square feet of landscaped area. The proposed reconfiguration will maintain the same amount of landscaping by fully replacing the existing lake area with a variety of other landscape features. The modification does not involve a reduction in parking spaces. Therefore, the reconfigured site plan will not result in any reduction in landscaping or parking.

Based on the information submitted with this application, the Director of Community Development makes the following finding pursuant to Section 2-19-7 of the Zoning

Ordinance and hereby approves Minor Modification 00972752-PMPC.

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

The modification will not result in a change of use or other significant changes that would substantially alter the findings of and/or conditions applied to the original approval or subsequent approvals. The modification will replace an existing lake with two smaller ponds and landscaped areas. All conditions of approval established in previous approvals will continue to be applied to this modification. Therefore, the modification is consistent with the intent of the findings and conditions of the original approval.

The approval is subject to the following conditions of approval:

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

#### Condition 2.26

#### **POND DESIGN PLANS**

Prior to issuance of a grading permit for the ponds, the City Engineer shall approve pond design plans which specify a non-permeable pond bottom as required to avoid contact with potential below-grade contaminants.

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

#### Standard Condition 3.6

#### **SITE LIGHTING REQUIREMENTS**

Prior to the issuance of building permits, the applicant shall demonstrate they have met the Irvine Uniform Security Code requirements for lighting by providing the below listed items for a complete review by the Police Department. Failure to provide a complete lighting package will result in the delay of satisfaction of this condition.

- A. Electrical plan showing light fixture locations, type of light fixture, height of light fixture, lighting ratio, and point-by-point photometric lighting analysis overlaid onto a tree landscape plan with a legend. The photometric plan should only show those fixtures used to meet the Irvine Uniform Security Code requirements.
- B. Site plan demonstrating that landscaping shall not be planted so as to obscure required light levels per the Irvine Uniform Security Code.
- C. Site plans that are full-scale and legible.

### **PRIOR TO AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE**

#### Condition 4.13

#### **LANDSCAPE AND IRRIGATION PLAN**

Prior to authorization to use, occupy, and/or operate the ponds, the applicant shall submit and obtain City Engineer approval for a detailed Landscape and Irrigation Plan.

The Landscape Plan shall indicate the exact size, location, and species of proposed landscape materials. The Irrigation Plan shall indicate the proposed daily schedule for watering.

Condition 4.15

WATER CONSERVATION PLAN

Prior to authorization to use, occupy, and/or operate the ponds, the applicant shall prepare a Water Conservation Plan that will include a discussion of how the following water conservation measures have been incorporated in the project:

- A. Drought tolerant landscaping shall be included in the Landscape and Irrigation Plan;
- B. The applicant shall demonstrate to the City Engineer that the ponds have been designed (i.e., non-permeable bottom) to accommodate the use of reclaimed water; and
- C. Reclaimed water shall be utilized in the pond features.

Condition 4.16

IRVINE RANCH WATER DISTRICT

Prior to authorization to use, occupy, and/or operate the ponds, the applicant shall provide proof of Irvine Ranch Water District approval of irrigation and pond fill plans to the Director of Community Development.

**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.

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

Condition 6.19

COMPLIANCE WITH PRIOR CONDITIONS

All applicable conditions of approval associated with the following approvals for this site, shall remain in full force and effect: 83-MP-0007; 85-CP-0701; 87-CP-0807; 89-ZD-0258; 33028-CPM; 35968-CPU; 41675-CPM; 41714-CPM; 45470-CPM; 50099-MP; 00622824-PMP; 00832529-PMPC; 00841600-PMPC.

Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending at 5 p.m. Thursday, May 7, 2026, the approval granted by this letter shall become effective Friday, May 8, 2026.

The stamped-approved plans for Minor Modification 00972752-PMPC 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 Senior Planner Tiffany Lin at 949-724-6361 or via email at [tilin@cityofirvine.org](mailto:tilin@cityofirvine.org).

Sincerely,



Stephanie Frady, AICP  
Director of Community Development

Enclosures:

1. Stamped Approved Project Plans
2. Notice of Exemption

ec: Tim Strader Jr., Starpointe Ventures  
Alyssa Matheus, Planning Manager  
Nick Melloni, Principal Planner  
File(s): 00972752-PMPC, 83-MP-0007