

# **AGENDA**

## **LAND USE AND DESIGN REVIEW COMMITTEE**

**March 12, 2009**  
**9:00 A.M.**

**Laguna Woods City Hall**  
**Council Chambers**  
**24264 El Toro Road**  
**Laguna Woods, CA 92637**

**AGENDA DESCRIPTION:** The Agenda descriptions are intended to give notice, to members of the public, of a general summary of items of business to be transacted or discussed.

Any person wishing to address the Land Use and Design Review Committee on any matter, whether or not it appears on this agenda, may do so under the appropriate section of the agenda. Whenever possible, lengthy testimony should be presented to the Committee in writing (12 copies) and only pertinent points presented orally. Requests to speak to items on the agenda shall be heard at the appropriate point on the agenda; requests to speak about subjects not on the agenda will be heard during the **Public Comment** section of the meeting.

### **I. CALL TO ORDER**

### **II. ROLL CALL**

### **III. COMMITTEE BUSINESS**

- A. Laguna Woods Village Entry Gates Signs (SP-517)

**RECOMMENDED ACTION:** Discuss and approve the revised Site Development Permit, as submitted or with modifications.

- B. Sushi Wok Outdoor Seating (CP-507)

**RECOMMENDED ACTION:** Deny the requested change plan.

### **IV. PENDING PROJECTS UPDATE**

- A. San Sebastian Condominium Project  
B. Laguna Woods Housing Element Revision

- C. Inclusionary Ordinance
- D. Ridge Route Linear Park
- E. Moulton Smart Street Improvements
- F. Other

**V. COMMITTEE MEMBER COMMENTS**

**VI. PUBLIC COMMENTS**

**IX. ADJOURN**

**City of Laguna Woods**  
**AGENDA**  
**LAND USE AND DESIGN REVIEW COMMITTEE**  
**Meeting Recap**

February 12, 2009  
9:00 A.M.  
24264 El Toro Road  
Laguna Woods, CA 92637

**I. CALL TO ORDER**

The meeting was called to order at 9:00 a.m. by Chair Ed Miller.

**II. ROLL CALL**

**Present:** DeBelles, Hatch, Heilbronner, Joss, Lindstrom, Miller, Morton, Preli, Sortino and Vogt.

**Absent:** (None)

**III. PRESENTATIONS**

Planning Staff gave a brief presentation on the Planning Process

**IV. COMMITTEE BUSINESS**

**A. Jersey Mike's Subs (CP-502)**

City Planner Phithayanukarn presented the staff report for the Jersey Mike's request for three outdoor dinning tables along the north frontage of their facility. Member Vogt asked why the proposed tables were not the same size as those in front of Sushi Wok Express. Staff noted that the available sidewalk configuration and area is different at the two locations. Staff is concerned that there be adequate for pedestrian traffic. The Committee voted unanimously to recommend that staff approve the request.

**B. Committee Charge and Responsibilities**

City Manager Keane gave a brief description to the Land Use and Design Review Committee regarding their responsibilities on the committee.

**C. Committee Procedures, Open Meeting Act and Conflict of Interest Regulations**

City Manager Keane discussed committee procedures and state open meeting and conflict of interest laws.

**V. PENDING PROJECT UPDATE**

No pending project updates

**VI. COMMITTEE MEMBER COMMENTS:** None.

**VI. PUBLIC COMMENTS:** None

**VII. ADJOURN**


The meeting was adjourned at 10:00 a.m. on February 12, 2009

# City of Laguna Woods

## Agenda Report

**DATE:** March 12, 2009 Land Use and Design Review Committee Meeting

**TO:** Land Use and Design Review Committee Meeting

**FROM:** Jim Phithayanukarn, City Planner 

**AGENDA ITEM:** **Laguna Woods Village Entry Gates Signs (SP-517)**

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### **Recommendation**

Discuss and approve the Site Development Permit (SP-517), as submitted or with modifications.

### **Background**

In September 2008 the Professional Community Management Inc. (PCM) applied for a Site Development Permit for “Laguna Woods Village” Entry Gate Signs (SP-339) which was approved. The proposed site development permit was for fourteen (14) entry gate sign locations throughout Laguna Woods Village. The proposed sign text read “Laguna Woods Village Gate ##.” On February 24, 2009 PCM submitted a revised Site Development Permit (SP-517) which proposes to alter the size of the signs for the previously approved entry gate signs (SP-339).

### **Discussion**

The proposed Site Development Permit is required by Chapter 13.20 Section 13.20.030 of the City’s Municipal Code. Currently there are no set standards for residential signage; therefore, a site development permit is required. Section 13.20.030 states “...any sign that is not in compliance with this section may be allowed subject to an approved site development permit if it is consistent with the purpose and intent of the applicable land use.” The proposed alterations to the site development permit are consistent with the residential land use.

The proposed material of the signs remains as previously approved; individually cut aluminum letters. The signs shall be affixed to existing walls approximately 5’-6” in height and may vary a few inches in height. The color of the signs has been changed

from dark bronze to black. The previously approved “Laguna Woods Village” text measured 8.5”x 96” totaling 5.7 sq. ft. The revised “Laguna Wood Village” text measures 13”x 132” totaling 11.9 sq. ft. The leaf logo has been reduced from 21.37” in height to 17.5”. The total sign size which includes the “Laguna Wood Village” text and leaf logo has increased from approximately 16.31 sq. ft. to 17.69 sq. ft. The “Gate ##” text remains unchanged ranging from 22.66” to 27” depending on the gate number.

	Approved Sign	Revised Sign
Height of “Laguna Woods Village” text	8.5”	13”
Length of “Laguna Woods Village” text	96”	132”
Total Sq. ft. of “Laguna Woods Village” text	5.7 sq. ft.	11.9 sq. ft.
Leaf Logo height	21.37”	17.5”
Overall Sign Size	16.31 sq. ft.	17.69 sq. ft.
“Gate ##”	22.66 – 27”	22.66 – 27”

**Fiscal Impact:**

There is no impact to the City finances. The City recovers expenses associated with processing permit applications through the established permit fees.

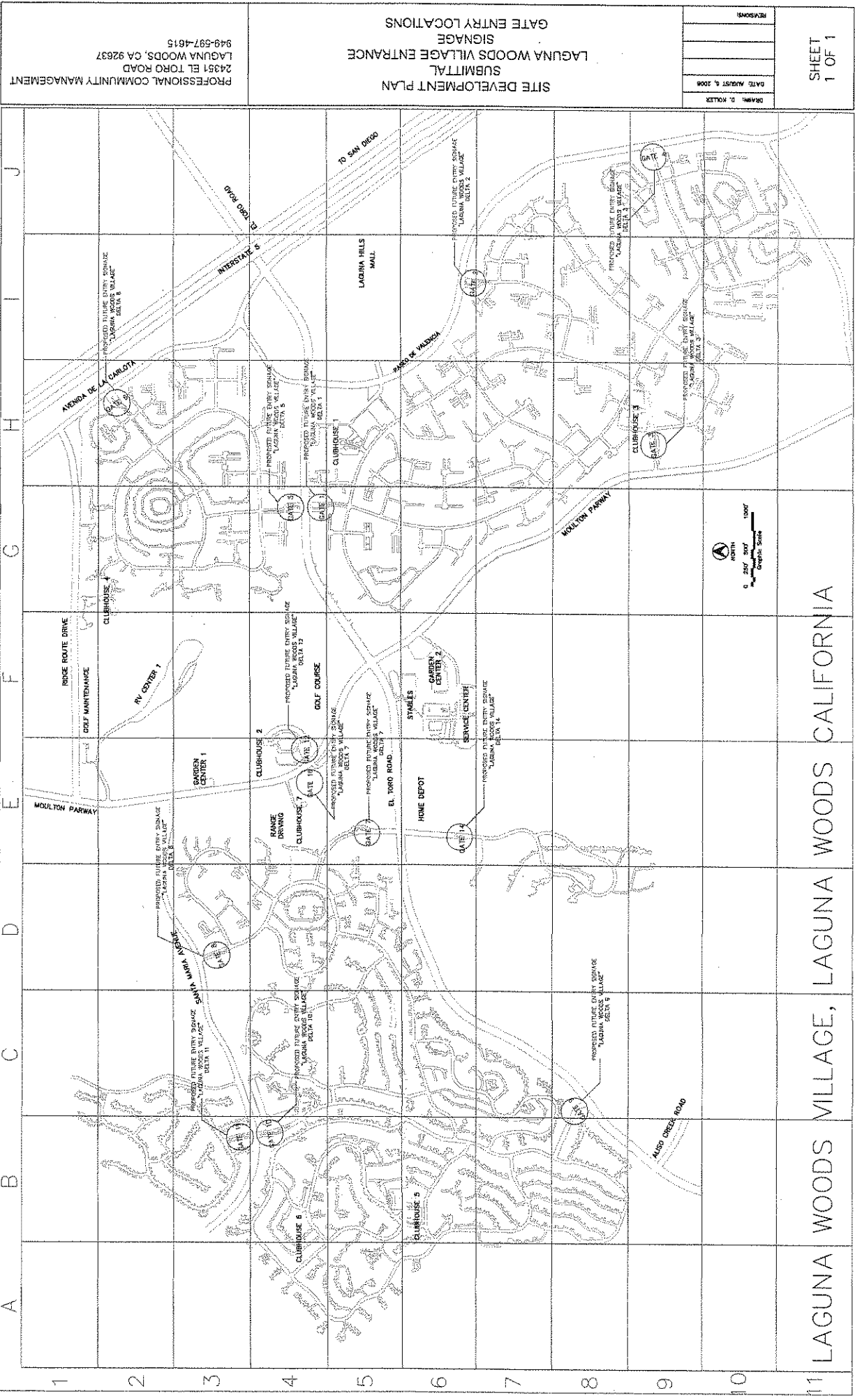
**Environmental Review:**

The proposed project is categorically exempt from the requirements for the preparation of environmental documents under Section 15301 “Existing Facilities” of the California Environmental Quality Act.

**Conclusion:**

Previously there were entry gate signs located throughout Laguna Woods Village which were approved by the County of Orange; however, those signs have been removed. Professional Community Management Inc. (PCM) applied for a Site Development Permit in September 2008 and was approved (CP-339). This proposal is to alter the approved size of the signs. The signs would remain being individually cut aluminum, painted black, and would remain consistent with the existing residential development and with the previously approved site development permit. The proposed size and color of the entry signs are not anticipated to have negative impacts as a result of the development. Based upon this summary, staff recommends approval of the proposed project.

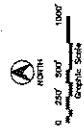
Attached: Site Plans  
Sign Detail



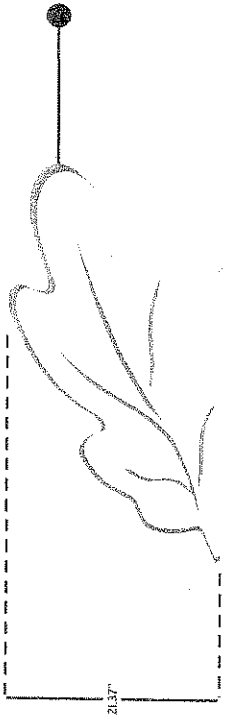
PROFESSIONAL COMMUNITY MANAGEMENT  
 24351 EL TORO ROAD  
 LAGUNA WOODS, CA 92637  
 949-597-4615

SITE DEVELOPMENT PLAN  
 SUBMITTAL  
 LAGUNA WOODS VILLAGE ENTRANCE  
 SIGNAGE  
 GATE ENTRY LOCATIONS

DATE: AUGUST 5, 2008
REVISIONS:



LAGUNA WOODS VILLAGE, LAGUNA WOODS CALIFORNIA



Laguna Woods Village

21.37" 37.93"

Gate 14

6.55"

BC DISPLAYS & SIGNAGE  
1661 N. GLASSELL ST.  
ORANGE, CA 92667  
PH: 714.921.1604  
FAX: 714.293-4417  
WWW.BCDISPLAYS.COM

PROJECT:  
LAGUNA WOODS

ADDRESS:  
24351 EL TORO ROAD  
LAGUNA WOODS, CA

PROJECT MANAGER:  
DOUG KOLLER

DESIGNER:  
WOLLNER STUDIOS

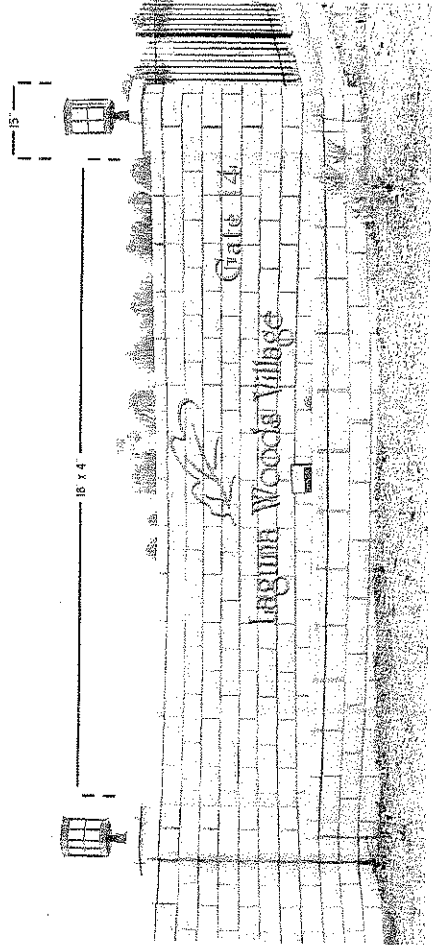
DATE:  
AUGUST 5, 2008

SCALE:  
AS NOTED

REVISIONS:  
AS NOTED

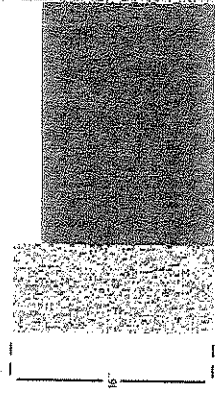
Page 1 of 2

NON-ILLUMINATED EXTERIOR SIGN  
ONE UNIT REQUIRED



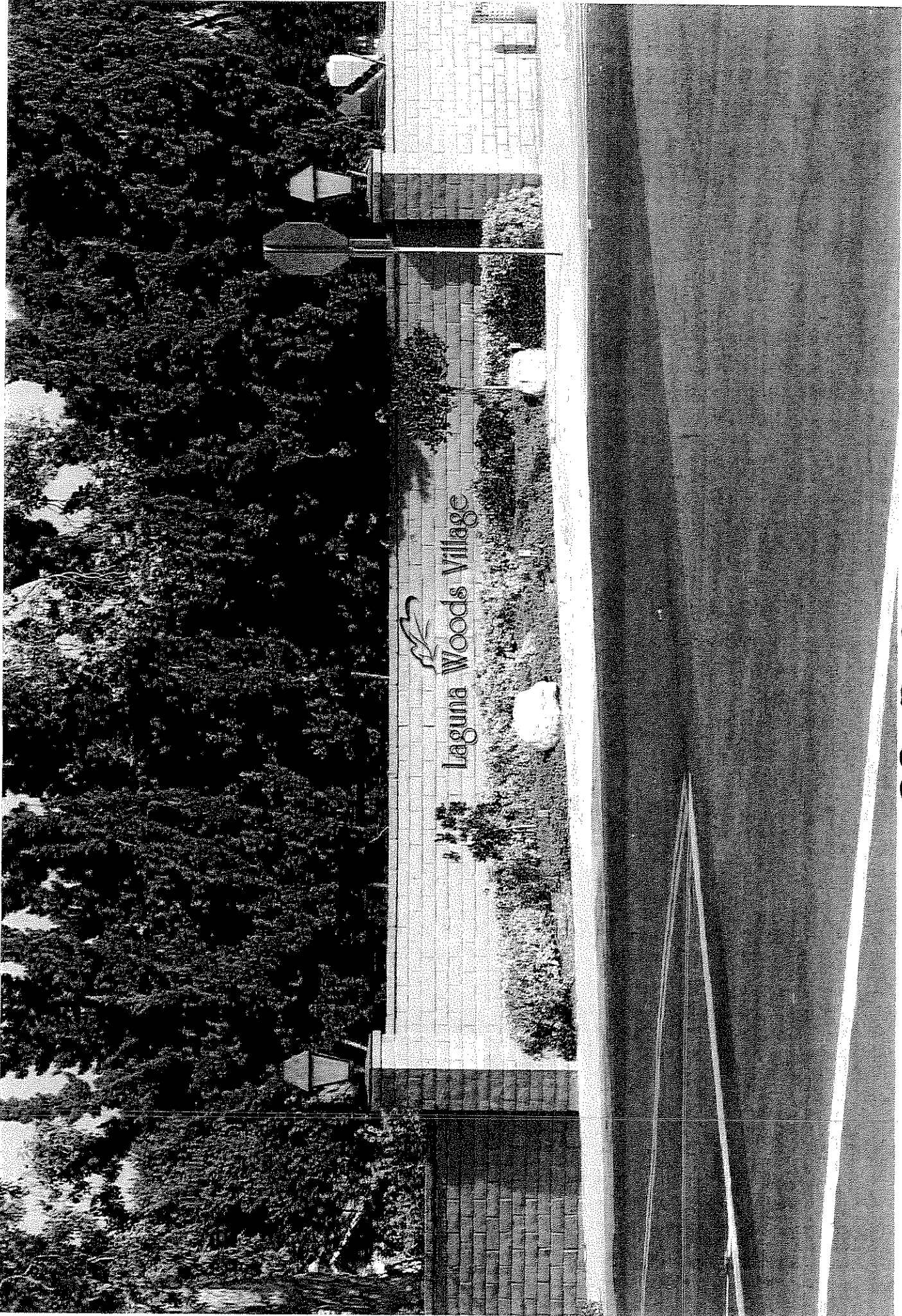
15" 16' x 4'

1. Letters are made of 1/4" Aluminum, automotive primer and painted Bronze.
2. 2" posts tapped and secured to back of each letter in 4 locations.
3. 1/4" Holes drilled into block wall per paper pattern will mate with posts
4. Letters then secured with GE Silicone SCS1000 Sealant



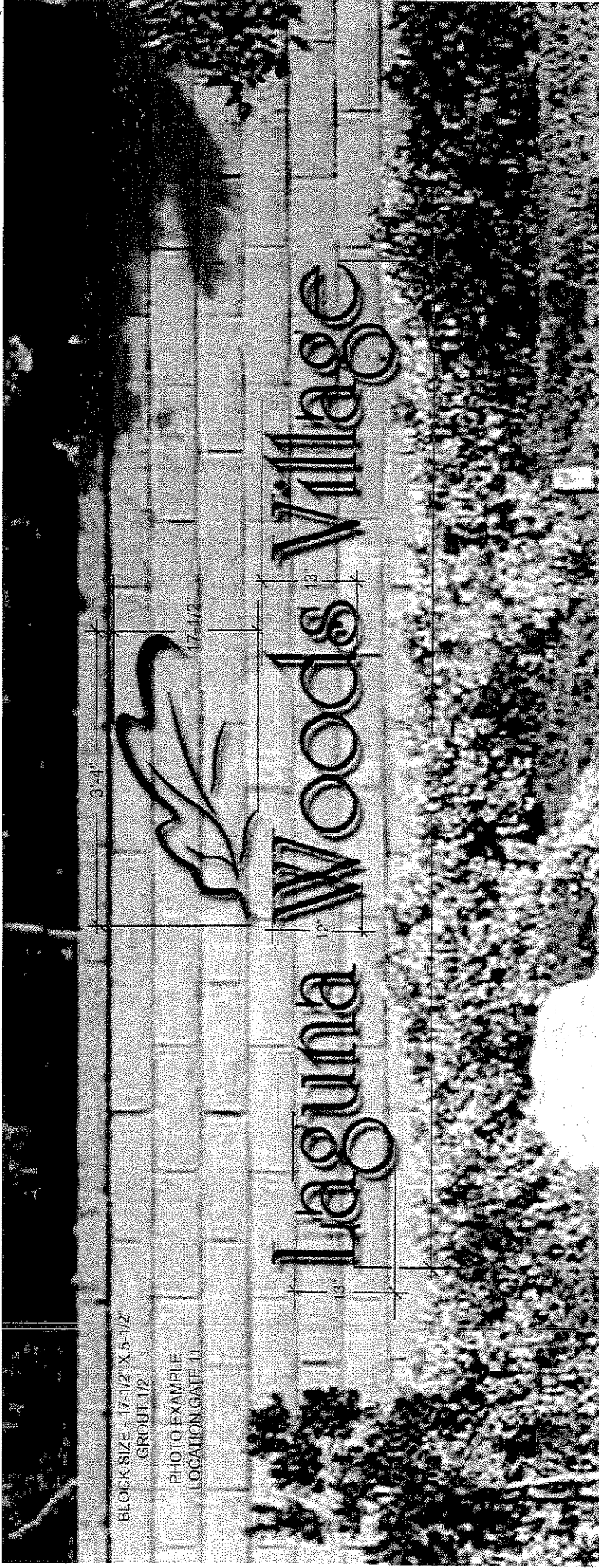
PREVIOUSLY APPROVED





 Laguna Woods Village

**PROPOSED**



**PROPOSED**

# City of Laguna Woods

## Agenda Report

**DATE:** March 12, 2009, Land Use and Design Review Committee Meeting

**TO:** Land Use and Design Review Committee

**FROM:** Jim Phithayanukarn, City Planner *J*

**AGENDA ITEM:** **Sushi Wok Outdoor Seating (CP-507)**

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### **Recommendation**

Deny change plan (CP-507) which proposes the addition of six (6) tables for outdoor seating along the north side of Sushi Wok Express.

### **Background**

On December 13, 2000 Sushi Wok Restaurant (located at 24371 El Toro Road, Suite D) applied for a Change Plan (CP 00-006) which requested a 442 sq. ft. outdoor dining area located along the western side of the building facing the secondary access drive. Concurrently Sushi Wok Express applied for an outdoor seating to the north of the building along the store front facing the parking lot. A total of nine (9) tables with two (2) chairs at each table were proposed along the store front. On January 12, 2001 the Change Plan (CP 00-006) was forwarded to the Planning Advisory Committee (PAC) for their review. During the January 12<sup>th</sup> PAC, the committee approved the proposed 442 sq. ft. outdoor seating along the western side of the building for Sushi Wok Restaurant and denied the outdoor seating along the north side of the Sushi Wok Express. The PAC recommended that the applicant bring back the proposal when the business was operational to determine if there was a demand for additional seating along the north side.

At the June 12, 2001 PAC meeting, the PAC had concerns about keeping the sidewalks free from clutter as well as the need for tables to only serve the Sushi Wok Express. The PAC determined that a limited number of tables (three (3) tables each seating a maximum of two (2) people) could be allowed in front of the Sushi Wok Express. The Sushi Wok Restaurant already has an existing 442 sq. ft. outdoor seating area.

## **Discussion**

Currently there are a total of three (3) outdoor seating tables with a maximum of two (2) seats at each table on the north side of Sushi Wok Express facing the parking lot. On January 6, 2009 Sushi Wok Express applied for a Change Plan (CP-507) which proposes to add six (6) tables with a maximum of two (2) persons to a table. If this proposal is approved, Sushi Wok Express would have a total of nine (9) outdoor tables, and a maximum of eighteen (18) seats. The tables measure 3'x 2'; the walk way is 17' from the wall to the edge of the sidewalk. With the additions of the tables, the walk way would measure 14' from the edge of the table to the edge of the curb. The tables would also extend beyond the Sushi Wok Express business and into the front of the Sushi Wok Restaurant.

Change Plan (CP 00-006) proposed nine (9) tables in 2001, and at the PAC was approved for a total of three (3) tables, due to concerns about keeping the sidewalks free from clutter, and having the tables located in front of the Sushi Wok Express business only. Sushi Wok Express and Sushi Wok Restaurant are two (2) separate businesses, which allowed the business to have two (2) separate business signs. The three (3) tables that were approved could only be located along the frontage of the Sushi Wok Express and not the Sushi Wok Restaurant. The proposed addition of the six (6) tables for the Sushi Wok Express would extend to the front of the Sushi Wok Restaurant business.

## **Fiscal Impact**

There is no impact to the City finances. The City recovers expenses associated with processing permit applications through the established permit fees.

## **Environmental Review**

The proposed project is categorically exempt from the requirements for the preparation of environmental documents under Section 15301 "Existing Facilities" of the California Environmental Quality Act.

## **Conclusion**

In 2001 the PAC wanted to keep the sidewalks free from clutter, and had concerns with having tables and seats located from the Sushi Wok Express extend to the Sushi Wok Restaurant, which are separate businesses. The PAC approved three (3) 3x2 tables with a maximum of two (2) persons at each table to be located at the Sushi Wok Express, and a 442 sq. ft. outside dinning area for the Sushi Wok Restaurant. The tables were approved to be located in front of the Sushi Wok Express, and not the Sushi Wok Restaurant. Sushi Wok Express and Sushi Wok Restaurant are two (2) separate businesses, which allowed the business to have two (2) separate business signs The proposed additional tables would

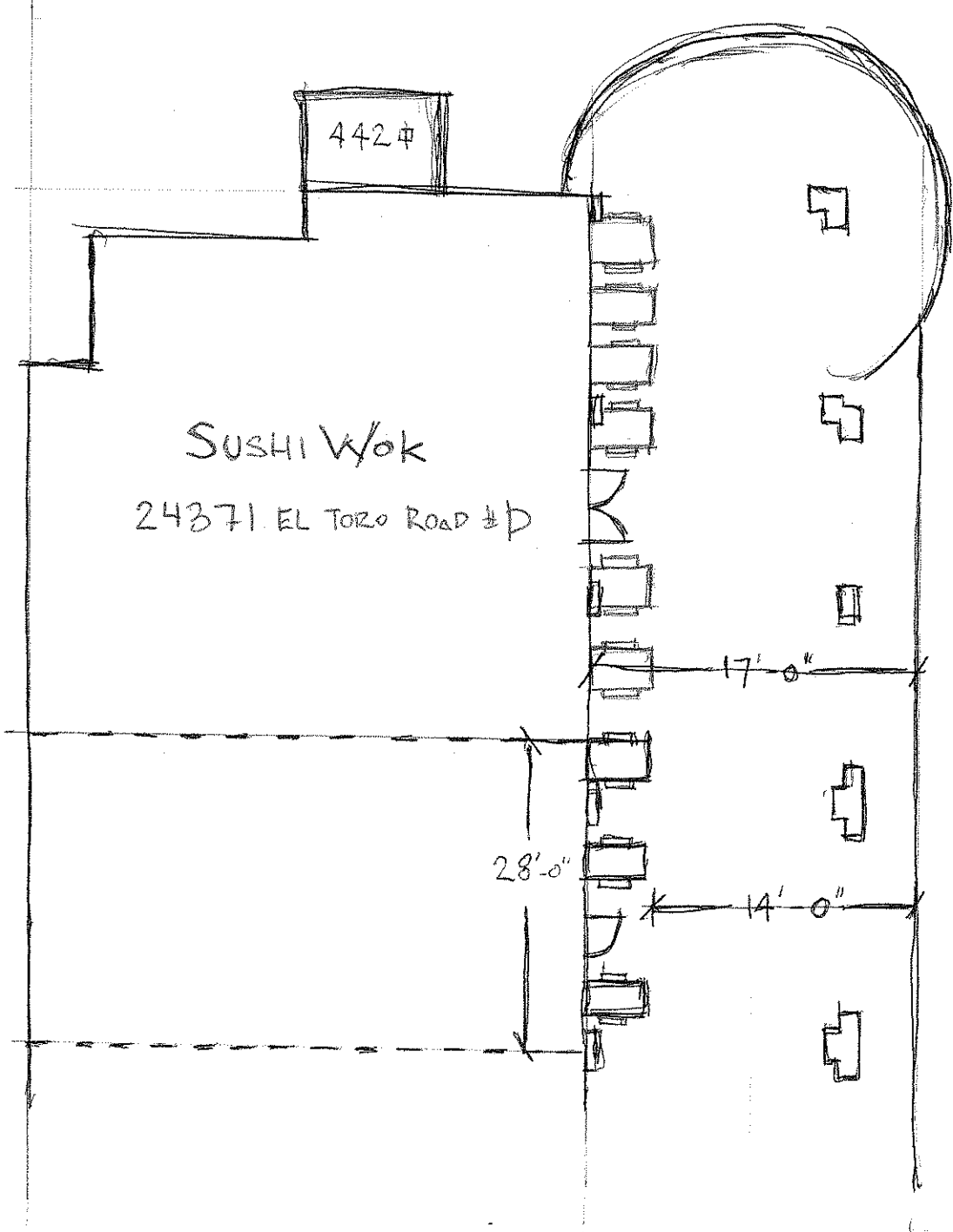
be located in front of the Sushi Wok Restaurant. Due to concerns raised at the 2001 PAC, staff recommends denial of the addition of six (6) tables with a maximum of two (2) persons to a table.

Attached: Site plan of proposed outdoor seating arrangement  
Photos of Sushi Wok



442 中

SUSHI Wok  
24371 EL TORO ROAD #D



17' 0"

28' 0"

14' 0"

