
**CITY COUNCIL
REGULAR
MEETING**



**SEPTEMBER 11, 2012
7:00 PM**

AGENDA

Melody Carruth, Mayor

Joel Lautenschleger, Mayor Pro Tempore
Randal Bressette, Council Member

Barbara Kogerman, Council Member
L. Allan Songstad, Jr., Council Member

Location: City Council Chamber, 24035 El Toro Road, Laguna Hills, California 92653

Any person wishing to address the City Council/Planning Agency on any matter, whether or not it appears on this Agenda, is asked to complete a pink "Request to Speak" form available on the table at the back of the Chamber. The completed form is to be submitted to the City Clerk prior to an individual being heard by the City Council/Planning Agency. Completion of the form is voluntary. All persons may attend the meeting regardless of whether this form is completed.

Members of the public wishing to address the City Council can do so during the Public Comments portion of the Agenda with a time limitation of three minutes per person, an overall time limit of ten minutes for any one subject, and a total time limit of thirty minutes for Public Comments. If you are commenting on an Agenda item, your comments will be heard at the time that item is scheduled on the Agenda. If you are addressing the City Council on an item not listed on the Agenda, the City Council is prohibited by law from discussing or taking any action on that item.

CALL TO ORDER

Resolution No. 96-04-09-1 established rules of decorum for public meetings held by the City of Laguna Hills. Resolution No. 96-04-09-1 is available on the table at the back of the City Council Chamber.

PLEDGE OF ALLEGIANCE: COUNCIL MEMBER BRESSETTE

ROLL CALL OF CITY COUNCIL MEMBERS

1. PRESENTATIONS AND PROCLAMATIONS

1.1 CERTIFICATE OF RECOGNITION FOR JUDY WATTS

RECOMMENDATION: THAT MAYOR CARRUTH PRESENT A CERTIFICATE OF RECOGNITION TO JUDY WATTS IN HONOR OF HER RECEIVING THE 2012 LITTLE LEAGUE MOM OF THE YEAR AWARD.

2. PUBLIC COMMENTS

This is the time to address the City Council on any matter not listed on this Agenda that is within the subject matter jurisdiction of the City Council. Public Comments are limited to three minutes per person, an overall time limit of ten minutes for any one subject, and a total time limit of thirty minutes.

2.1 LAGUNA HILLS HIGH SCHOOL STUDENT LIAISON

RECOMMENDATION: THAT THE CITY COUNCIL RECEIVE AN ORAL REPORT FROM LAGUNA HILLS HIGH SCHOOL STUDENT LIAISON ADAM WONG.

3. MINUTES

3.1 REGULAR MEETING, AUGUST 28, 2012

RECOMMENDATION: THAT THE CITY COUNCIL APPROVE THE MINUTES OF THE AUGUST 28, 2012, REGULAR MEETING.

4. CONSENT CALENDAR

All matters listed under "CONSENT CALENDAR" are considered to be routine and will be enacted by one motion approving the recommendation listed on the Agenda. There will be no separate discussion unless Members of the City Council or Staff request specific items be removed from the Consent Calendar.

4.1 MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS, SAID TITLES, WHICH APPEAR ON THE PUBLIC AGENDA, SHALL BE DETERMINED TO HAVE BEEN READ BY TITLE AND FURTHER READING WAIVED

RECOMMENDATION: THAT THE CITY COUNCIL WAIVE READING OF ORDINANCES AND RESOLUTIONS.

4.2 APPROVAL OF WARRANT REGISTER FOR PERIOD ENDED SEPTEMBER 11, 2012

RECOMMENDATION: THAT THE CITY COUNCIL APPROVE THE WARRANT REGISTER IN THE AMOUNT OF \$623,894.45.

- 4.3 PROGRESS PAYMENT NO. 2 FOR TURF RENOVATION LAGUNA HILLS COMMUNITY CENTER AND SPORTS COMPLEX, CIP NO. 238

RECOMMENDATION: THAT THE CITY COUNCIL APPROVE PROGRESS PAYMENT NO. 2, IN THE NET AMOUNT OF \$14,256.00, TO CSA HOLDINGS INC., DBA SPORTS FIELD INSTALLATION SPORTS FIELD SERVICES, FOR TURF RENOVATION LAGUNA HILLS COMMUNITY CENTER AND SPORTS COMPLEX, CIP NO. 238.

- 4.4 PROGRESS PAYMENT NO. 17 FOR LA PAZ ROAD WIDENING AT I-5 IMPROVEMENT PROJECT, CIP NO. 159

RECOMMENDATION: THAT THE CITY COUNCIL APPROVE PROGRESS PAYMENT NO. 17, IN THE NET AMOUNT OF \$194,983.44, TO SEMA CONSTRUCTION, INC., FOR THE LA PAZ ROAD WIDENING AT I-5 IMPROVEMENT PROJECT, CIP NO. 159.

- 4.5 LAGUNA HILLS HIGH SCHOOL MUSIC BOOSTERS PARKING REQUEST UPDATE

RECOMMENDATION: THAT THE CITY COUNCIL RECEIVE AND FILE THE REPORT.

ITEMS REMOVED FROM THE CONSENT CALENDAR

5. PLANNING AGENCY

- 5.1 ROLL CALL OF PLANNING AGENCY MEMBERS

- 5.2 PUBLIC COMMENTS

This is the time to address the Planning Agency on any matter not listed on this Agenda that is within the subject matter jurisdiction of the Planning Agency. Public Comments are limited to three minutes per person, an overall time limit of ten minutes for any one subject, and a total time limit of thirty minutes.

- 5.3 MINUTES

- 5.3.1 REGULAR MEETING, AUGUST 28, 2012

RECOMMENDATION: THAT THE PLANNING AGENCY APPROVE THE MINUTES OF THE AUGUST 28, 2012, REGULAR MEETING.

5.4 PLANNING AGENCY PUBLIC HEARINGS

- 5.4.1 SITE DEVELOPMENT PERMIT/ MASTER SIGN PROGRAM NO. 7-12-2309, A REQUEST BY CNP SIGNS ON BEHALF OF EL POLLO LOCO TO MODIFY THE EXISTING MASTER SIGN PROGRAM FOR THE SHOPPING CENTER AT 25351-25381 ALICIA PARKWAY TO ALLOW A DRIVE-THROUGH MENU BOARD (CONTINUED FROM THE MEETING OF AUGUST 28, 2012).

RECOMMENDATION: THAT THE PLANNING AGENCY ADOPT A RESOLUTION ENTITLED: A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT/ MASTER SIGN PROGRAM AMENDMENT NO. 7-12-2309, A REQUEST BY CNP SIGNS, ON BEHALF OF EL POLLO LOCO, TO MODIFY THE EXISTING MASTER SIGN PROGRAM TO PERMIT A DRIVE-THROUGH MENU BOARD.

PLANNING AGENCY ADJOURNMENT**6. CITY COUNCIL PUBLIC HEARINGS****7. ADMINISTRATIVE REPORTS**

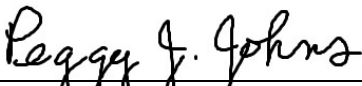
- 7.1 City Manager

8. MATTERS AGENDIZED AND PRESENTED BY CITY COUNCIL MEMBERS AND MAYOR**9. CITY COUNCIL MEMBER COMMENTS****10. CLOSED SESSION****ADJOURNMENT**

The next Regular Meeting of the City Council will be September 25, 2012, at 7:00 PM, in the City Council Chamber, located at 24035 El Toro Road, Laguna Hills, California.

CERTIFICATION

I, PEGGY J. JOHNS, City Clerk of the City of Laguna Hills, do hereby certify that a copy of the foregoing Agenda was posted at Laguna Hills City Hall, Laguna Hills Community Center, and La Paz Center by September 7, 2012, at 5:00PM.



PEGGY J. JOHNS, CITY CLERK

September 7, 2012

DATE

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, you should contact the office of the City Clerk at (949) 707-2635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 24035 El Toro Road, Laguna Hills, California, during normal business hours.



City of Laguna Hills

City Council Meeting Agenda

Staff Report

DATE: SEPTEMBER 11, 2012

TO: MAYOR AND COUNCIL MEMBERS

FROM: PEGGY J. JOHNS
CITY CLERK

ISSUE: CERTIFICATE OF RECOGNITION FOR JUDY WATTS

RECOMMENDATION: THAT MAYOR CARRUTH PRESENT A CERTIFICATE OF RECOGNITION TO JUDY WATTS IN HONOR OF HER RECEIVING THE 2012 LITTLE LEAGUE MOM OF THE YEAR AWARD.

SUMMARY:

Laguna Hills Resident Judy Watts will be honored with the presentation of a Certificate of Recognition by Mayor Carruth for her years of volunteer service on the Laguna Hills Little League, for receiving the Little League Baseball and Softball 2012 Mom of the Year Award, and for her numerous contributions to the youth in our community.

ATTACHMENTS:

- Certificate

CERTIFICATE OF RECOGNITION

JUDY WATTS

2012 Little League Mom of the Year

WHEREAS, Judy Watts, a Laguna Hills Resident, High School Teacher, and long time volunteer for the Laguna Hills Little League, is currently on the board of the Laguna Hills Little League serving as the Director of Umpire Development, and also having previously served as Tee Ball Commissioner, and Player Agent, while diligently supporting her son, Cameron, who plays for the Laguna Hills Little League; and

WHEREAS, in 2006, Judy Watts, a self-proclaimed "baseball nut" decided to become an umpire, and in 2009, received the prestigious Ironman Award from District 55 as the umpire who worked the most tournament games; and

WHEREAS, the Los Angeles Angels baseball team recognized cancer survivor, Judy Watts, with her winning essay entitled: "Pink Ribbon Umpire" in support of the League's "Going to Bat against Breast Cancer" initiative and selected Judy as Honorary Bat Girl to throw the ceremonial first pitch at a Los Angeles Angels versus Oakland Athletics baseball game on Monday, May 14, 2012; and

WHEREAS, for the many sacrifices Judy Watts makes for her son, for the countless hours she spends working as a volunteer for the Little League organization, and for the positive impact Judy has had on the youth in our community, Judy was selected as Little League Baseball and Softball 2012 Mom of the Year, and was recently recognized and honored during an on-field ceremony at the 2012 Little League Baseball World Series in South Williamsport, Pennsylvania.

NOW, THEREFORE, I, Melody Carruth, Mayor, on behalf of the City Council of the City of Laguna Hills, California, do hereby honor, commend, and thank Judy Watts for her years of dedicated service to Laguna Hills Little League and for her numerous outstanding contributions to the youth in our community.

Dated this 11th day of September 2012.

MELODY CARRUTH, MAYOR

**CITY OF LAGUNA HILLS, CALIFORNIA
CITY COUNCIL/PLANNING AGENCY REGULAR MEETING
MINUTES
AUGUST 28, 2012**

CALL TO ORDER

Mayor Carruth called the Regular Meeting of the City Council of the City of Laguna Hills, California, to order at 7:00 PM in the Laguna Hills City Council Chamber, 24035 El Toro Road, Laguna Hills.

PLEDGE OF ALLEGIANCE: Mayor Pro Tempore Lautenschleger

ROLL CALL OF CITY COUNCIL MEMBERS

Present: Council Member Kogerman, Council Member Songstad, Mayor Pro Tempore Lautenschleger, and Mayor Carruth

Absent: Council Member Bressette

1. PRESENTATIONS AND PROCLAMATIONS

1.1 LAGUNA HILLS HIGH SCHOOL MUSIC BOOSTERS REQUEST FOR PARKING

THE CITY COUNCIL RECEIVED AN ORAL PRESENTATION FROM ANDY JULIAN AND CRAIG WILLIAMS, WITH THE LAGUNA HILLS HIGH SCHOOL MUSIC BOOSTERS, REQUESTING THAT THE CITY ALLOW PARKING ON LAGUNA HILLS DRIVE FROM PASEO DE VALENCIA TO INDIAN HILL LANE, AS WELL AS AT ONE OF THE COMMUNITY CENTER'S PARKING LOTS FOR OVERFLOW PARKING ON OCTOBER 13, 2012.

THERE WAS CONSENSUS OF THE CITY COUNCIL TO DIRECT STAFF TO WORK WITH THE LAGUNA HILLS HIGH SCHOOL MUSIC BOOSTERS TO DESIGN A PARKING PLAN FOR THE EVENT AND TO FIND ADDITIONAL PARKING OPPORTUNITIES IN AND AROUND THE HIGH SCHOOL ON THE DAY OF THE EVENT.

2. PUBLIC COMMENTS

DARK HORSE COMMITTEE

Mike Bland, Laguna Hills, gave an update on the Dark Horse 3/5 Marine Battalion Committee, relating to their upcoming deployment.

DARK HORSE COMMITTEE

Richard Nagle, Laguna Hills, reported on his attendance at the Navy Cross Presentation held at Camp Pendleton for 3/5 Dark Horse Marine, Sergeant Matthew T. Abatte.

LAGUNA HILLS GRAD NIGHT FUNDRAISER

Meg Gorham, Laguna Hills, reported on the Laguna Hills High School Grad Night Fund Raiser, Win-Win-Wednesday Program and the Hawk Challenge event scheduled for Monday, November 12, 2012.

THERE WAS CONSENSUS OF THE CITY COUNCIL TO DIRECT STAFF TO BRING BACK A REPORT ON THE POSSIBILITY OF POSTING ALL LAGUNA HILLS SCHOOLS' ACTIVITIES ON THE CITY'S WEBSITE.

POLICE SERVICES

Billion Godsun, Los Angeles, spoke on the death of Khalid M. Flimban, and had concerns regarding the investigation.

3. MINUTES**3.1 REGULAR MEETING, JULY 10, 2012**

MOTION TO APPROVE THE MINUTES OF THE JULY 10, 2012, REGULAR MEETING, BY M/COUNCIL MEMBER SONGSTAD, S/MAYOR PRO TEMPORE LAUTENSCHLEGER.

APPROVED BY A VOTE OF 4-0.

4. CONSENT CALENDAR

MOTION TO APPROVE THE CONSENT CALENDAR, BY M/COUNCIL MEMBER SONGSTAD, S/MAYOR PRO TEMPORE LAUTENSCHLEGER, WITH COUNCIL MEMBER KOGERMAN REMOVING ITEMS NO. 4.3 AND NO. 4.6.

APPROVED BY A VOTE OF 4-0.

4.1 MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS, SAID TITLES, WHICH APPEAR ON THE PUBLIC AGENDA, SHALL BE DETERMINED TO HAVE BEEN READ BY TITLE AND FURTHER READING WAIVED

THE CITY COUNCIL WAIVED READING OF ORDINANCES AND RESOLUTIONS.

4.2 APPROVAL OF WARRANT REGISTER FOR PERIOD ENDED AUGUST 28, 2012.

THE CITY COUNCIL APPROVED THE WARRANT REGISTER IN THE AMOUNT OF \$2,570,907.38.

4.4 GOVERNMENT CODE SECTION 66006 - DEVELOPMENT IMPACT FEES ANNUAL REPORT

THE CITY COUNCIL APPROVED THE DEVELOPMENT IMPACT FEES ANNUAL REPORT PURSUANT TO GOVERNMENT CODE SECTION 66006.

4.5 LETTER OF AGREEMENT BETWEEN THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) AND THE CITY OF LAGUNA HILLS TO PARTICIPATE IN THE SCAG GEOGRAPHIC INFORMATION SYSTEM (GIS) SERVICES PROGRAM

THE CITY COUNCIL APPROVED THE LETTER OF AGREEMENT AUTHORIZING CITY PARTICIPATION IN THE SCAG GIS SERVICES PROGRAM UNTIL MARCH 1, 2014, AND AUTHORIZED THE CITY MANAGER TO EXECUTE THE AGREEMENT.

4.7 AUTHORIZATION TO PURCHASE POLICE MOTORCYCLE

THE CITY COUNCIL AUTHORIZED THE PURCHASE OF A POLICE MOTORCYCLE IN ACCORDANCE WITH SECTION 3-08.130 OF THE LAGUNA HILLS MUNICIPAL CODE.

4.8 PROGRESS PAYMENT NO. 16 FOR LA PAZ ROAD WIDENING AT I-5 IMPROVEMENT PROJECT, CIP NO. 159

THE CITY COUNCIL APPROVED PROGRESS PAYMENT NO. 16, IN THE NET AMOUNT OF \$273,554.18, TO SEMA CONSTRUCTION, INC., FOR THE LA PAZ ROAD WIDENING AT I-5 IMPROVEMENT PROJECT, CIP NO. 159.

4.9 PROGRESS PAYMENT NO. 1 FOR TURF RENOVATION LAGUNA HILLS COMMUNITY CENTER AND SPORTS COMPLEX, CIP NO. 238

THE CITY COUNCIL APPROVED CONTRACT CHANGE ORDER NO. 1 AND PROGRESS PAYMENT NO. 1, IN THE NET AMOUNT OF \$57,349.96, TO CSA HOLDINGS INC., DBA SPORTS FIELD INSTALLATION SPORTS FIELD SERVICES, FOR TURF RENOVATION LAGUNA HILLS COMMUNITY CENTER AND SPORTS COMPLEX, CIP NO. 238.

4.10 SCHOOL AND SPEED LIMIT SIGNAGE AROUND VALENCIA
ELEMENTARY SCHOOL

THE CITY COUNCIL RECEIVED AND FILED THE REPORT.

4.11 16TH ANNUAL INNER COASTAL & WATERSHED CLEANUP DAY

THE CITY COUNCIL DECLARED SEPTEMBER 15, 2012, AS INNER
COASTAL & WATERSHED CLEANUP DAY AND ENCOURAGED
VOLUNTEER PARTICIPATION IN THIS EVENT.

4.12 PROGRESS PAYMENT NO. 1 FOR CITYWIDE PAVEMENT
REHABILITATION PROJECT, CIP NO. 101-H

THE CITY COUNCIL APPROVED PROGRESS PAYMENT NO. 1, IN THE
NET AMOUNT OF \$126,883.35, TO ALL AMERICAN ASPHALT, FOR
CITYWIDE PAVEMENT REHABILITATION PROJECT, CIP NO. 101-H.

ITEMS REMOVED FROM THE CONSENT CALENDAR

This item was taken out of order on the Agenda.

4.6 ADHERENCE TO THE BROWN ACT DESPITE STATE'S SUSPENSION OF
ITS REQUIREMENTS FOR FISCAL REASONS

Council Member Kogerman removed this item from the Consent Calendar to
thank the City Manager for including this report on the Agenda. Council
Member Kogerman reported the State was suspending funding for mandated
Brown Act requirements, and by adopting this Resolution, the City was
affirming that it would continue to follow rules of the Brown Act.

**THE CITY COUNCIL ADOPTED RESOLUTION NO. 2012-08-28-1, A
RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA HILLS,
CALIFORNIA, AFFIRMING THE CITY'S COMMITMENT TO CONTINUED
COMPLIANCE WITH THE RALPH M. BROWN ACT, BY M/COUNCIL MEMBER
KOGERMAN, S/MAYOR PRO TEMPORE LAUTENSCHLEGER.
APPROVED BY A VOTE OF 4-0.**

4.3 RESPONSE TO GRAND JURY REPORT DATED JUNE 14, 2012,
REGARDING COMPENSATION TRANSPARENCY

Council Member Kogerman removed this item from the Consent Calendar to
speak against approval of the Letter of Response to the Grand Jury Report.
Council Member Kogerman found the staff report inadequate as it did not
contain the findings, recommendations, or the Ordinances referred to, which
would have been helpful. Council Member Kogerman believed the City of
Laguna Hills had nothing to hide, was moderate in their pension costs and
failed to understand why the City would not follow the recommendations to

improve its transparency as outlined in the Grand Jury Report. She believed all employees should be listed, not just the elected officials and management staff, and that contribution rates toward pensions costs be shown. Council Member Kogerman felt it was important, and acceptable in the response letter, to inform the Grand Jury that the City could potentially be modifying its Municipal Code at a future date.

IT WAS THE CONSENSUS OF THE CITY COUNCIL TO REQUEST THAT COUNCIL MEMBER KOGERMAN BRING BACK AT A FUTURE DATE A REPORT IN THE FORM OF AN ORDINANCE IN ORDER TO MODIFY THE MUNICIPAL CODE TO EXPAND THE LIST OF EMPLOYEES TO INCLUDE THOSE WHO RECEIVE A BASE SALARY OF AT LEAST \$100,000 OR HIGHER.

THE CITY COUNCIL AUTHORIZED THE MAYOR TO SIGN THE LETTER OF RESPONSE TO THE GRAND JURY'S JUNE 14, 2012, REPORT REGARDING COMPENSATION TRANSPARENCY, BY M/COUNCIL MEMBER SONGSTAD, S/MAYOR PRO TEMPORE LAUTENSCHLEGER.

APPROVED BY A VOTE OF 3-1 (COUNCIL MEMBER KOGERMAN VOTING NO).

5. PLANNING AGENCY

Mayor Carruth recessed the City Council meeting and acting in the capacity of Chair, called the regular meeting of the Planning Agency of the City of Laguna Hills, California, to order at 7:50 PM.

5.1 ROLL CALL OF PLANNING AGENCY MEMBERS

Present: Chair Carruth, Vice Chair Lautenschleger, Agency Member Kogerman, and Agency Member Songstad

Absent: Agency Member Bressette

5.2 PUBLIC COMMENTS

There were no Public Comments.

5.3 MINUTES

5.3.1 REGULAR MEETING, JULY 10, 2012

MOTION TO APPROVE THE MINUTES OF THE JULY 10, 2012, REGULAR MEETING, BY M/AGENCY MEMBER SONGSTAD, S/AGENCY MEMBER KOGERMAN.

APPROVED BY A VOTE OF 4-0.

5.4 PLANNING AGENCY PUBLIC HEARINGS

5.4.1 SITE DEVELOPMENT PERMIT/MASTER SIGN PROGRAM NO. 7-12-2309, A REQUEST BY CNP SIGNS ON BEHALF OF EL POLLO LOCO TO MODIFY THE EXISTING MASTER SIGN PROGRAM FOR THE SHOPPING CENTER AT 25351-25381 ALICIA PARKWAY TO ALLOW A DRIVE-THROUGH MENU BOARD THAT DEVIATES FROM THE STANDARDS SET FORTH IN THE MUNICIPAL CODE

Chair Carruth opened the Public Hearing.

Brad Podosin, representative of El Pollo Loco, spoke on Site Development Permit/Master Sign Program No. 7-12-2309.

Christina Gibson, representative of CNP Signs, spoke on Site Development Permit/Master Sign Program No. 7-12-2309.

Cheryl Fry, Real Estate representative for El Pollo Loco, spoke on Site Development Permit/Master Sign Program No. 7-12-2309.

Chair Carruth closed the Public Hearing.

THE PLANNING AGENCY: (1) TOOK PUBLIC COMMENT AND; (2) CONTINUED THE PUBLIC HEARING TO THE SEPTEMBER 11, 2012, REGULAR MEETING, AND DIRECTED STAFF TO WORK FURTHER WITH THE APPLICANT TO PREPARE A RESOLUTION OF APPROVAL BASED ON THE APPLICANT'S ORIGINAL SIGN PROPOSAL AND THE ALTERNATIVE DESIGN ELEMENTS MENTIONED BY THE APPLICANT TONIGHT, INCLUDING THE CONDITION OF NO SIGN RIDERS AND THE INCORPORATION OF LEDGESTONE OR OTHER SIMILAR FEATURES TO AUGMENT THE SIGN'S AESTHETICS, BY M/AGENCY MEMBER SONGSTAD, S/VICE CHAIR LAUTENSCHLEGER. APPROVED BY A VOTE OF 4-0.

PLANNING AGENCY ADJOURNMENT

Mayor Carruth reconvened the City Council Meeting at 8:37 PM. All Council Members were present, with the exception of Council Member Bressette.

6. CITY COUNCIL PUBLIC HEARINGS

There were no City Council Public Hearings.

7. ADMINISTRATIVE REPORTS

7.1 City Manager

City Manager Channing reported that a press conference was held today in Sacramento by Governor Brown to announce agreement for pension reform and that the bill was currently being discussed and scheduled for a vote by Friday,

August 31, 2012. Mr. Channing distributed a Summary of the Conference Committee Report on Public Employee Pension to the City Council, stated he believed this was a good faith effort at pension reform, and believed it was likely to pass in both the Assembly and the Senate.

7.2 Assistant City Manager

7.2.1 LAGUNA HILLS CIVIC CENTER PUBLIC ART PROGRAM - MURAL REPRODUCTIONS

**THE CITY COUNCIL MADE A MOTION TO DIRECT STAFF TO OFFER ONLINE SALES OF MURAL REPRODUCTIONS, BY M/COUNCIL MEMBER SONGSTAD, S/MAYOR CARRUTH.
APPROVED BY A VOTE OF 4-0.**

7.2.2 COMMUNITY CENTER ONLINE PUBLIC ART ARCHIVE

**THE CITY COUNCIL RECEIVED AND FILED THE REPORT, BY M/COUNCIL MEMBER SONGSTAD, S/MAYOR PRO TEMPORE LAUTENSCHLEGER.
APPROVED BY A VOTE OF 4-0.**

7.3 Deputy City Manager/Community Services

7.3.1 2012 FOURTH OF JULY POST EVENT REPORT

**THE CITY COUNCIL RECEIVED AND FILED THE REPORT, BY M/COUNCIL MEMBER SONGSTAD, S/MAYOR PRO TEMPORE LAUTENSCHLEGER.
APPROVED BY A VOTE OF 4-0.**

8. MATTERS AGENDIZED AND PRESENTED BY CITY COUNCIL MEMBERS AND MAYOR

8.1 COUNCIL MEMBER KOGERMAN

8.1.1 DISPLAY OF "3/5 MARINES DARKHORSE BATTALION" BANNER AT THE LAGUNA HILLS COMMUNITY CENTER DURING THEIR CURRENT DEPLOYMENT AND DURING ALL FUTURE DEPLOYMENTS

**THE CITY COUNCIL AUTHORIZED THE DISPLAY OF THE "3/5 MARINES DARKHORSE BATTALION" BANNER AT THE LAGUNA HILLS COMMUNITY CENTER AT ANY TIME THE 3/5 MARINES ARE ON DEPLOYMENT, BY M/COUNCIL MEMBER KOGERMAN, S/MAYOR PRO TEMPORE LAUTENSCHLEGER.
APPROVED BY A VOTE OF 4-0.**

9. CITY COUNCIL MEMBER COMMENTS**MAYOR PRO TEMPORE LAUTENSCHLEGER**

Mayor Pro Tempore Lautenschleger reported on his attendance to the Orange County Vector Control meeting where there had been discussion on the West Nile Virus and mosquito abatement. Mayor Pro Tempore Lautenschleger reported that 20 people had died in Texas from the West Nile Virus. Mayor Pro Tempore Lautenschleger credited the Orange County Vector Control for being on top of the situation in Orange County.

Mayor Pro Tempore Lautenschleger reported on his attendance last week at the League of Cities, OC Division.

MAYOR CARRUTH

Mayor Carruth indicated that the City Council had agreed to a study session to bring together representatives from Edison, San Diego Gas and Electric, and those residents who lived in South County that were opposed to San Onofre Nuclear Plant re-opening. Mayor Carruth indicated that the Nuclear Regulatory Commission would be holding a public meeting in mid-September and after the meeting Southern California Edison would create a response that would list what had occurred at the plant, and a plan of action. Mayor Carruth recommended waiting until after that meeting to schedule any type of study session in Laguna Hills.

IT WAS THE CONSENSUS OF CITY COUNCIL TO DIRECT STAFF TO DRAFT A LETTER TO THE NUCLEAR REGULATORY COMMISSION SIMILAR TO THE CITY OF MISSION VIEJO RECOMMENDING SAN ONOFRE NUCLEAR GENERATING STATION TAKE A CAREFUL, METHODICAL APPROACH WHILE CONSIDERING ANY POTENTIAL REOPENING OF THE PLANT.

Mayor Carruth, Transportation Corridor Agency representative, reported that a year from now cash will no longer be accepted, but payment will still be made through either a TCA-issued transponder or through other collection methods to be employed by the Agency.

COUNCIL MEMBER KOGERMAN

Council Member Kogerman reported on her attendance at the Friends and Family Day on board the USS Peleliu.

Council Member Kogerman reported that the concerns regarding the Oso Parkway exit would possibly be changed in the year 2013. Council Member Kogerman thanked Public Services Director Rosenfield for his efforts in this matter.

10. CLOSED SESSION

Mayor Carruth recessed the meeting into Closed Session at 9:40 PM.

10.1 CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to subdivision (a) of Government Code Section 54956.9

Name of Case: Heather Montecinos vs. City of Laguna Hills, et al., Orange County Superior Court Case No. 30-2012-00584773.

10.2 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to subdivision (a) of Government Code Section 54956.9

Name of Case: Spectrasystems, Inc., dba Spectraturf vs. Louis Thomas Gabriel, III, Signature Contractors, City of Laguna Hills, et al., Orange County Superior Court Case No.: 30-2012-00583831-CL-BC-HLH.

10.3 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to subdivision (a) of Government Code Section 54956.9

Name of Case: Teresa Martinez Ruiz, Elvira Jimenez Martinez, and Clemente Jimenez vs. MV Transportation, Inc., Kathleen Larkin, Orange County Transportation Authority, the City of Laguna Hills, and the County of Orange, Orange County Superior Court Case No. 30-2012-00587582.

10.4 CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION

Pursuant to subdivision (a) of Government Code Section 54956.9

Name of Case: Ralph Colombo vs. City of Laguna Hills and Nellie Gail Ranch Owners Association, Orange County Superior Court Case No. 30-2012-00537583.

10.5 PUBLIC EMPLOYEE PERFORMANCE EVALUATION

Pursuant to Government Code Section 54957

Public Employee Title: City Manager

Mayor Carruth reconvened the meeting at 10:15 PM. All Council Members were present with the exception of Council Member Bressette.

There was no reportable action taken in Closed Session.

ADJOURNMENT

There being no further business before the City Council at this session, Mayor Carruth declared the meeting adjourned at 10:17 PM.

PEGGY J. JOHNS, CITY CLERK

ATTEST:

MELODY CARRUTH, MAYOR

APPROVED AT MEETING OF _____



City of Laguna Hills

City Council Meeting Agenda

Staff Report

DATE: SEPTEMBER 11, 2012

TO: MAYOR AND COUNCIL MEMBERS

FROM: DONALD J. WHITE, ASSISTANT CITY MANAGER

ISSUE: APPROVAL OF WARRANT REGISTER FOR PERIOD ENDED SEPTEMBER 11, 2012.

RECOMMENDATION: THAT THE CITY COUNCIL APPROVE THE WARRANT REGISTER IN THE AMOUNT OF \$ 623,894.45.

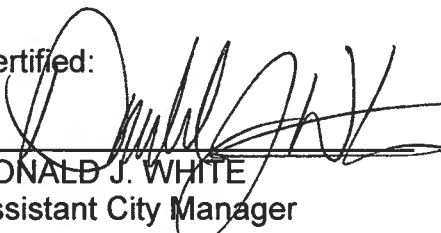
SUMMARY:

In accordance with Government Code Section 37202, the attached Warrant Register reflects the disbursements of the City of Laguna Hills for the period reported thereon. The Assistant City Manager certifies and attests to its accuracy and the availability of funds for the payment thereof. These warrants are hereby submitted to the City Council for approval of payment.

Prepared by:

JANICE MATEO REYES
Finance Manager

Certified:


DONALD J. WHITE
Assistant City Manager

8-31-12

DATE

FISCAL IMPACT:

The warrant register total is \$ 623,894.45.

ATTACHMENTS:

1. Warrant Register

CITY OF LAGUNA HILLS
WARRANT REGISTER
September 11, 2012

9/11/2012 ITEM NO. 4.2

VENDOR	DESCRIPTION	CHECK NO.	AMOUNT
PREPAID WARRANTS:			
AQUANETIC POOLS AND SPAS	Refund, Pool Bond, CR# 44194	8803897	\$ 500.00
AT&T	Communication Expense, Administrative Services Fax Line, Aug '12	8803882	63.41
AT&T MOBILITY	Wireless Service, Jul '12	8803898	68.42
BUILD A FORT VOLUNTEEN	P. DeGrassi, Community Services, Jul '12	8803900	75.00
BUILD A FORT VOLUNTEEN	B. Ziaei, Community Services, Jul '12	8803901	75.00
BUILD A FORT VOLUNTEEN	J. Devereux, Community Services, Jul '12	8803902	75.00
BUILD A FORT VOLUNTEEN	J. Pickett, Community Services, Jul '12	8803903	75.00
BUILD A FORT VOLUNTEEN	E. Kosmos, Community Services, Jul '12	8803904	75.00
BUILD A FORT VOLUNTEEN	A. Hernandez, Community Services, Jul '12	8803905	75.00
BUILD A FORT VOLUNTEEN	N. Williams, Community Services, Jul '12	8803906	75.00
BUILD A FORT VOLUNTEEN	C. Weidenhammer, Community Services, Jul '12	8803907	75.00
CHEVRON	Vehicle Fuel, Aug '12	8803912-916	2,576.40
EVERBANK COMMERCIAL FINANCE	Lease - Copier, City Hall, Aug '12	8803883	221.04
GEOSCAPE LANDSCAPE CONT	Refund, Pool Bond, CR# 22054	8803925	500.00
HOME DEPOT	Program Supplies, Build-A-Fort, Community Services, Jul '12	8803932	3,700.74
J. P. SOLT - BLUE PACIFIC POOL	Refund, Pool Bond, CR# 44454	8803884	500.00
OROS CONSULTING SERVICES, LLC	Professional Fees, Computer Consulting Services, Aug '12	8803945	4,680.00
QUESTYS SOLUTIONS	Software Maintenance, City Clerk, Jul '12 - Jun '13	8803885	3,873.00
RALPHS GROCERY COMPANY	Program Supplies, Community Services, Jul - Aug '12	8803950	113.62
REFUND, COMMUNITY SVCS PROGRAM	M. Ultreros, V# 2002499.002	8803951	40.00
REFUND, COMMUNITY SVCS PROGRAM	P. Horton, V# 2002513.002	8803952	22.50
REFUND, FACILITY RENTAL DEPOSIT	P. Arboleda, V# 2002434.002	8803887	250.00
REFUND, FACILITY RENTAL DEPOSIT	J. Tenorio, V# 2002488.002	8803888	225.00
REFUND, FACILITY RENTAL DEPOSIT	New Vista School, V# 2002432.002	8803889	455.00

CITY OF LAGUNA HILLS
WARRANT REGISTER
September 11, 2012

VENDOR	DESCRIPTION	CHECK	
		NO.	AMOUNT
REFUND, FACILITY RENTAL DEPOSIT	VanDamme Academy, V# 2002435.002	8803890	500.00
REFUND, FACILITY RENTAL DEPOSIT	A. Ramos, V# 2002464.002	8803891	490.00
REFUND, FACILITY RENTAL DEPOSIT	C. Malek, V# 2002494.002	8803954	250.00
REFUND, FACILITY RENTAL FEE	P. Darcey, V# 2002493.002	8803886	105.00
SAN DIEGO GAS & ELECTRIC	Electric Usage, Street Lights and Traffic Control, Jul '12	8803892	9,755.54
SONGSTAD, ALLAN	Reimbursement, Travel and Meeting Expense, LOCC, Jun '12	8803978	20.00
SOUTHERN CALIFORNIA EDISON	Electric Usage, Traffic Control, Jul '12	8803893	533.39
SOUTHERN CALIFORNIA EDISON	Electric Usage, Traffic Control, Aug '12	8803960	1,947.77
STATE CONTROLLER'S OFFICE	Audit Confirmation Fee, FY 11/12	8803894	100.00
TARGET STORES	Program Supplies, Community Services, Jul - Aug '12	8803965	170.56
TOTALFUNDS BY HASLER	Postage, Meter Replenishment, Jul '12	8803895	1,000.00
Total Prepaid Warrants:			\$ 33,261.39
REGULAR WARRANTS:			
A. C. LANDSCAPE, INC.	Water Management Services, Irrigation Repairs, Aug '12	8803896	\$ 100.00
ATHALYE CONSULTING ENGINEERING	Professional Fees, La Paz Widening @ I-5 CIP # 159	8803899	45,234.00
C&D ELECTRIC, INC.	Lighting Repairs and Inspections, Parks, Aug '12	8803908	461.25
CA CITY MANAGEMENT FOUNDATION	Annual Membership, Administrative Services, FY 12/13	8803909	400.00
CALIFORNIA OFFICE SYSTEMS	Usage - Copier, Community Center, Aug '12	8803910	216.11
CDW GOVERNMENT, INC.	Computer Software, City Clerk, Aug '12	8803911	574.57
CITY OF LAGUNA WOODS	City Share of Project Cost, Santa Maria Pavement Rehab CIP # 180	8803917	175,543.88
CMI, INC.	Equipment, Police Services, Jul '12, JAG ARRA Grant	8803918	350.19
COMPLETE OFFICE OF CALIFORNIA	Office and Operating Supplies, Community Center, Aug '12	8803919	237.00
DATA TICKET, INC.	Parking Citation Processing Fee and Equipment Lease, May - Jul '12	8803920	1,355.93
DEAN RYAN CONSULTANTS	Professional Fees, Urban Village Traffic Study, Jul '12	8803921	414.00

CITY OF LAGUNA HILLS
WARRANT REGISTER
September 11, 2012

VENDOR	DESCRIPTION	CHECK NO.	AMOUNT
ELKINS, CHRISTINA	Contract Instructor Fee, Dancing Summer Session, Community Services	8803922	1,701.00
ENERGOV SOLUTIONS	Software Maintenance, Community Development, Oct - Dec '12	8803923	3,505.00
FAUBEL PUBLIC AFFAIRS	Professional Fees, Combined Issue, City Views/Community Services Fall 2012 Activity Guide	8803924	6,650.00
GOLDEN, JEFF	Referee Fees, Basketball, Community Services	8803926	90.00
GONZALES, RUBEN	Referee Fees, Basketball, Community Services	8803927	90.00
GREENSPAN, FRANCES	Contract Instructor Fee, How to Sell on eBay Summer Session, Community Services	8803928	165.20
HANSEN, MARIA	Contract Instructor Fee, Zumba Summer Session, Community Services	8803929	224.00
HARTZOG & CRABILL, INC.	Professional Fees, Traffic Engineering Services, Jul '12	8803930	5,552.29
HERNANDEZ, JOHN	Professional Fees, Operating Supplies, Police Services, Jul '12	8803931	129.90
HYDROPOINT DATA SYSTEMS, INC.	Subscription, Smart Irrigation Program Solutions, Parks, FY 12/13	8803933	360.00
INTERNATIONAL E-Z UP, INC.	Equipment, Police Services, Jul '12, JAG ARRA Grant	8803934	1,111.98
IRV SEAVER MOTORCYCLES	Motorcycle Maintenance, Police Services, Jul - Aug '12	8803935	2,068.99
JAMEY CLARK, INC.	Miscellaneous Park Repairs and Graffiti Removal, Aug '12	8803936	1,583.86
JOE A. GONSALVES & SON	Professional Fees, Legislative Services, Sep '12	8803937	2,900.00
LINDY OFFICE PRODUCTS	Operating Supplies, Aug '12	8803938	53.02
MAYFIELD, ROBERT	Contract Instructor Fee, Build-A-Fort Program, Community Services	8803939	4,160.00
MEDLOCK, GEORGE	Contract Instructor Fee, Drumming Summer Session, Community Services	8803940	588.00
MOBILE MINI, INC.	Storage Rental Fee, Community Services, Sep '12	8803941	82.97
NIEVES LANDSCAPE, INC.	Other Assorted Landscape Services, Aug '12	8803942	375.67
OFFICE SOLUTIONS	Office and Operating Supplies, Aug '12	8803944	328.48
ORANGE COUNTY TRANSIT AUTHORITY	Annual Encroachment Fee, Cabot Road	8803943	494.00
ORANGE COUNTY TREASURER	Parking Fee Surcharge, Jul '12	8803947	791.00
ORANGE COUNTY TREASURER	Traffic Signal Maintenance, Jan - Jun '12	8803966	79,688.37
ORANGE COUNTY TREASURER	Animal Care Services, Apr - Jun '12	8803975	32,181.00
ORANGE COUNTY TREASURER	Supplemental Law Enforcement Services, Mar '12	8803976	84.60

**CITY OF LAGUNA HILLS
WARRANT REGISTER
September 11, 2012**

VENDOR	DESCRIPTION	CHECK NO.	AMOUNT
ORANGE COUNTY TREASURER	Parking Fee Surcharge, May - Jun '12	8803977	1,922.76
PACIFIC PARTY RENTAL	Program Expense, Community Services, Aug '12	8803946	51.25
PARSONS BRINCKERHOFF	Professional Fees, Engineering, La Paz Widening @ I-5 CIP # 159	8803948	521.11
PRICE, ROBIN	Referee Fees, Volleyball, Community Services	8803949	72.00
RPW SERVICES, INC.	Rodent Control, Parks, Jul '12	8803955	1,560.00
SADDLEBACK FAMILY & URGENT CARE	Pre-employment Physicals, Jul - Aug '12	8803956	335.00
SCCCA	Meeting Expense, City Clerk, Sep '12	8803957	90.00
SEMA CONSTRUCTION, INC.	Progress Payment #17, La Paz Widening @ I-5 CIP # 159	8803958	194,983.44
SOCAL OFFICE TECHNOLOGIES	Printer, Maintenance and Supplies, Sep '12	8803959	546.20
SPORTS FIELD SERVICES	Progress Payment #2, Community Center and Sports Field Renovation CIP # 238	8803961	14,256.00
STONE IMAGERY	Operating Supplies, Engineering, Aug '12	8803962	37.71
STV INCORPORATED	Professional Fees, Paseo de Valencia Widening CIP # 145	8803963	2,865.43
SUNSET PROPERTY SERVICES	Graffiti Removal, Aug '12	8803964	1,325.00
U-HAUL	Program Expense, Community Services, Aug '12	8803967	80.54
UNITEK COMPUTER STORES	Computer Equipment, Police Services, Jul '12, JAG ARRA Grant	8803968	849.69
WATER TECHNIQUES, INC.	Facility Maintenance, Water Filtration System, City Hall, Aug '12	8803970	271.72
WATKINS, CRAIG	Umpire Fees, Adult Softball, Community Services	8803971	90.00
WATKINS, GINA	Umpire Fees, Adult Softball, Community Services	8803972	90.00
WEST PUBLISHING CORPORATION	Subscription, City Clerk, Jul '12	8803973	353.44
XEROX CORPORATION	Lease - Copier, City Hall, Aug '12	8803974	485.51
Total Regular Warrants:			\$ 590,633.06
**WARRANT REGISTER TOTAL **			\$ 623,894.45



City of Laguna Hills

City Council Meeting Agenda

Staff Report

DATE: SEPTEMBER 11, 2012

TO: MAYOR AND COUNCIL MEMBERS

**FROM: KENNETH H. ROSENFELD, P.E.
DIRECTOR OF PUBLIC SERVICES**

**ISSUE: PROGRESS PAYMENT NO. 2 FOR TURF RENOVATION LAGUNA HILLS
COMMUNITY CENTER AND SPORTS COMPLEX, CIP NO. 238**

**RECOMMENDATION: THAT THE CITY COUNCIL APPROVE PROGRESS
PAYMENT NO. 2, IN THE NET AMOUNT OF \$14,256.00, TO CSA HOLDINGS INC.,
DBA SPORTS FIELD INSTALLATION SPORTS FIELD SERVICES, FOR TURF
RENOVATION LAGUNA HILLS COMMUNITY CENTER AND SPORTS COMPLEX, CIP
NO. 238.**

SUMMARY:

Work on the Turf Renovation Laguna Hills Community Center and Sports Complex, CIP No. 238, began on July 9, 2012, and is being performed by CSA Holdings Inc., dba Sports Field Installation Sports Field Services. Work performed in August included clearing and grubbing, excavation and grading, fertilization, sod placement, and infield renovation. The contractor has submitted the second progress payment request for approval.

BACKGROUND:

A routine monthly action for capital improvement projects is the submission, review, and approval of the contractor's invoice. Procedurally, field staff verifies the contractor's quantities and matches them with the submitted invoice. The unit prices and total costs of the project are confirmed by the office staff and a progress payment is then processed. A ten-percent (10%) retention is withheld from each payment to assure final performance of the work. The contractor for the project, CSA Holdings Inc., dba Sports Field Installation Sports Field Services, has submitted the second progress payment for the subject project as follows:

ITEM #	DESCRIPTION	QUANTITY	UNIT	\$	AMOUNT
1	Clearing & Grubbing	.19	LS	\$22,630.00	\$4,299.70
2	Excavation/Grading	.19	LS	\$12,250.00	\$2,327.50
3	Place Sand/Grade	.19	LS	\$15,630.00	\$2,969.70
4	Fertilization	.22	LS	\$ 1,250.00	\$ 275.00
5	Place and Roll Sod	.19	LS	\$10,880.00	\$2,067.20
6	Infield Renovation	.20	LS	\$ 8,560.00	\$1,712.00
7	Turf Maintenance	.22	LS	\$ 2,000.00	\$ 440.00
8	SWPPP	.40	LS	\$ 1,000.00	\$ 400.00
CCO No. 1	"50-70" Infield Conversion	.20	LS	\$ 6,800.00	\$1,360.00
Total To Date				\$79,562.18	
Less Prior Billing				<u>\$63,722.18</u>	
Total This Period				\$15,840.00	\$15,840.00*
Less 10% Retention					<u>\$(1,584.00)</u>
					\$14,256.00

*Submitted invoice total is \$15,840; actual total of invoice equals \$15,851.10. The final billing will address the difference in invoicing.

FISCAL IMPACT:

The progress payment is within the Capital Improvement Program Budget for the Turf Renovation Laguna Hills Community Center and Sports Complex, CIP No. 238.



City of Laguna Hills City Council Meeting Agenda Staff Report

DATE: SEPTEMBER 11, 2012

TO: MAYOR AND COUNCIL MEMBERS

**FROM: KENNETH H. ROSENFELD, P.E.
DIRECTOR OF PUBLIC SERVICES**

**ISSUE: PROGRESS PAYMENT NO. 17 FOR LA PAZ ROAD WIDENING AT I-5
IMPROVEMENT PROJECT, CIP NO. 159**

**RECOMMENDATION: THAT THE CITY COUNCIL APPROVE PROGRESS
PAYMENT NO. 17, IN THE NET AMOUNT OF \$194,983.44, TO SEMA
CONSTRUCTION, INC., FOR THE LA PAZ ROAD WIDENING AT I-5 IMPROVEMENT
PROJECT, CIP NO. 159.**

SUMMARY:

Work on the La Paz Road Widening at I-5 Improvement Project, CIP No. 159, began on April 7, 2011, and is being performed by SEMA Construction, Inc. Work performed in July 2012, included engineering, progress scheduling, site management, temporary fiber roll, street sweeping, signage, traffic control, pavement marking, backfill, excavation, irrigation, stucco, steel reinforcement, concrete pipe, asphalt concrete, signal and lighting, and electrical. The contractor has submitted the seventeenth progress payment request for approval.

BACKGROUND:

A routine monthly action for capital improvement projects is the submission, review, and approval of the contractor's invoice. Procedurally, field staff verifies the contractor's quantities and matches them with the submitted invoice. The unit prices and total costs of the project are confirmed by the office staff and a progress payment is then processed. A ten (10) percent retention is withheld from each payment to assure final performance of the work. The contractor for the project, SEMA Construction, Inc., has submitted the seventeenth progress payment for the subject project as follows:

ITEM #	DESCRIPTION	QUANTITY	UNIT	\$	AMOUNT
1	RE Office	.03	LS	\$ 50,000.00	\$ 1,500.00
2	Progress Schedule	.03	LS	\$ 3,000.00	\$ 90.00
3	Time Related Overhead	11	WD	\$ 2,000.00	\$ 22,000.00
4	Construction Site Mgmt	.03	LS	\$ 10,000.00	\$ 300.00
7	Temp Fiber Roll	7,505.59	LF	\$ 2.20	\$ 16,512.30
8	Temp Silt Fence	1,000	LF	\$ 1.60	\$ 1,600.00
11	Street Sweeping	.03	LS	\$ 25,000.00	\$ 750.00
18	Construction Area Sign	.03	LS	\$ 40,400.00	\$ 1,212.00
19	Traffic Control System	.07	LS	\$ 55,700.00	\$ 3,899.00
21	Temp Pavement Marking	114	SF	\$ 3.30	\$ 376.20
22	Temp Traffic Stripe	3,231	LF	\$ 0.60	\$ 1,938.60
23	Channelizer	165	EA	\$ 35.00	\$ 5,775.00
25	Temp Signal & Lighting	.10	LS	\$ 89,500.00	\$ 8,950.00
26	Portable Message Signs	.03	LS	\$ 1,600.00	\$ 48.00
30	Remove Traffic Stripe	1,884	LF	\$ 0.90	\$ 1,695.60
31	Remove Pave Marking	97	SF	\$ 3.30	\$ 320.10
35	Remove Drainage Facility	1	EA	\$ 510.00	\$ 510.00
36	Remove Pipe	77	LF	\$ 21.00	\$ 1,617.00
42	Remove Concrete (C&G)	55	CY	\$ 66.00	\$ 3,630.00
43	Remove Concrete (Misc)	5.80	CY	\$ 65.00	\$ 377.00
49	Structure Excavation	60	CY	\$ 15.00	\$ 900.00
50	Pervious Backfill (Wall)	1	CY	\$ 66.00	\$ 66.00
62	Irrigation System	.07	LS	\$176,581.34	\$ 12,360.69
67	Class 2 Aggregate Base	217	CY	\$ 35.00	\$ 7,595.00
68	Hot Mix Asphalt	467.14	TN	\$ 78.50	\$ 36,670.49
77	Minor Concrete	9	CY	\$ 1,200.00	\$ 10,800.00
79	Stucco Finish	600	SF	\$ 9.00	\$ 5,400.00
98	8" Steel Pipe	54	LF	\$ 35.00	\$ 1,890.00
99	8" Steel Pipe Underdrain	8	LF	\$ 51.00	\$ 408.00
111	Minor Concrete (Misc)	70.22	CY	\$ 517.02	\$ 36,305.15
117	MB Guard Rail	137.50	LF	\$ 21.00	\$ 2,887.50
120	Buried Post Anchor	1	EA	\$ 790.00	\$ 790.00
121	Terminal Anchor Assembly	2	EA	\$ 440.00	\$ 880.00
122	Alt. Flared Terminal Sys	1	EA	\$ 2,300.00	\$ 2,300.00
130	Maintain TMS	.10	LS	\$ 3,100.00	\$ 310.00
131	Signal & Lighting (1)	.14	LS	\$126,497.46	\$ 17,709.64
132	Signal & Lighting (2)	.05	LS	\$ 8,200.00	\$ 410.00
133	Ramp Meter System (1)	.05	LS	\$ 36,100.00	\$ 1,805.00
134	Ramp Meter System (2)	.02	LS	\$ 8,300.00	\$ 166.00
135	Ramp Meter System (3)	.02	LS	\$ 13,900.00	\$ 278.00

Progress Payment No. 17
CIP No. 159
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136	Lighting & Sign Illumination	.04	LS	\$ 90,400.00	\$ 3,616.00
	Total To Date			\$3,987,825.40	
	Less Prior Billing			<u>\$3,771,177.13</u>	
	Total This Period			\$ 216,648.27	\$216,648.27
	Less 10% Retention				<u>\$(21,664.83)</u>
					\$194,983.44

FISCAL IMPACT:

The progress payment is within the Capital Improvement Program Budget for the La Paz Road Widening at I-5 Improvement Project, CIP No. 159.



City of Laguna Hills City Council Meeting Agenda Staff Report

DATE: SEPTEMBER 11, 2012

TO: CITY COUNCIL

**FROM: KENNETH H. ROSENFELD, P.E.
DIRECTOR OF PUBLIC SERVICES**

**ISSUE: LAGUNA HILLS HIGH SCHOOL MUSIC BOOSTERS PARKING REQUEST
UPDATE**

**RECOMMENDATION: THAT THE CITY COUNCIL RECEIVE AND FILE THE
REPORT.**

SUMMARY:

The Laguna Hills High School Music Boosters (LHHS Music) addressed City Council at the August 28, 2012, meeting to announce a Field Band Competition event planned for October 13, 2012, and to request City assistance with parking arrangements for the event. Staff subsequently met with representatives of LHHS Music and worked on a parking event plan. As a result of this planning effort and additional internal discussion by LHHS Music, the initial request to close a portion of Laguna Hills Drive to traffic for the exclusive use of bus and truck parking has been withdrawn. The bus and truck parking for the event will now be accommodated within the "teacher lot" of LHHS. Volunteer parking will be established within the Permit Parking Zone and No Parking Zone on the northside of Laguna Hills Drive. Spectators will be allowed to park on the southside of Laguna Hills Drive, on Paseo de Valencia from Alicia Parkway to La Paz Road and within the onsite school parking lot closest to the Laguna Hills High School stadium. No Community Center parking lots will be used for this event. It is recommended the City Council receive and file this report.

BACKGROUND:

LHHS Music, in conjunction with the Western Band Association, will be hosting a marching band field show competition event at the Laguna Hills High School stadium on Saturday, October 13, 2012. Currently, eight schools have signed up for the event and a few more schools are expected to join the competition. In anticipation of the need for more parking than is available on the LHHS property, the LHHS Music had addressed the City Council

at the meeting of August 28, 2012, and requested the closure of a portion of Laguna Hills Drive to accommodate necessary parking for bus and truck parking associated with the band competition event.

Staff subsequently met with representatives of LHHS Music and worked on a parking event plan. As a result of this planning and additional internal discussion by LHHS Music, the initial request to close a portion of Laguna Hills Drive to traffic for the exclusive use of bus and truck parking has been withdrawn. The bus and truck parking for the event will now be accommodated within the “teacher lot” of LHHS. Volunteer parking will be established within the Permit Parking Zone and No Parking Zone on the northside of Laguna Hills Drive. Spectators will be allowed to park on the southside of Laguna Hills Drive within the existing parking areas, on Paseo de Valencia from Alicia Parkway to La Paz Road within the No Parking Zones and onsite in the school parking lot closest to the stadium.

To accommodate the on-street parking, staff will issue a no fee permit to LHHS Music allowing parking in the Permit Parking Zone and No Parking Zone on the northside of Laguna Hills Drive and to allow parking on both sides of Paseo de Valencia from Alicia Parkway to La Paz Road. The City’s open parcel at the southeast corner of Alicia Parkway at Aliso Hills Drive is not currently planned to be used for parking for the event but will be available as needed. The LHHS Music has committed to not using the Community Center & Sports Park Parking Lots given the multiple Community events also planned at this location on October 13, 2012. The LHHS Music is coordinating the Sheriff’s Department as needed.

FISCAL IMPACT:

None

CEQA FINDINGS:

None

improve its transparency as outlined in the Grand Jury Report. She believed all employees should be listed, not just the elected officials and management staff, and that contribution rates toward pensions costs be shown. Council Member Kogerman felt it was important, and acceptable in the response letter, to inform the Grand Jury that the City could potentially be modifying its Municipal Code at a future date.

IT WAS THE CONSENSUS OF THE CITY COUNCIL TO REQUEST THAT COUNCIL MEMBER KOGERMAN BRING BACK AT A FUTURE DATE A REPORT IN THE FORM OF AN ORDINANCE IN ORDER TO MODIFY THE MUNICIPAL CODE TO EXPAND THE LIST OF EMPLOYEES TO INCLUDE THOSE WHO RECEIVE A BASE SALARY OF AT LEAST \$100,000 OR HIGHER.

THE CITY COUNCIL AUTHORIZED THE MAYOR TO SIGN THE LETTER OF RESPONSE TO THE GRAND JURY'S JUNE 14, 2012, REPORT REGARDING COMPENSATION TRANSPARENCY, BY M/COUNCIL MEMBER SONGSTAD, S/MAYOR PRO TEMPORE LAUTENSCHLEGER.

APPROVED BY A VOTE OF 3-1 (COUNCIL MEMBER KOGERMAN VOTING NO).

5. PLANNING AGENCY

Mayor Carruth recessed the City Council meeting and acting in the capacity of Chair, called the regular meeting of the Planning Agency of the City of Laguna Hills, California, to order at 7:50 PM.

5.1 ROLL CALL OF PLANNING AGENCY MEMBERS

Present: Chair Carruth, Vice Chair Lautenschleger, Agency Member Kogerman, and Agency Member Songstad

Absent: Agency Member Bressette

5.2 PUBLIC COMMENTS

There were no Public Comments.

5.3 MINUTES

5.3.1 REGULAR MEETING, JULY 10, 2012

MOTION TO APPROVE THE MINUTES OF THE JULY 10, 2012, REGULAR MEETING, BY M/AGENCY MEMBER SONGSTAD, S/AGENCY MEMBER KOGERMAN.

APPROVED BY A VOTE OF 4-0.

5.4 PLANNING AGENCY PUBLIC HEARINGS

5.4.1 SITE DEVELOPMENT PERMIT/MASTER SIGN PROGRAM NO. 7-12-2309, A REQUEST BY CNP SIGNS ON BEHALF OF EL POLLO LOCO TO MODIFY THE EXISTING MASTER SIGN PROGRAM FOR THE SHOPPING CENTER AT 25351-25381 ALICIA PARKWAY TO ALLOW A DRIVE-THROUGH MENU BOARD THAT DEVIATES FROM THE STANDARDS SET FORTH IN THE MUNICIPAL CODE

Chair Carruth opened the Public Hearing.

Brad Podosin, representative of El Pollo Loco, spoke on Site Development Permit/Master Sign Program No. 7-12-2309.

Christina Gibson, representative of CNP Signs, spoke on Site Development Permit/Master Sign Program No. 7-12-2309.

Cheryl Fry, Real Estate representative for El Pollo Loco, spoke on Site Development Permit/Master Sign Program No. 7-12-2309.

Chair Carruth closed the Public Hearing.

THE PLANNING AGENCY: (1) TOOK PUBLIC COMMENT AND; (2) CONTINUED THE PUBLIC HEARING TO THE SEPTEMBER 11, 2012, REGULAR MEETING, AND DIRECTED STAFF TO WORK FURTHER WITH THE APPLICANT TO PREPARE A RESOLUTION OF APPROVAL BASED ON THE APPLICANT'S ORIGINAL SIGN PROPOSAL AND THE ALTERNATIVE DESIGN ELEMENTS MENTIONED BY THE APPLICANT TONIGHT, INCLUDING THE CONDITION OF NO SIGN RIDERS AND THE INCORPORATION OF LEDGESTONE OR OTHER SIMILAR FEATURES TO AUGMENT THE SIGN'S AESTHETICS, BY M/AGENCY MEMBER SONGSTAD, S/VICE CHAIR LAUTENSCHLEGER. APPROVED BY A VOTE OF 4-0.

PLANNING AGENCY ADJOURNMENT

Mayor Carruth reconvened the City Council Meeting at 8:37 PM. All Council Members were present, with the exception of Council Member Bressette.

6. CITY COUNCIL PUBLIC HEARINGS

There were no City Council Public Hearings.

7. ADMINISTRATIVE REPORTS

7.1 City Manager

City Manager Channing reported that a press conference was held today in Sacramento by Governor Brown to announce agreement for pension reform and that the bill was currently being discussed and scheduled for a vote by Friday,



City of Laguna Hills

City Council Meeting Agenda

Staff Report

DATE: SEPTEMBER 11, 2012

TO: CHAIR AND AGENCY MEMBERS

**FROM: DAVID CHANTARANGSU, AICP
COMMUNITY DEVELOPMENT DIRECTOR**

ISSUE: SITE DEVELOPMENT PERMIT/ MASTER SIGN PROGRAM NO. 7-12-2309, A REQUEST BY CNP SIGNS ON BEHALF OF EL POLLO LOCO TO MODIFY THE EXISTING MASTER SIGN PROGRAM FOR THE SHOPPING CENTER AT 25351-25381 ALICIA PARKWAY TO ALLOW A DRIVE-THROUGH MENU BOARD (CONTINUED FROM THE MEETING OF AUGUST 28, 2012).

RECOMMENDATION: THAT THE PLANNING AGENCY ADOPT A RESOLUTION ENTITLED: A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT/ MASTER SIGN PROGRAM AMENDMENT NO. 7-12-2309, A REQUEST BY CNP SIGNS, ON BEHALF OF EL POLLO LOCO, TO MODIFY THE EXISTING MASTER SIGN PROGRAM TO PERMIT A DRIVE-THROUGH MENU BOARD.

SUMMARY:

At the Planning Agency's meeting of August 28, 2012, staff was directed to prepare a Resolution for the Agency's consideration approving the request to allow the modification of the sign program for the shopping center located at 25351-25381 Alicia Parkway (the northeast corner of Alicia Parkway and Paseo De Valencia). The requested revision to the sign program would allow the installation of a +/- 30 square foot drive-through menu board sign for an El Pollo Loco restaurant, which is currently under renovation at the center.

In reviewing the proposal, the Planning Agency identified deficiencies with the design and configuration of the existing drive-through improvements that warranted approval of the sign program revisions, screening of the sign by existing improvements, along with modifications the applicant proposed to make to the menu board sign to ensure design consistency with other freestanding signs in the center.

BACKGROUND:

The City's Development Code limits menu board signs to 16 square feet and allows drive-through uses to maintain two such signs. Modifications from the standard may be granted by the Planning Agency through approval of a Master Sign Plan/ Site Development Permit. The Planning Agency has authority to grant modifications from the City's sign regulations pursuant to Section 9-92.080 of the Development Code. The attached Resolution provides conditions and findings necessary to approve the request.

The Planning Agency determined that the applicant's proposal to construct a 30-square foot menu board sign for an El Pollo Loco restaurant was warranted given the applicant's proposal at the project's public hearing to incorporate features into the sign that are consistent with other monument signs - the applicant proposed to incorporate stone cladding into the base of the sign used on the shopping center monument signs and building exteriors. Discussion by the Planning Agency also described the unique conditions of the site which El Pollo Loco must contend with in order to retrofit its improvements into an existing restaurant building with a drive-through. There was also discussion describing the limited visibility of the sign from other properties and adjoining streets given the location of the sign being well within the interior of the shopping center. The discussion also referenced how surrounding buildings and improvements in the center would also minimize the view of the sign beyond the center.

The Planning Agency viewed the limited stacking area available to vehicles in the drive-through lane combined with the limited areas around the drive-through available for two menu board signs as limiting and believed that the proposed sign would better fit into the design and layout of the shopping center utilizing only one menu board sign for the use. Staff reviewed this condition and determined that the location of the existing menu board sign provides stacking for one or two vehicles. The proposed location provides stacking for four or five vehicles.

Staff has recommended special conditions to the project for the Planning Agency's consideration which accomplish the following: (1) Prohibition of "sign riders" on the menu board sign (Condition 16); (2) Address the removal of the existing menu board sign, remove references to the sign, and rehabilitation of the area with landscaping (Condition 17); (3) Revise the Master Sign Program document to identify the correct location of the proposed menu board sign (Condition 18); and (4) Require landscape and irrigation around the new menu board sign as a project design feature (Condition 19).

FISCAL IMPACT:

None

CEQA FINDINGS:

Staff has reviewed the proposed project for compliance with CEQA. Upon completion of this review, it has been determined that the proposed project is categorically exempt from CEQA, pursuant to CEQA Guidelines Section 15311 (Class 11, Accessory Structures). Categorical Exemptions are designated for classes of projects which have been determined not to have a significant effect on the environment and which have therefore been exempted from the requirements of CEQA. The Class 11 exemption applies to the construction of minor structures accessory to commercial facilities such as sign associated with a commercial business. The proposed project will result in the construction of an on-premise sign for a business located within the property.

ATTACHMENTS:

- Attachment 1 - Resolution Approving SDP/ MSP 7-12-2309
- Attachment 2 - August 28, 2012 Agenda Materials
- Attachment 3 – Revised Menu Board Sign Exhibit
- Attachment 4 – Revised Sign Program

Attachment 1 – Resolution Approving SDP/ MSP 7-12-2309

RESOLUTION NO. PA2012-

A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, APPROVING SITE DEVELOPMENT PERMIT/MASTER SIGN PROGRAM AMENDMENT NO. 7-12-2309, A REQUEST BY CNP SIGNS, ON BEHALF OF EL POLLO LOCO, TO MODIFY THE EXISTING MASTER SIGN PROGRAM TO PERMIT A DRIVE-THROUGH MENU BOARD

The Planning Agency of the City of Laguna Hills, California, hereby finds, determines, declares, and resolves as follows:

WHEREAS, an application for Site Development Permit/Master Sign Program Amendment (SDPA/MSP) No. 7-12-2309 has been received to modify the existing master sign program for the center located at 25351-25381 Alicia Parkway, in the Community Commercial (CC) zone; and

WHEREAS, SDPA/MSP-7-12-2309 is exempt from environmental review pursuant to Section 15311 of the CEQA Guidelines (Title 14, Chapter 3, Section 15311 of the California Code of Regulations); and

WHEREAS, the Planning Agency has considered evidence presented by the Community Development Department, the Applicant, and other interested parties with respect to the subject application at a Public Hearing held on August 28, 2012;

WHEREAS, the Planning Agency's Public Hearing held on August 28, 2012, was continued to a date certain of September 11, 2012; and

WHEREAS, the Planning Agency conducted a Public Hearing concerning Site Development Permit/Master Sign Program Amendment (SDPA/MSP) No. 7-12-2309 on August 28, 2012, and September 11, 2012.

NOW, THEREFORE, THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The above recitals are true and correct, and are incorporated herein by reference.

SECTION 2. That pursuant to Laguna Hills Municipal Code Section 9-92.080H, the required findings for the City for approval of Site Development Permit/ Master Sign Program (SDPA/MSP) No. 7-12-2309 have been met and made as follows:

1. That the site design complies with standards of the development code.

The proposed program proposes a +/- 30 square foot menu board sign for a drive-through restaurant which does not comply with the standards of the

development code which limits a menu board to 16 square feet. However the Planning Agency has determined that the deviation from the standards of the development code are warranted since the signage requested by the applicant proposes to include stone cladding on the base of the sign to integrate the sign with exterior architectural elements from other freestanding signs located in the shopping center, as well as existing shopping center buildings. The incorporation of the stone base into the sign enhances the design quality, creativity and compatibility of the signage with the center's building architecture and surrounding land uses including the City's Community Center which uses a stone exterior cladding as part of its architectural design. Deviations from the standards of the City's sign code may be granted based on design quality, creativity, and compatibility of the signage with building architecture and surrounding land uses.

2. That the site is suitable for the proposed development.

The proposed menu board sign proposes an overall sign area of +/- 30 square feet which is less than the maximum permitted menu board sign area of 32 square feet permitted for drive-through restaurants. A condition of approval eliminating an existing menu board sign from a prior drive-through business ensures that the proposed MSP/SDP will not exceed the City's 32 square foot allowance for menu board signs. The increase in sign area will not result in deficiencies in any other development standards such as setbacks, parking or landscaping. In addition, the larger menu board sign size is compatible with the design of the shopping center since location of the proposed sign is such that it is setback well within the interior of the site – a distance of +/- 150 feet from the nearest street (Alicia Parkway). As a result, the location is substantially screened by existing building and landscaping improvements that already exist in the shopping center. Since the proposal complies with the overall sign area allowed for menu board signage and the increase in sign area does not result in any deficiencies in other site improvements, and the sign will be substantially screened from adjoining properties and surrounding streets, the site is suitable for the proposed development.

3. That the project is consistent with the general plan and applicable design guidelines.

The subject property has a zone and general plan land use designation of Community Commercial which facilitates the general shopping and commercial service needs of area residents. The proposed sign supports a permitted commercial use of the property. Since the project results in additional improvements that support a commercial use of the property which is consistent with the property's zoning and general plan, the project is

consistent with the general plan. There are no applicable design guidelines over the subject property which apply to the project.

4. That the site design and structural components are appropriate for the site and function of the proposed uses.

The proposed menu board signage will be placed in an area of the site which better supports the drive-through use on the property as compared to existing conditions. Project plans indicate the sign will be placed in a manner which provides more vehicle stacking in the existing drive-through lane over the existing condition. By placing the sign in the proposed location, the proposal increases the distance between the entry to the drive-through lane and the menu board where orders are placed by customers by +/- 40 feet allowing a total stacking distance of +/- 60 feet. This is an improvement over the existing condition which only provides +/- 20 linear feet of stacking for vehicles ordering from the drive-through menu board. In addition, the site design ensures that the larger menu board signage will not be visible to adjoining properties or street as the sign's location is situated well within the shopping center. The location ensures existing building and landscape improvements that already exist at the shopping center will reduce the sign's visibility to adjoining properties and nearby streets. The structural components of the sign will be subject to the requirements of the building and electrical codes to ensure public safety.

5. That the design and application of the sign criteria required by the development code are satisfied by the proposed sign.

The proposed program proposes a +/- 30 square foot menu board sign for a drive-through restaurant which does not comply with the standards of the development code which limits a menu board to 16 square feet. However the Planning Agency has determined that the deviation from the standards of the development code are warranted since the signage requested by the applicant proposes to include stone cladding on the base of the sign to integrate the sign with exterior architectural elements from other freestanding signs located in the shopping center, as well as existing shopping center buildings. The incorporation of the stone base into the sign enhances the design quality, creativity and compatibility of the signage with the center's building architecture and surrounding land uses. Deviations from the standards of the City's sign code may be granted based on design quality, creativity, and compatibility of the signage with building architecture and surrounding land uses.

6. That the program provides a compatible and harmonious design between advertising, landscaping, and building design.

The applicant proposes to include stone cladding on the base of the sign to integrate the sign with exterior architectural elements from other freestanding signs located in the shopping center, as well as existing shopping center buildings. The incorporation of the stone base into the sign enhances the design quality, creativity and compatibility of the signage with the center's building architecture and surrounding land uses. The applicant will also be incorporating the sign into a new landscape area to be constructed as part of the project to provide an attractive landscape setting for the menu board sign.

NOW, THEREFORE, based upon the above findings, the Planning Agency of the City of Laguna Hills does hereby approve SDPA/MSP-7-12-2309 subject to the following conditions:

Standard Conditions

1. This approval constitutes approval of the proposed project only to the extent that it complies with the City Development Code and any other applicable zoning regulations. Approval does not include any action or findings as to compliance or approval of the project regarding any other applicable ordinance, regulation, or requirement.
2. Failure to abide by and faithfully comply with any and all conditions of approval shall constitute grounds for revocation of said Changed Plan by the Laguna Hills Planning Agency.
3. As a condition of issuance of this approval, the Applicant hereby agrees, at its sole cost and expense and to the fullest extent permitted by law, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third party against the City, its officers, employees, agents, and consultants, which seeks to attack, challenge, set aside, void, or annul an approval of the City Council, Planning Agency, or other decision-making body, or staff action concerning this project. The City agrees to promptly notify the Applicant/owner of any such claim filed against the City and to fully cooperate in the defense of any such action. The City may, but is not obligated to, at its sole cost and expense, elect to participate in the defense of any such action under this condition.
4. This application may be modified or revoked by the Planning Agency should the Agency determine, after a duly noticed hearing held in compliance with all applicable laws that the proposed use or conditions under which it is being operated or maintained are detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.
5. The Applicant shall agree in writing to these conditions of approval within 30 days of the Planning Agency's action.

6. The Applicant shall reimburse the City for any outstanding staff time spent on the processing of Site Development Permit/Master Sign Program No. 7-12-2309 within 60 days of Planning Agency action.
7. This application shall expire and be of no further force or effect if the permit is not established within two years from September 11, 2012.
8. Within 48 hours from project approval, the Applicant shall submit to the City a check in the amount of \$50, made out to the Orange County Clerk-Recorder, for filing a Notice of Exemption.
9. The Applicant shall comply with all lighting limitations outlined in §9-42-060 of the Laguna Hills Municipal Code regarding excessive illumination, distance from residences, glare being directed towards sensitive land uses, and light intensity.
10. No flashing, moving, animated, or intermittently lighted signs are permitted in accordance with §9-42.260.A of the Laguna Hills Municipal Code.
11. All signs shall be maintained to prevent deterioration, disrepair, and shall be legible and in good condition.
12. The Applicant/owner shall secure all applicable building permits, as required by Section 105 of the 2010 California Building Code (see also work exempt from permits).
13. Plans shall be accurately labeled and reflect all work, as required by Section 107 of the 2010 California Building Code regarding construction documents.
14. The Applicant shall comply with all California Energy requirements as required by the California Energy Commission.
15. All construction shall comply with the 2010 California Building Code and California Electrical Codes in regards to mixed occupancies.

Special Conditions

16. Except as granted by the approval of Site Development Permit/Master Sign Program (SDPA/MSP) No. 7-12-2309 by the Planning Agency, the project shall comply with the requirements of the City of Laguna Hills regulations for signage (and as may be amended), including Section 9-42.260(L) which prohibits the use of riders on signs and menu boards.
17. Prior to the issuance of a final building permit for the proposed menu board sign, the existing menu board sign and surrounding bollards located near the entrance to the El Pollo Loco drive-through lane shall be removed and references to the existing menu board sign shall be omitted from the Master Sign Program with revisions submitted to the Community Development Department for

review and approval. The applicant shall provide additional landscaping and irrigation in the area currently occupied by the improvements as needed.

18. Prior to the issuance of a building permit for the proposed menu board sign, Exhibit "D" (Sheet 10) to the proposed Master Sign Program shall be revised to identify the correct location of sign A-1 as depicted by Attachment 3 for the September 11, 2012 Planning Agency staff report for Site Development Permit/ Master Sign Program (SDPA/MSP) No. 7-12-2309.
19. The applicant shall construct a minimum 30 square foot planter around the proposed menu board. Landscape and irrigation plans shall be submitted for review and approval by the Community Development Department prior to the issuance of a building permit for the proposed menu board sign. Landscaping and irrigation shall be installed prior to the issuance of a final approval for the menu board sign building permit.

PASSED, APPROVED, AND ADOPTED this 11th day of September, 2012.

MELODY CARRUTH, CHAIR

ATTEST:

PEGGY J. JOHNS, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Peggy J. Johns, City Clerk of the City of Laguna Hills, California, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. PA2012- adopted by the Planning Agency of the City of Laguna Hills, California, at a Regular Meeting thereof held on the 11th day of September, 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

PEGGY J. JOHNS, CITY CLERK

Attachment 2 – August 28, 2012 Staff Report



City of Laguna Hills City Council Meeting Agenda Staff Report

DATE: AUGUST 28, 2012

TO: CHAIR AND AGENCY MEMBERS

**FROM: DAVID CHANTARANGSU
COMMUNITY DEVELOPMENT DIRECTOR**

ISSUE: SITE DEVELOPMENT PERMIT/MASTER SIGN PROGRAM NO. 7-12-2309, A REQUEST BY CNP SIGNS ON BEHALF OF EL POLLO LOCO TO MODIFY THE EXISTING MASTER SIGN PROGRAM FOR THE SHOPPING CENTER AT 25351-25381 ALICIA PARKWAY TO ALLOW A DRIVE-THROUGH MENU BOARD THAT DEVIATES FROM THE STANDARDS SET FORTH IN THE MUNICIPAL CODE

RECOMMENDATION: THAT THE PLANNING AGENCY: (1) CONDUCT A PUBLIC HEARING; AND (2) ADOPT A RESOLUTION ENTITLED: A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DENYING SITE DEVELOPMENT PERMIT/MASTER SIGN PROGRAM AMENDMENT NO. 7-12-2309, A REQUEST BY CNP SIGNS, ON BEHALF OF EL POLLO LOCO, TO MODIFY THE EXISTING MASTER SIGN PROGRAM TO PERMIT A DRIVE-THROUGH MENU BOARD THAT DEVIATES FROM THE STANDARDS SET FORTH IN THE DEVELOPMENT CODE.

SUMMARY:

CNP Signs, on behalf of El Pollo Loco (the "Applicant"), is proposing to add a 30 square foot drive-through menu board to the Master Sign Program (MSP) for the shopping center at 25351-25381 Alicia Parkway. The menu board would be accessory to an existing drive-through restaurant building that is being converted to an El Pollo Loco restaurant. The menu board proposed deviates from the 16 square foot maximum area for menu board signs permitted by the Laguna Hills Municipal Code (LHMC) which is an 87% increase over the allowed area.

Staff has reviewed the Development Code requirements, and has determined that the proposed project does not meet two of the six required findings (concerning sign design and compatibility) for approval of a MSP. Therefore staff has recommended that the Planning Agency deny the request. The application will not be subject to CEQA.

AUTHORITY:

Chapter 9-42 of the LHMC, which regulates signs, states that it is the intent of the chapter to:

1. Regulate the type, placement, and scale of signs within different zoning districts;
2. Encourage well designed consistent signage that is pleasing in appearance and compatible with community character while recognizing the commercial communication requirement of all sectors of the business community;
3. Ensure that signage does not present potential traffic and safety hazards to motorists and pedestrians;
4. Maintain the attractiveness of the community and enhance the character of the City as a place in which to live, work, play, and visit;
5. Promote the public health, safety, and general welfare of the citizens and business community of the City through quality sign standards;
6. Promote renovation and proper maintenance of advertising structures.

In addition, the Laguna Hills Municipal Code (LHMC 9-92.030) grants authority to review sign program amendments to either the Community Development Director or the Planning Agency, depending on the scope of the amendment proposed. Because this application proposes a substantial modification from the sign standards prescribed in the LHMC, the Planning Agency must review the application. The LHMC states, "For projects involving a master sign program, deviations from [the LHMC sign standards] may be granted by the Planning Agency based on design quality, creativity, and compatibility of the signage with the building architecture and surrounding land uses" (LHMC 9-42.180). The required findings for a MSP are found in LHMC 9-92.080 (G) and (H).

PROJECT DESCRIPTION AND ANALYSIS:

The Applicant proposes to add a menu board to the existing MSP for the shopping center. The subject menu board will be utilized by an El Pollo Loco restaurant that is moving into an existing drive-through tenant space. The subject site is a drive-through restaurant pad in the Alicia-Valencia Shopping Center located at the northeast corner of Alicia Parkway and Paseo de Valencia. The existing MSP for the center does not address drive-through signage. Previous drive-through tenants, including the most recent, Pete's Burgers, had menu boards that complied with the menu board specifications established in the LHMC.

August 28, 2012

Section 9-42.330(F) of the LHMC states, "A drive-in, drive-through, or take out restaurant is allowed two menu boards not exceeding sixteen (16) square feet each in area exterior to the building and oriented away from the public street. These signs may be illuminated and shall be in addition to other allowable sign area."

The signage proposed in this MSP amendment consists of one 30-square foot menu board. While the LHMC permits up to 32 square feet of area for a menu board, it is divided between two menu boards, each with a maximum size of 16 square feet. The Planning Agency may grant deviations from sign standards in the LHMC through approval of a master sign program "based on design quality, creativity, and compatibility of the signage with the building architecture and surrounding land uses" (LHMC 9-42.180). The deviation requested by El Pollo Loco would allow their menu board (and any other drive-through business that occupies this space in the future) to be 14 square feet larger than permitted by the code (an 87.5% increase over the maximum size permitted for any one menu board).

The Applicant presents several arguments in their justification letter (see Attachment 2) in support of the application. However, staff sees no compelling reason from the information presented as to why the menu board sign cannot comply with the development code. The Applicant states that the 30-square foot menu board is necessary to display all of the restaurant's menu items. The LHMC identifies that granting an exception to signage development standards is based on design quality, creativity, and compatibility in the MSP process. None of those elements are present in the design of the requested signage. Separating the single 30-square foot sign would result in two menu signs, each less than 16 square feet, which would comply with LHMC requirements. This approach would even allow the applicant to have two additional square feet of signage. Staff suggested this approach but the Applicant opted to have the Planning Agency hear the request.

The Applicant has pointed out other drive-through menu boards within the City of Laguna Hills which are larger than 16 square feet. Staff is unaware of any drive-through menu board approved under City jurisdiction that was granted an increase. Most of the other menu boards in the City were approved under the County of Orange, whose development code did not specify maximum sizes for drive-through signage and are now likely to be legal, non-conforming sign improvements¹. In addition, new development is not entitled to use development standards that are no longer effective.

Staff found one menu board sign permit issued in 1995 for the McDonald's on Cabot Road permitted by the City; however, the City had not yet adopted its own development code and was still using the County of Orange development code. Chick-fil-A was recently permitted by the City. Their menu board and pre-order board are 19.76 square feet and 8.3 square feet respectively. The Chick-fil-A approval resulted in a deviation of 3.76 square feet (the menu board size is 23.5% larger than permitted by the LHMC). This is the

¹ Legal Non-conforming improvements are improvements which were legally permitted, and complied with the development standards in effect at the time permits were issued for the improvements.

only deviation from the City's menu-board standard approved by the City through a MSP under the LHMC.

CEQA FINDINGS:

Staff has reviewed the proposed project for compliance with CEQA. Projects which are disapproved are not subject to CEQA pursuant to Title 14, Chapter 3, Section 15270, of the California Code of Regulations (CEQA Guidelines).

CONCLUSION:

It is staff's recommendation that the request be denied since there is no justification for the menu board to exceed the City's maximum menu board sign area in a manner consistent with the LHMC. Granting the requested deviation could set a precedent for any future menu board sizes in the City to exceed the City's standard. Further, the basis for granting deviations to sign standards (LHMC 9-42.180) is design quality, creativity, and compatibility of the signage with building architecture and surrounding land uses within the MSP process. The Applicant has presented no evidence in support of these criteria. Based on the foregoing, not all of the findings for approval for an MSP can be made as described by the attached resolution. The proposal does not comply with the design and application of the sign criteria required by the development code (Finding 1); or sign program approval criteria which requires compatible and harmonious design between advertising, landscaping and building design (Finding 2). Therefore, staff recommends that the Planning Agency deny the subject application.

ATTACHMENTS:

1. Resolution of Denial
2. Justification Letter
3. Master Sign Program
4. Vicinity Map

RESOLUTION NO. PA2012-

A RESOLUTION OF THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DENYING SITE DEVELOPMENT PERMIT/MASTER SIGN PROGRAM AMENDMENT NO. 7-12-2309, A REQUEST BY CNP SIGNS, ON BEHALF OF EL POLLO LOCO, TO MODIFY THE EXISTING MASTER SIGN PROGRAM TO PERMIT A DRIVE-THRU MENU BOARD THAT DEVIATES FROM THE STANDARDS SET FORTH IN THE DEVELOPMENT CODE

The Planning Agency of the City of Laguna Hills, California, hereby finds, determines, declares, and resolves as follows:

WHEREAS, an application for Site Development Permit/Master Sign Program Amendment (SDPA/MPS) No. 7-12-2309 has been received to modify the existing master sign program for the center located at 25351-25381 Alicia Parkway, in the Community Commercial (CC) zone; and

WHEREAS, SDPA/MSP-7-12-2309 is not subject to the California Environmental Quality Act (CEQA) pursuant to Section 15270 of the CEQA Guidelines; and

WHEREAS, the Planning Agency has considered evidence presented by the Community Development Department, the Applicant, and other interested parties with respect to the subject application at a public hearing held on August 28, 2012.

NOW, THEREFORE, THE PLANNING AGENCY OF THE CITY OF LAGUNA HILLS, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The above recitals are true and correct, and are incorporated herein by reference.

SECTION 2. In order to approve SDPA/MSP-7-12-2309, the Planning Agency must make all of the findings set forth in Laguna Hills Municipal Code Sections 9-92.080(G) and (H). In this case, based on the totality of information provided, the Planning Agency finds that the following required findings for approval of changes to a Master Sign Program set forth in Laguna Hills Municipal Code 9-92.080(H) cannot be made for the following:

1. That the design and application of the sign criteria required by the Laguna Hills Development Code are satisfied by the proposed sign program:

The sign criteria in the development code specify that up to two menu boards, each with an area not to exceed 16 square feet are permitted. The proposed sign is a single sign of 30 square feet which exceeds the City's development standards by 87.5 percent. The amount of signage permitted by the development code (32 square feet) is sufficient to display the menu items for the restaurant. The applicant's proposed design is a self-induced

hardship. Although, for projects involving a master sign program, deviations from the development standards for signs may be granted by the Planning Agency based on the design quality, creativity, and compatibility of the proposed signage with the building architecture and surrounding land uses, the applicant's requested deviation from the 16 square foot size limitation for menu boards is not warranted in this case. The instant application proposes a sign unique to the proposed end user without consideration of the design of the shopping center or its related site improvements. A master sign program is evaluated on a center-wide basis as a comprehensive plan for on-site signage. The proposed request ignores the comprehensive approach under which master sign programs are reviewed in relation to other site improvements and instead proposes to provide signage for one business in an isolated manner without consideration for signage in the context of the shopping center as a whole. The proposal does not address the compatibility of the design with the existing center and instead provides signage based on the needs of the applicant's business. The proposed menu board sign ignores design elements approved for other freestanding signs in the center including maximum sign area and exterior appearance. The design of other freestanding signs approved for use in the shopping have included a decorative architectural base, have complied with the development standard requirements for freestanding signs, and have included a decorative architectural design element in the form of the sign. None of those elements are proposed for the menu board sign. From a design standpoint the proposed sign would be a basic rectangular form with no connection to the design of other free standing signs in the center, which have a decorative sign base and top. In addition, the proposed sign exceeds the allowable sign area by 87 percent of the allowed maximum. Other free standing signs within the center comply with the City's requirements, and the Master Sign Program's requirements, for sign area.

2. That the sign program provides a compatible and harmonious design between advertising, landscaping, and building design:

The instant application proposes a sign unique to the proposed end user without consideration of the design of the shopping center or its related site improvements. A master sign program is evaluated on a center-wide basis as a comprehensive plan for on-site signage. The proposed request ignores the comprehensive approach under which master sign programs are reviewed in relation to other site improvements and instead proposes to provide signage for one business in an isolated manner without consideration for signage in the context of the shopping center as a whole. The proposal does not address the compatibility of the design with the existing center and instead provides signage based on the needs of the applicant's business. The proposed menu board sign ignores design elements approved for other freestanding signs in the center including maximum sign area and exterior appearance. The design of other freestanding signs approved for use in the shopping have included a

decorative architectural base, have complied with the development standard requirements for freestanding signs, and have included a decorative architectural design element in the form of the sign. None of those elements are proposed for the menu board sign. From a design standpoint the proposed sign would be a basic rectangular form with no connection to the design of other free standing signs in the center, which have a decorative sign base and top. In addition, the proposed sign exceeds the allowable sign area by 87 percent of the allowed maximum. Other free standing signs within the center comply with the City's requirements, and the sign program's requirements, for sign area.

3. Based upon the foregoing findings, the Planning Agency of the City of Laguna Hills does hereby deny Site Development Permit/Master Sign Program Amendment (SDPA/MPS) No. 7-12-2309.

PASSED, APPROVED, AND ADOPTED this 28th day of August, 2012.

ATTEST:

MELODY CARRUTH, CHAIR

PEGGY J. JOHNS, CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF LAGUNA HILLS)

I, Peggy J. Johns, City Clerk of the City of Laguna Hills, California, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. PA2012- adopted by the Planning Agency of the City of Laguna Hills, California, at a Regular Meeting thereof held on the 28th day of August, 2012, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

PEGGY J. JOHNS, CITY CLERK



August 13, 2012

RE: Justification Letter for proposed Menu board
25371 Alicia Parkway
APN portion of 620-241-04

El Pollo Loco is requesting a Sign Program modification at Alicia Center, to allow their standard 4'-4" x 6'-11" menu board to be installed. This site is currently being renovated in accordance with a previous site development permit.

The existing Sign Program does not address menu boards and the strict application of the menu board regulations outlined in the City Wide ordinance, deprives the property owner of privileges enjoyed by other properties with Nationally Recognized Quick Serve Restaurants in the vicinity (i.e. Wendy's and McDonald's built prior to incorporation of the City of Laguna Hills and Chick-fil-A built after the City of Laguna Hills incorporation came into existence.)

1. The new El Pollo Loco drive-thru is to be located where a "limited menu" quick serve restaurant previously existed. El Pollo Loco will utilize their Nationally Recognized "full" Menu.
2. The zoning ordinance allows (2) 16 sq. ft. menu boards (a total of 32 sq. ft.)
Proposed is allowance for (1) menu board at 30 sq. ft. (used throughout the national El Pollo Loco program standards.)
3. Based on the size of the property, number of businesses within the center, customer parking needs and traffic flow (as well as safety of vehicular traffic), specific to this property, the size & location of the menu board has been addressed.
 - a. The 4'-4" x 6'-11" menu board is an appropriate size to adequately display all items & cost, allowing the customer to place an order within a reasonable time frame, minimizing vehicular stacking that occurs during the ordering process.
 - b. Vehicular traffic and parking just outside of the drive-thru entrance is restrictive. This will be addressed when installing the 4'-4" x 6'-11" menu board as outlined in proposed sign program drawing, to allow vehicles to stack in the drive thru lane area (ordering quickly as noted in item a.)
 - c. By working within the traffic flow limitations of the center, the surrounding businesses are expected to benefit from the proposed modification & renovations being done at the center.
4. The proposed Sign Program modification has been approved by the property owner.
5. The proposed modification (to include one 4'-4" x 6'-11" menu board), will maintain a compatible and harmonious design that currently exists between advertising, landscaping and building design within the existing Sign Program.
6. The Proposed Menu Board will not create any additional significant adverse impacts to the natural environment that have not been mitigated by the developer.

I respectfully request your consideration of the Sign Program Modification as outlined, to address the specific needs of this property, which we believe to be in the best interest of the surrounding community. Our goal is to allow this El Pollo Loco restaurant, the ability to be as successful as possible and an asset to Laguna Hills.

Respectfully submitted,

Christina Gibson
Project Manager

Attachments: supporting photos, site plan w/traffic outline.



EXHIBIT A

8/28/2012 ITEM NO. 5.4.1
9/11/2012 ITEM NO. 5.4.1



EXHIBIT B

8/28/2012 ITEM NO. 5.4.1

9/11/2012 ITEM NO. 5.4.1



A.
Wendy's Drive Thru
Menu



B.
Chik-Fil-A Drive Thru
Menu

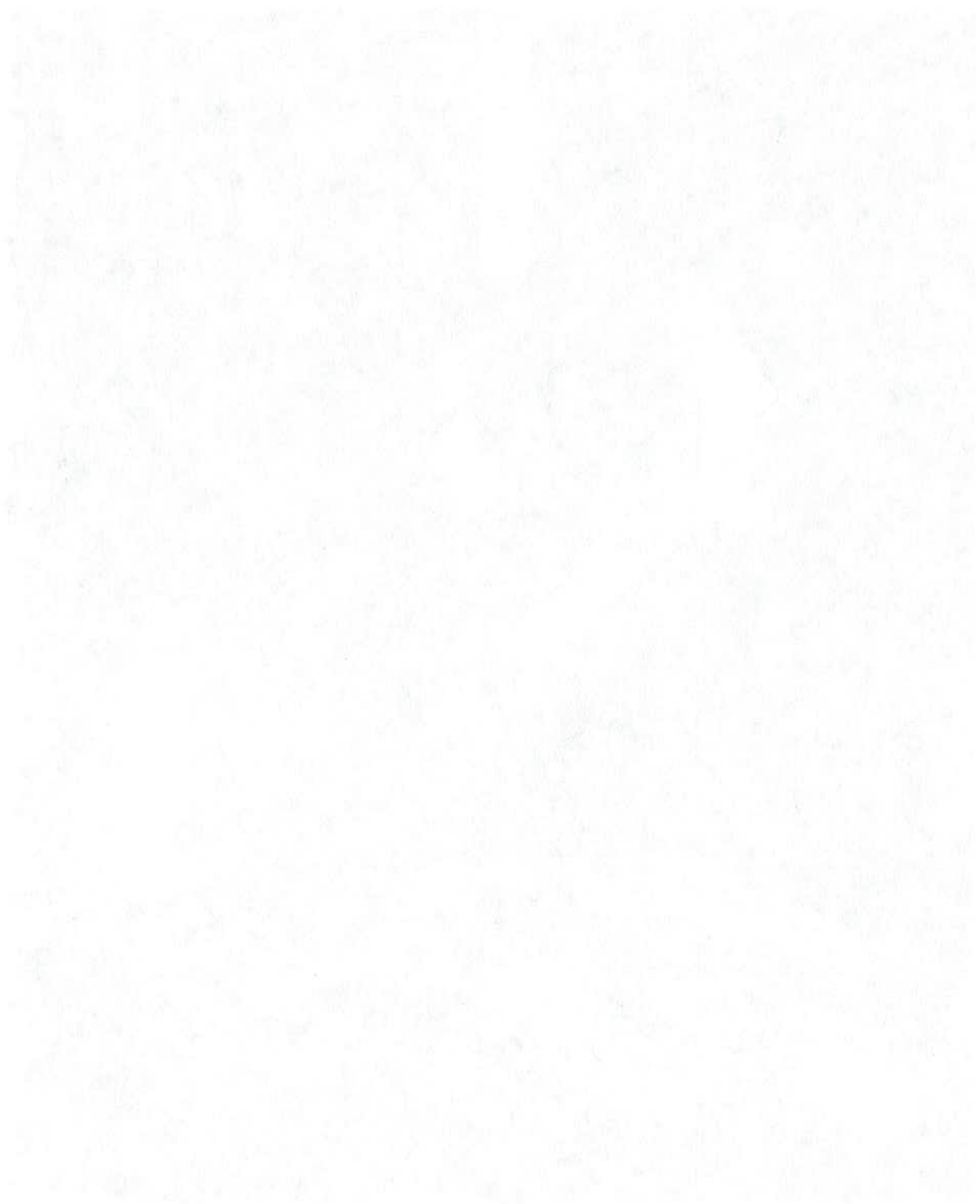


C.
Proposed - El Pollo Loco
Std. Menu Board

EXHIBIT B

ATTACHMENT 4 – Vicinity Map





Attachment 3 – Revised Menu Board Sign Exhibit



CUSTOMER APPROVAL

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1	08/24/12	GMc	7	00/00/00	DESIGNER
2	09/06/12	JR	8		
3			9		
4			10		
5			11		
6			12		

KEY NO.



SCALE: 1"=30'-0"

9/11/2012 ITEM NO. 5.4.1

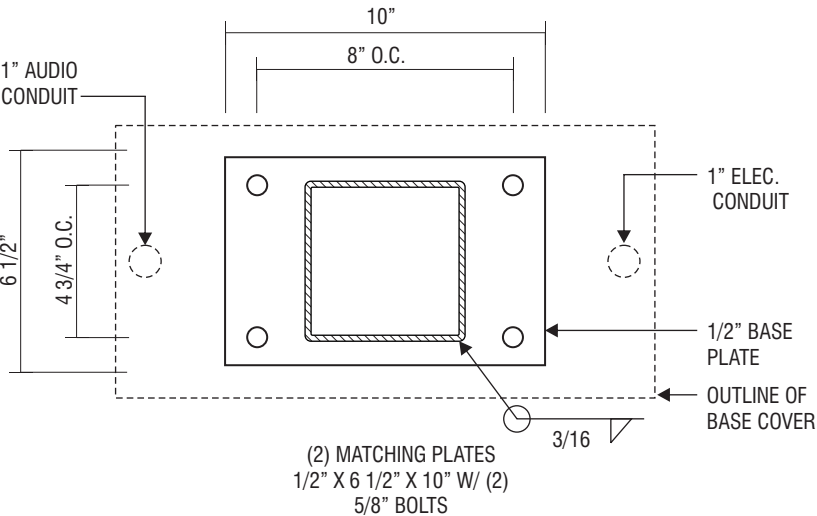
DATE:



A1

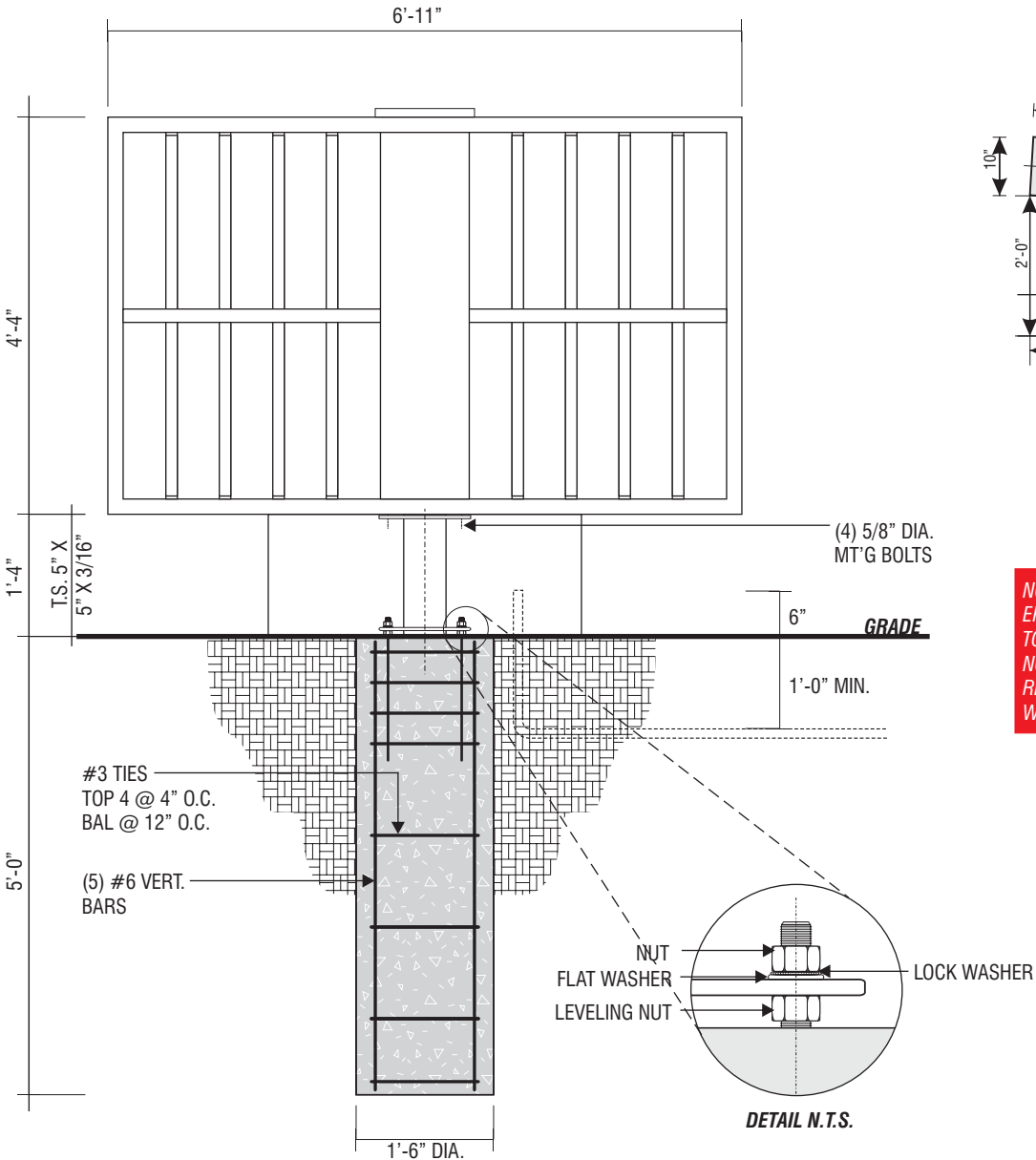
S/F MENU BOARD @ 30.0 SF

SCALE: 1/2" = 1'-0"



MATCHING PLATE DETAIL

NOT TO SCALE



S/F MENU BOARD - FOOTING DETAIL

SCALE: 1/2" = 1'-0"

NOTES:

1. INSTALL LEVELING NUTS ONTO ANCHOR BOLTS.
2. ATTACH POLE TO MENU BOARD.
3. INSTALL NEW SIGN POLE & SHROUD ONTO ANCHOR BOLT FOUNDATION
4. INSTALL ILLUMINATED EXTENDER. MAKE ELECTRICAL CONNECTION.
5. LEVEL SIGN.
6. MAKE FINAL ELECTRICAL CONNECTIONS. TEST LIGHT SIGN.
7. CLEAN AREA & REMOVE PACKING MATERIALS.

NOTE:

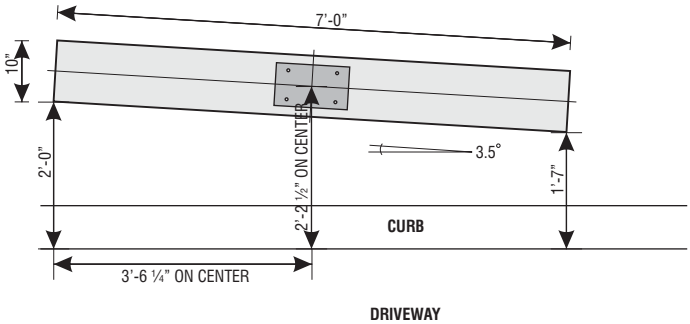
SPEAKER INSTALLATION & FINAL CONNECTION IS THE RESPONSIBILITY OF THE STORE.

ELECTRICAL DATA:

LAMPS: (8) F T12 CW/HO
BALLAST: (1) 120V SIGNA 256-446-800
CURRENT DRAW:
(1) 15 AMP CURCUIT

DESIGN NOTE:

SIGN, POLE AND CONCRETE BASE ARE DESIGNED TO WITHSTAND A WIND OF 30 PS.F. CONCRETE BASE DESIGNED USING A LATERAL SOIL BEARING CAPACITY OF 300 PS.F./FT. IF THESE SOIL CONDITIONS DO NOT EXIST IT IS THE ERECTOR'S RESPONSIBILITY TO HAVE A NEW BASE DESIGNED FOR THE EXISTING SOIL CONDITIONS BY A LICENSED STRUCTURAL ENGINEER. FOUNDATION TO BE POURED AGAINST UNDISTURBED SOIL.



MENU BOARD PLACEMENT

NOT TO SCALE

NOTE: THE DIAGRAM ABOVE IS ALSO BASED OFF THE "STANDARD" LOCATION EPL CORPORATE HAS PROVIDED TO CNP. IT IS THE GC'S RESPONSIBILITY TO COORDINATE WITH THE OWNER ON THE EXACT LOCATION. CNP WILL NOT BE HELD RESPONSIBLE FOR ANY REMOVALS, RE-POSITIONING AND RE-INSTALLATION. ALL REMOVALS, RE-POSITIONING AND RE-INSTALLATION WILL BE BILLED ON A T&M BASIS.

CNP

SIGNS & GRAPHICS

4530 Mission Gorge Place
San Diego, CA 92120
Tel: 619.283.2191
Fax: 619.283.9503
Web: www.cnpsigns.com

CLIENT



PROJECT

EL POLLO LOCO #6097

LOCATION

25371 ALICIA PARKWAY
LAGUNA HILLS, CA

SHEET TITLE

MENU BOARD

ACCT. REP.

CHRISSY GIBSON

DESIGNER

JEREMY READ

DATE

06/07/12

SCALE

NOTED

CUSTOMER APPROVAL

UNLESS SPECIFIED, THIS DRAWING IS NOT FOR PRODUCTION. The information shown is for permitting and design intent only. Colors shown are representations of the indicated specifications, and may not be an exact match of the finished product.

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DWG#	12-536	PROJECT #	311845
REVISION NO.	2	WO#	

REVISIONS

1	08/24/12	GMc	7		
2	09/06/12	JR	8		
3			9		
4			10		
5			11		
6			12		

KEY NO.

A1

CUSTOMER APPROVAL

APPROVED BY:

DATE:

2 of 2

Attachment 4 – Revised Sign Program

Alicia Center Sign Program

25351, 25361, 25371, 25381,
25401, 25461, 25481
Alicia Parkway,
Laguna Hills



Interior & Exterior
Quality Signage
13905 Artesia Blvd. Carites, CA 90703
Ph: 562-809-1443 Fax: 562-809-1435

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Installation Detail for Channel Letters	6
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A. PURPOSE AND INTENT

Alicia Center has adopted a Sign Program in accordance with the zoning requirements of the City of Laguna Hills. Therefore, all signs on the center are required to conform to Article 9-42 of the municipal code. The purpose of this program is to ensure that the signage reflects the integrity and overall aesthetic values of the Landlord and the City of Laguna Hills. Conformity with this program will be strictly enforced and any non-conforming signs will be removed by the Landlord at the expense of the tenant. Any sign not addressed in this program shall comply with Article 9-42 of the municipal code.

B. GENERAL LANDLORD / TENANT REQUIREMENTS

1. Prior to manufacture of any sign in the center, the Tenant shall submit to Landlord for written approval, two copies of detailed drawings. These drawings shall include the building elevation to which the signs are to be attached, sign dimensions, graphics, location, colors, and method of attachment. This approval must be obtained prior to submittal to the City of Laguna Hills.
2. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals shall remain the sole right of the Landlord.
3. Prior to the manufacture and install of any sign and after receiving design approval from the Landlord, the Tenant shall obtain a sign permit from the City of Laguna Hills.
4. The Tenant shall pay for all signs, related materials and installation fees (including final inspection).
5. Tenant fascia signs will be limited to tenant's business name, logo and/or logotype.
6. It is the responsibility of the tenant's sign company to verify all conduit and transformer locations and service access prior to fabrication.
7. When the tenant vacates his premise, it is his responsibility to remove all signs, patch holes and paint surface(s) to match existing color of fascia. In addition, the tenant shall provide a blank panel for any freestanding monument signs he occupies. This shall be performed within 30 days of vacating the premises. Failure to do so will result in Landlord hiring a contractor to perform this work at tenant's cost.
8. Cooperative tenant advertising or seasonal event signage will require a temporary sign permit issued by the City of Laguna Hills.

C. GENERAL SPECIFICATIONS

1. Sign sizes shall be limited to the maximum width and area as outlined in EXHIBIT A.
2. Signs shall be fabricated and installed as outlined in EXHIBIT B.
3. Sign company to be fully licensed with City and State and shall have full workers compensation and general liability insurance.
4. All penetrations of exterior fascia are to be sealed watertight (color and finish to match existing building exterior).
5. All conduits, transformers, junction boxes and openings in the building surface shall be concealed. Exposed hardware shall be finished in a manner consistent with quality fabrication practices.
6. All signs shall have its permit number, name of fabricator and date of installation and voltage in a visible location.

D. SIGN TYPES

1. Tenant Signs

- a. Each Tenant is allowed one wall sign. Freestanding or corner tenants may be allowed additional signs (up to a maximum of three), subject to the approval of the City's Community Development Director. Permanent signage may be located on the rear of a building (not to exceed two (2) square feet in size).

2. Project Signs

a. Monument Signs

One Center Identification Sign is placed at the entrance on Paseo De Valencia and a second Center Identification is placed at the Alicia Parkway most northern entrance. Both signs are outlined on Exhibit "C"

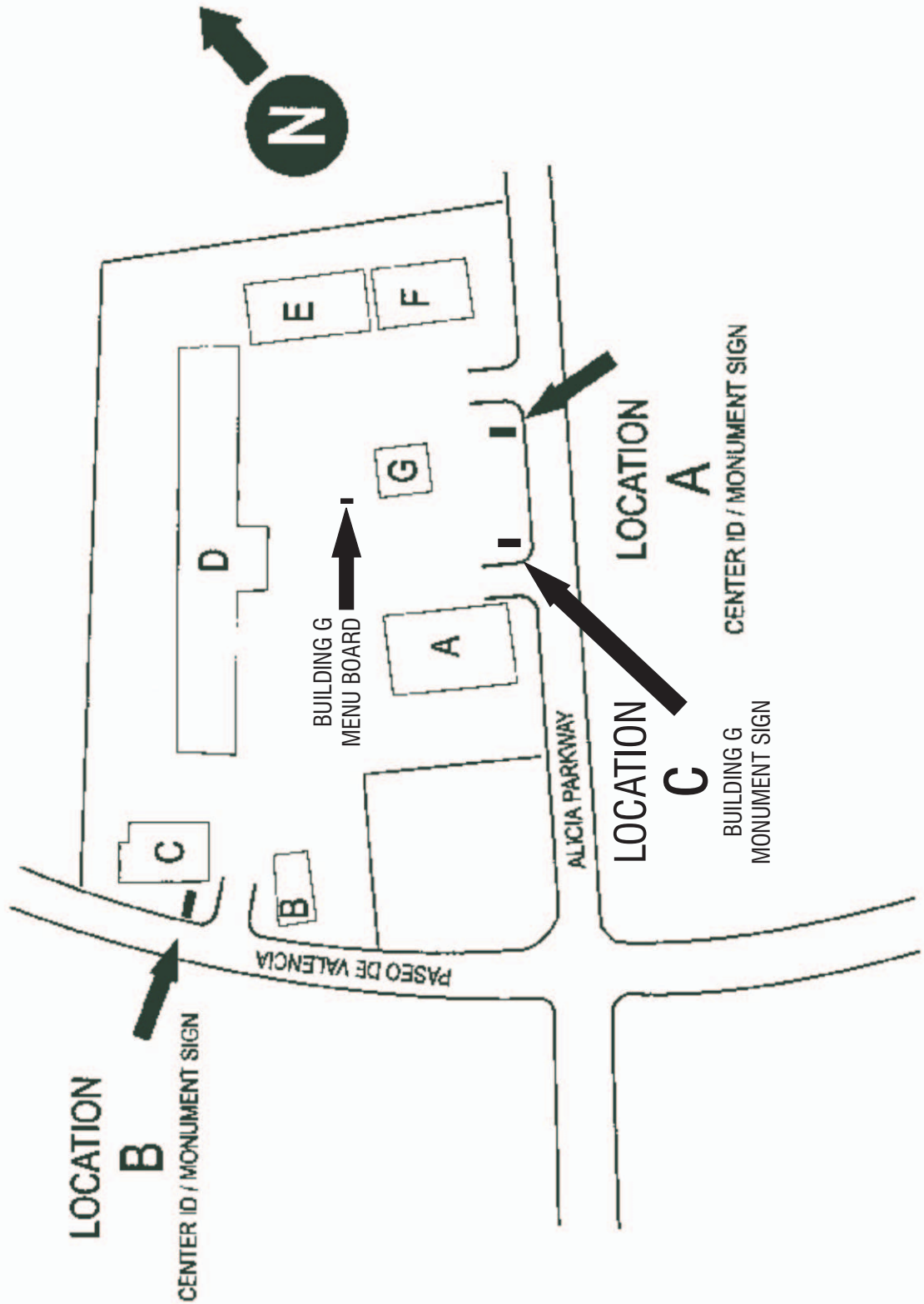
- b. Temporary Construction and Real Estate signs may be placed on the property as outlined on Exhibit "D".
- c. Building G sign is placed at the entrance of Alicia Parkway.
- d. Bldg. G Menu Board.

E. PROHIBITED SIGNS

1. Signs constituting traffic hazard. No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in color, size, lettering or design any traffic sign or signal which makes the use of words "STOP", "LOOK", "DANGER" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic.
2. Signs in proximity to utility lines. Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines, than are prescribed by the laws of the State of California, are prohibited.
3. Signs within the public right-of-way except those required by law for traffic control, information and hazard identification.
4. Any sign erected or attached to any tree, utility pole, or traffic control pole or box within any public right-of-way with the exception for City identification signs.
5. Any sign or sign structure which is structurally unsafe or constitutes a hazard to the health, safety, or welfare of persons by reason of design, inadequate maintenance, or dilapidation.
6. Painted letters.
7. Cabinet/fluorescent illuminated signs.
8. Externally illuminated signs.
9. Rooftop signs.
10. Flashing, moving or audible signs.
11. Light bulb strings. External displays, other than temporary decorative holiday lighting, which consists of unshielded light bulbs are prohibited. An exception hereto may be granted by the landlord when the display is an integral part of the design character of the activity to which it relates.

ALICIA CENTER
SIGN PROGRAM
25381 ALICIA PARKWAY

ALICIA CENTER ID / MONUMENT SIGN PLOT PLAN



TENANT STOREFRONT DIMENSIONS

BUILDING "A"

SUITE A - D: 18' 2"

SUITE B & C: 16' 4"

BUILDING "B": 70' MAJOR TENANT (PIZZA HUT)

BUILDING "C": 59' AND 30', MAJOR TENANT (3 DAY BLINDS)

BUILDING "D"

SUITE A: 22'

SUITE B, C AND D: 14'

SUITE E & F: 19' 8"

SUITE G & H: 14'

SUITE I, J, K & L: 19' 8"

SUITE N: 30' & 16' 10"

SUITE S & T: 14'

SUITE U, V: 19' 8"

SUITE W: 14'

SUITE X: 22'

BUILDING "E"

SUITE A, B & F: 19'

BUILDING "F"

SUITE A & B: FRONT 38', SIDE 58' 7"

BUILDING "G"

FRONT (ALICIA PKWY) 48', SIDE 50'

NOTE: These dimensions are for preliminary information only and need to be verified on a case-by-case base when obtaining permits.

EXHIBIT "A"

CHANNEL LETTER WALL SIGN SPECIFICATIONS

MAX. SIGN AREA: ONE (1) SQUARE FOOT PER LINEAR FOOT OF LEASEHOLD WIDTH, NOT TO EXCEED MORE THAN 70% OF LEASEHOLD STORE FRONT. MAXIMUM LETTER/LOGO HEIGHT TO BE 18".

FABRICATION: INDIVIDUAL INTERNALLY ILLUMINATED CHANNEL LETTERS FABRICATED FROM .040 ALUMINUM WITH 5" DEEP RETURNS, 1/8" THICK ACRYLIC FACES AND 3/4" TRIMCAP RETAINER.

ILLUMINATION: INTERNAL LED, 12 VOLT, WITH CLASS 2 POWERPACK

INSTALLATION: LETTERS TO BE FLUSH MOUNT ON WALL WITH SUITABLE FASTENER, TO BE DETERMINED ON INSPECTION OF WALL

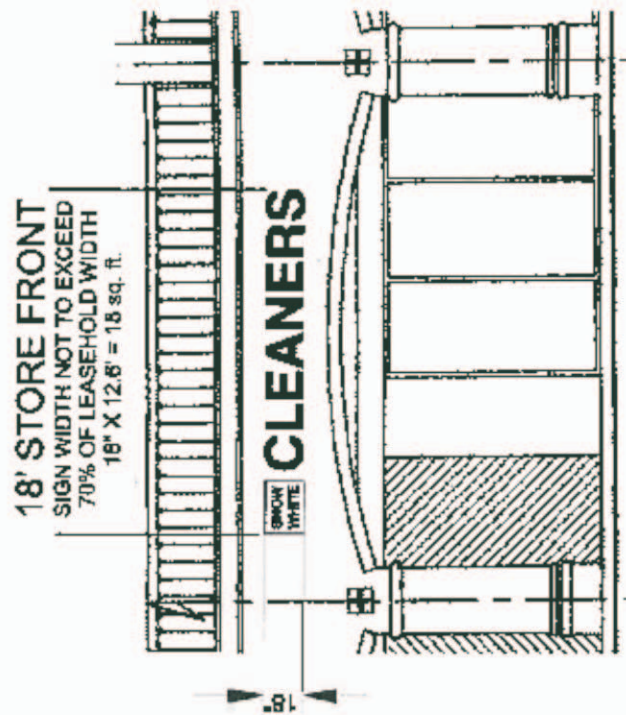
COLORS: RETURN AND TRIMCAP TO BE BLACK
TENANTS TO CHOOSE FROM THE FOLLOWING COLORS:
#2283 RED PLEXIGLASS
#2119 ORANGE PLEXIGLASS
#2037 YELLOW PLEXIGLASS
#2114 BLUE PLEXIGLASS
#2108 GREEN PLEXIGLASS

NOTE: CHAIN STORES THAT WISH TO MAINTAIN CONSISTENCY WITH SIGNAGE ON OTHER STORE LOCATIONS MAY BE GRANTED EXCEPTION BY THE CITY ON ABOVE COLORS.

TYPESTYLES: TO ENCOURAGE VISUAL HARMONY IN CENTER HELVETICA MEDIUM IS RECOMMENDED. EXCEPTIONS CAN BE GRANTED BY THE CITY ON A CASE BY CASE BASIS.

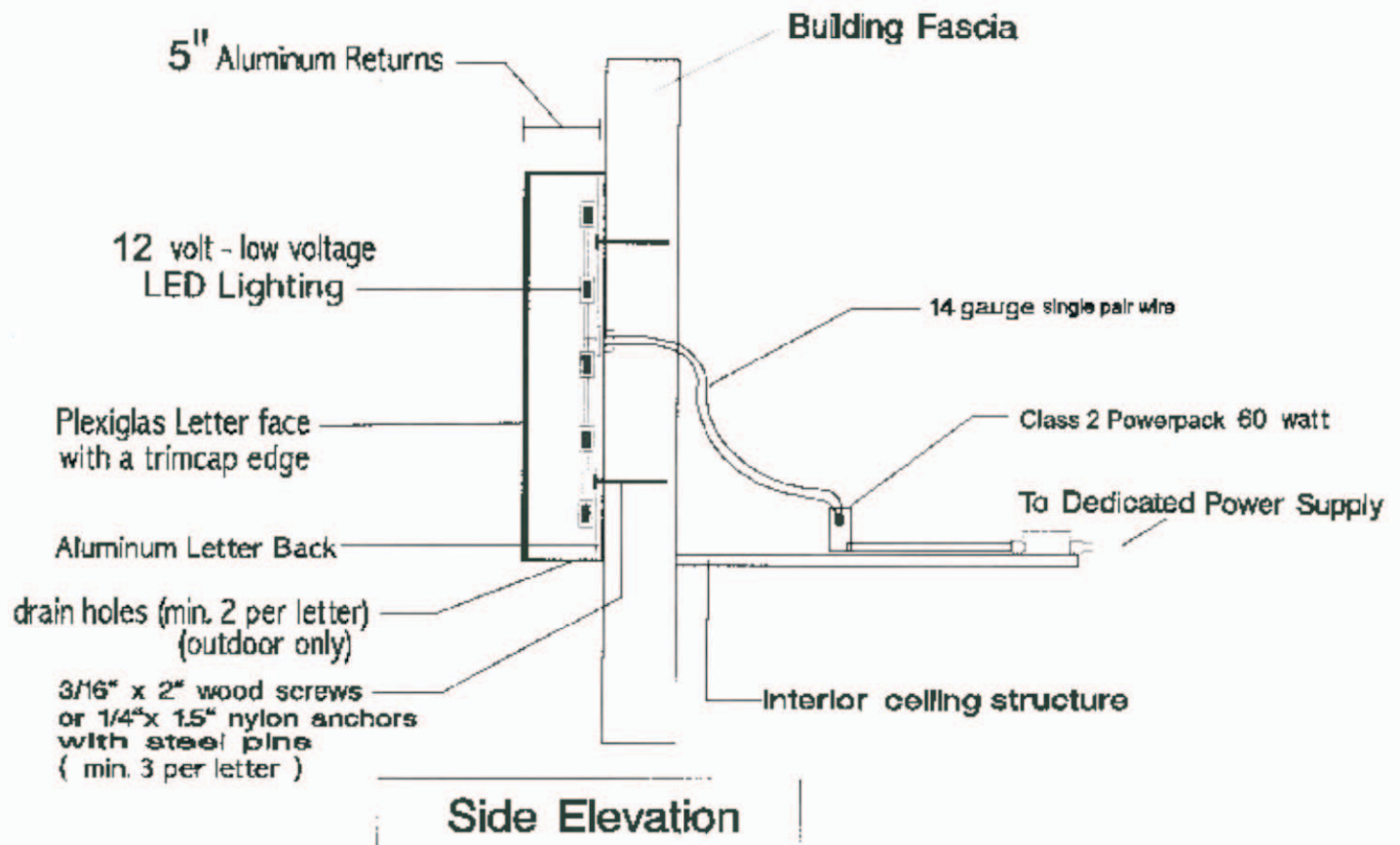
PLACEMENT: SIGNS TO BE CENTERED HORIZONTALLY BETWEEN COLUMNS TO CORRESPOND WITH CENTER OF STORE FRONTAGE AND CENTERED VERTICALLY BETWEEN THE TWO E.I.F.S. MOULDINGS.

EXAMPLE



**NOTE: LEASEHOLD WIDTH VARIES PER TENANT
SEE ATTACHED LIST**

ALICIA CENTER
SIGN PROGRAM
25381 ALICIA PARKWAY



Installation Detail

Note: Signs are intended to be installed in accordance with the installation instructions provided with the sign sections and the NEC. Authorities Having Jurisdiction are responsible for the ultimate decision to approve an installation

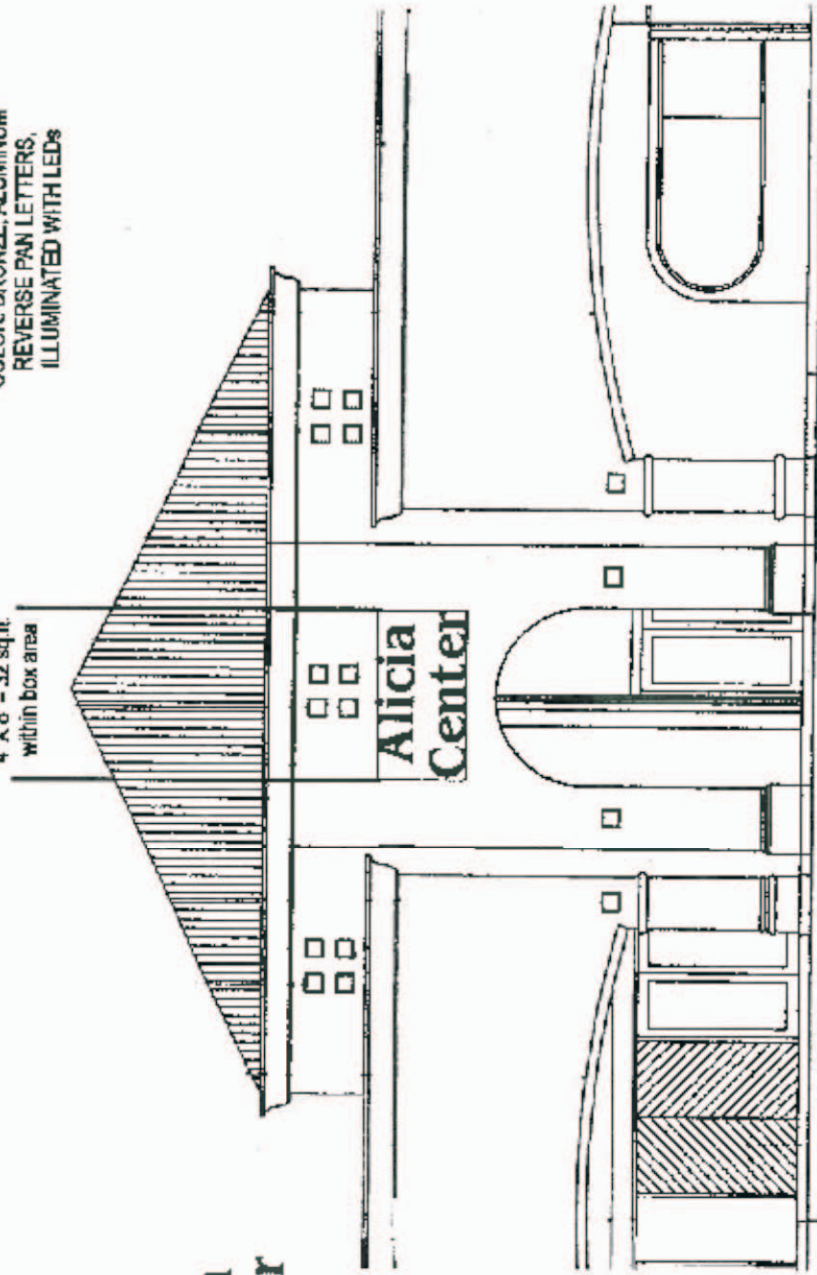
EXHIBIT "B"

**ALICIA CENTER
SIGN PROGRAM
25381 ALICIA PARKWAY**

**Alicia
Center**

CENTER 10 SQ. IN.
 $4' \times 8' = 32 \text{ sq. ft.}$
 within box area

COLOR: BRONZE, ALUMINUM
REVERSE PAN LETTERS,
ILLUMINATED WITH LEDS



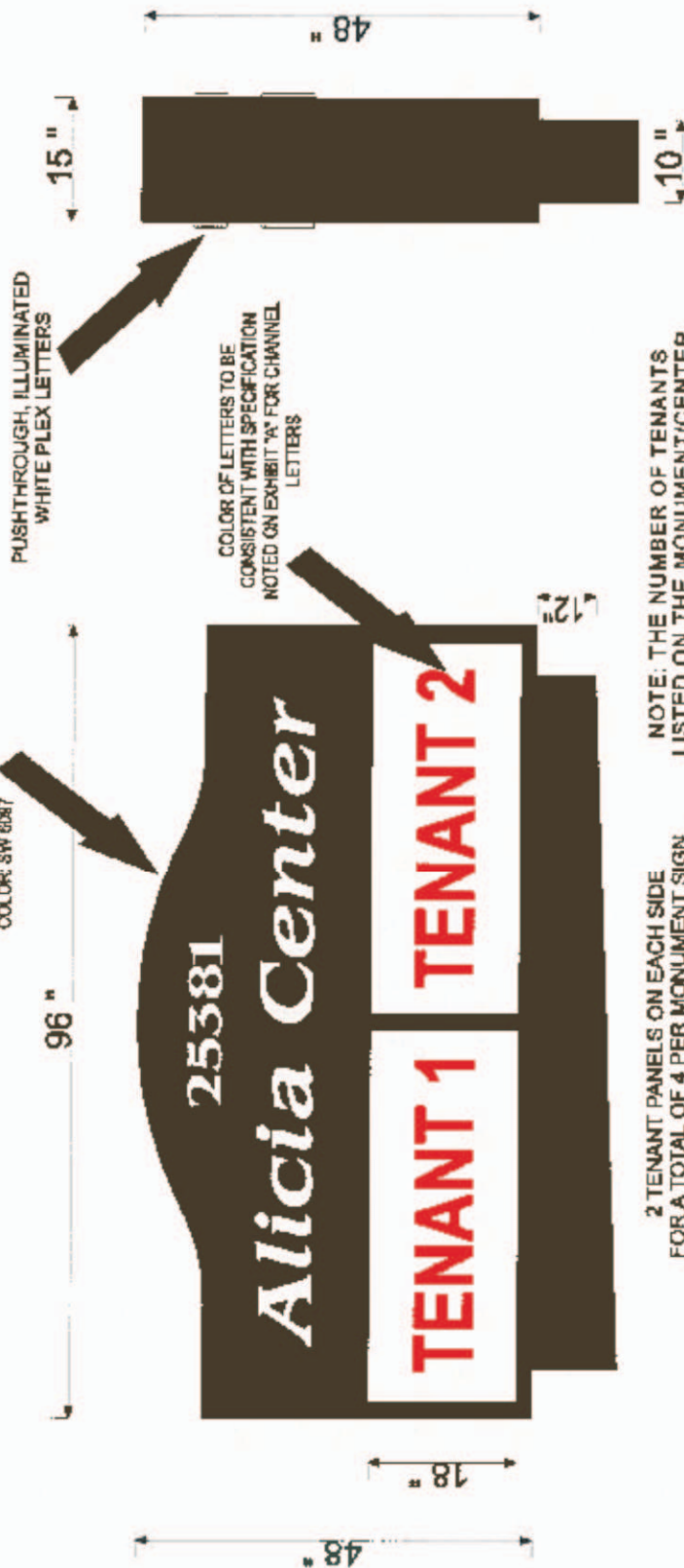
CENTER FACADE SIGN PLAN

ALICIA CENTER
SIGN PROGRAM
25381 ALICIA PARKWAY

EXHIBIT "C"

ALICIA CENTER GROUND MONUMENT

CABINET CONSTRUCTED OF .063 ALUMINUM
WITH ANGLE IRON FRAME AS REQUIRED.
HEAVY DENSITY STUCCO SIDING
COLOR: SW 6387



2 TENANT PANELS ON EACH SIDE
FOR A TOTAL OF 4 PER MONUMENT SIGN
3/16 WHITE PLEXIGLAS SIGN WHITE #7328"
USE EXISTING CONCRETE PAD AND/OR PIPE
TO ATTACH CABINET.

NOTE: THE NUMBER OF TENANTS
LISTED ON THE MONUMENT/CENTER
IDENTIFICATION SIGNS SHALL BE
LIMITED TO A MAXIMUM OF TWO (2).

FRONT ELEVATION

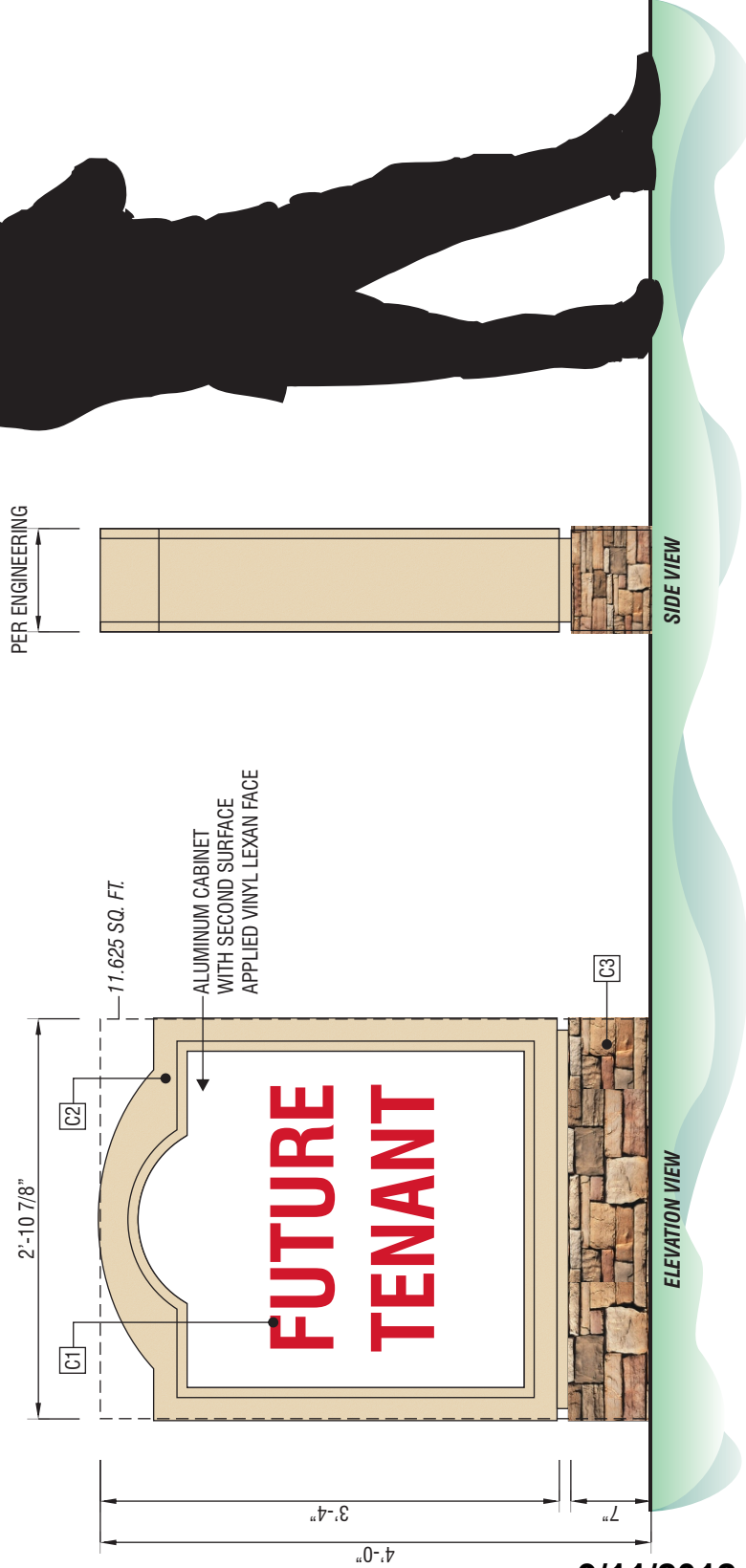
SIDE ELEVATION

ALICIA CENTER
SIGN PROGRAM
25381 ALICIA PARKWAY

EXHIBIT "C"

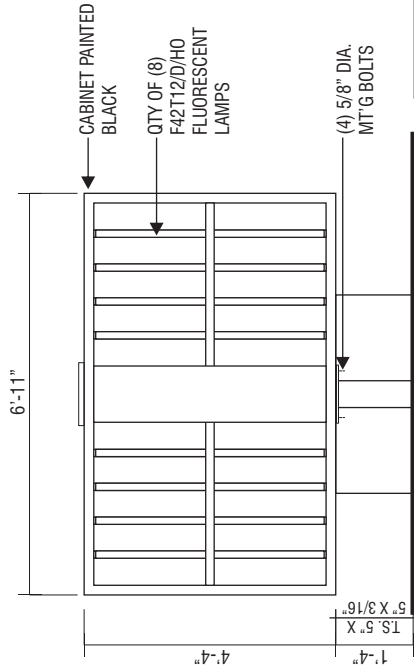
BUILDING G MONUMENT

COLOR SPECIFICATIONS	
C1	VINYL TO MATCH #2283 RED PLEXIGLASS
C2	PAINT COLOR TO MATCH SHOPPING CENTER STANDARD W/ MED. TEX-COTE APPLIED (TBD)
C3	STONE VENEER TO MATCH SHOPPING CENTER STANDARD (TBD)

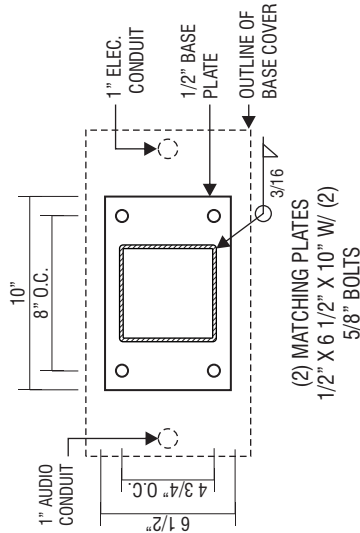


D/F INTERNALLY ILLUMINATED GROUND SIGN

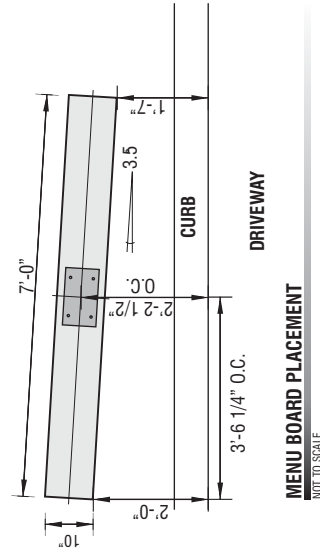
SCALE: 3/4" = 1'-0"



A1 S/F MENU BOARD @ 30.0 SF
SCALE: 1/2" = 1'-0"

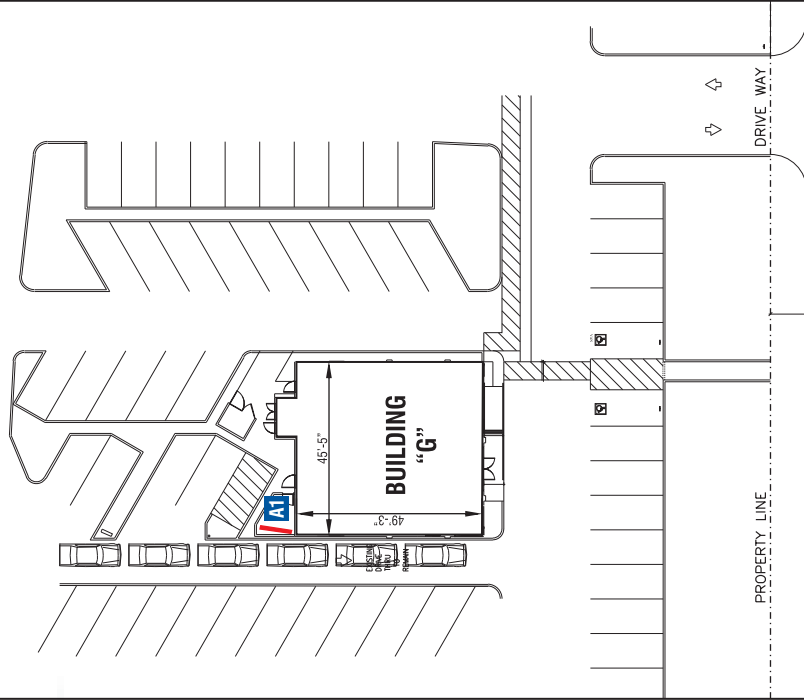


MATCHING PLATE DETAIL
NOT TO SCALE



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A1 S/F MENU WITH SPEAKER W/ SPEAKER STATION



SCALE: 1" = 50'-0"

ALICIA CENTER

25351, 25361, 25371, 25381, 25401, 25461, 25481 ALICIA PARKWAY, LAGUNA HILLS.

TEMPORARY SIGNAGE DURING CONSTRUCTION

1- Two Construction Signs will be installed near the two entrances A and B

Indicated on plot plan page 3 of the Master Sign Program.

2- One 2' x 8' vinyl banner indicating the tenants name per Master Sign Program will be attached above each tenants storefront. Banners to be secured to scaffolding or building for best visibility from the parking lot. Banners to be secured top and bottom in order not to fly around with the wind and not to interfere with traffic. Banners may have to be relocated according to progress of the construction.

3- All temporary signs must be removed when permanent signs are installed or when construction is complete.

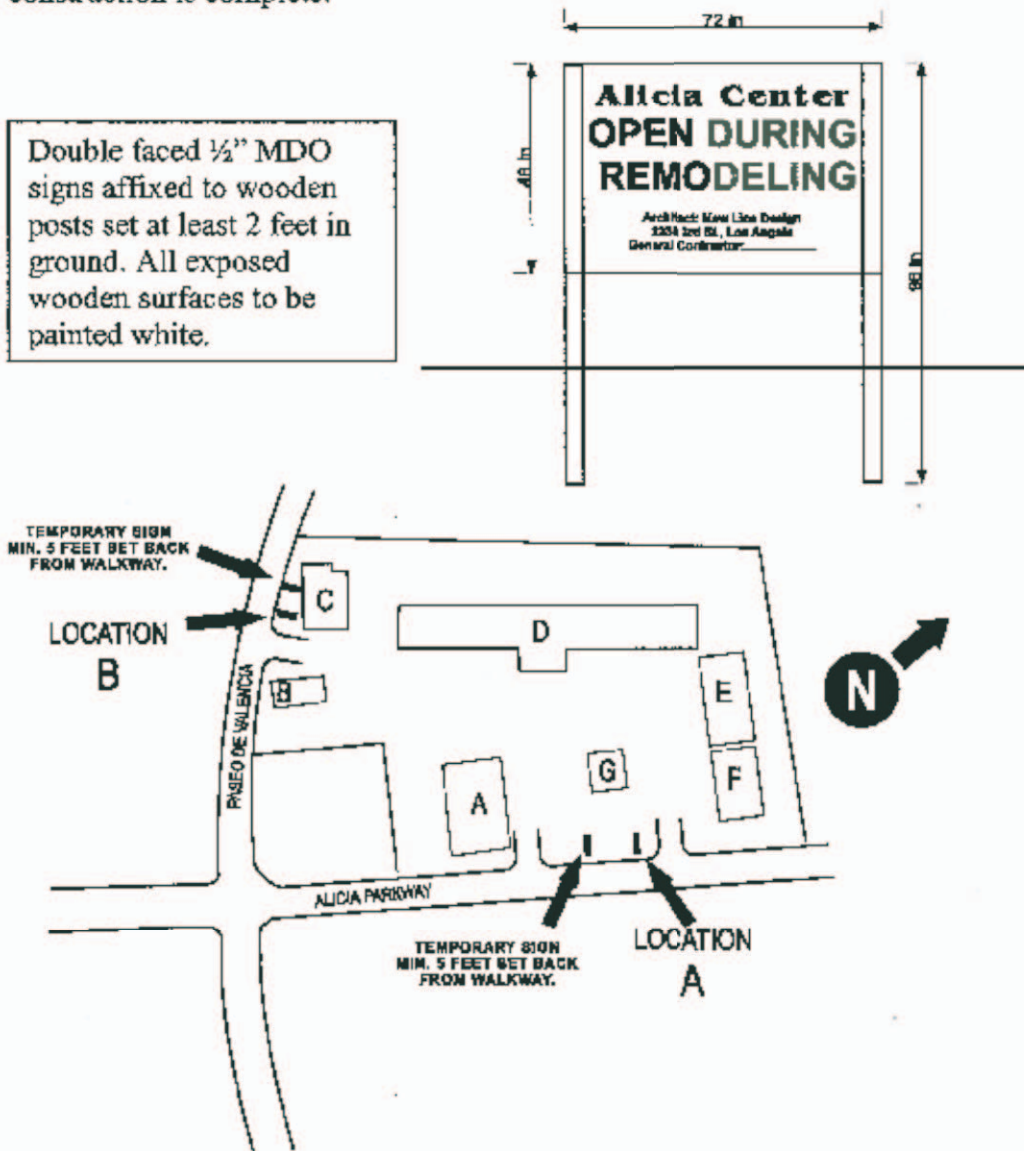


EXHIBIT "E"

