

Planned Sign Program 11-22-5581

THE SHOPS AT PORTOLA HILLS and PORTOLA SENIOR APARTMENTS 901 and 931 Portola Oaks Drive



LAKE FOREST PLANNING COMMISSION
August 3, 2023

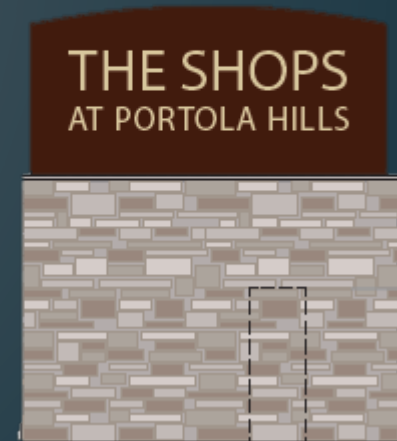
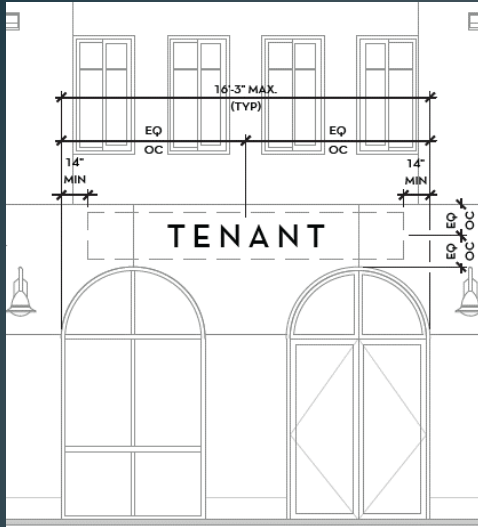


Signage/Lighting Proposed

- Retail Tenant Wall Signs
- Retail Tenant Awning Signs
- A Residential Tenant Wall Sign
- A Center Identification Monument Sign
- Two Directional Monument Signs
- All signage lighting will be turned off at 10:00 p.m. consistent with the adjacent Portola Community Park



Signage Examples



Signage Code Deviations

Awning Signs

Purpose of a Planned Sign Program:
To allow for flexibility in Code requirements

- 8 awning signs are proposed along 3 elevations. Only 1 per elevation is permitted by Code.



Signage Code Deviations

Center ID Monument Sign

- One 11-foot-tall center identification monument sign is proposed; 7-feet maximum is permitted by Code.



Signage Code Deviations

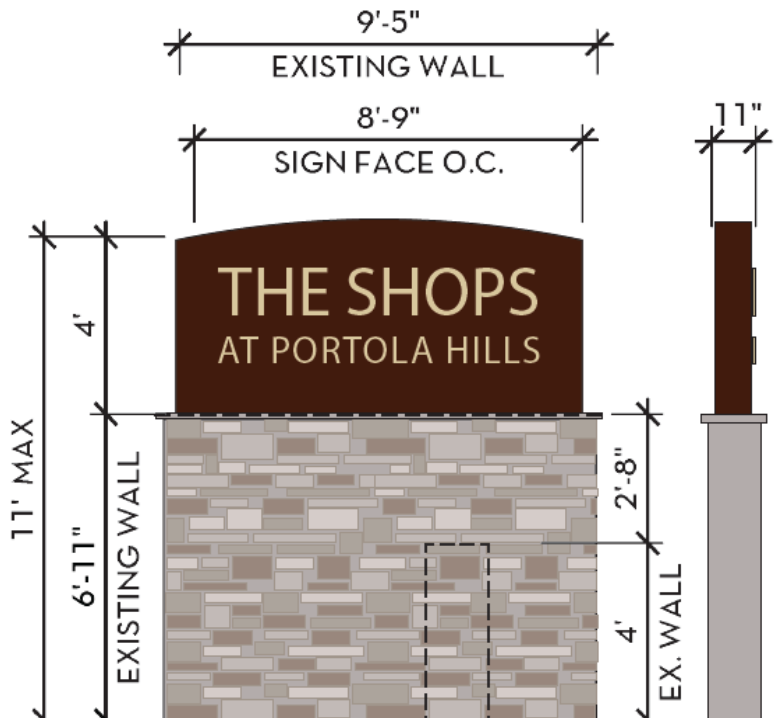
Center ID Monument Sign

- One 11-foot center identification monument sign is proposed; 7-feet maximum is permitted by Code.



Signage Code Deviations

Center ID Monument Sign



CONCLUSION/RECOMMENDATION

- Awning signs above some of the tenant suite entrances adds to the pedestrian scale.
- The center identification monument sign at 11 feet facilitates its visibility given its location.

Staff Recommendation:

- Approve the Planned Sign Program for THE SHOPS AT PORTOLA HILLS and PORTOLA SENIOR APARTMENTS, Planned Sign Program 11-22-5581.

