



MEMORANDUM

DATE: AUGUST 16, 2022

TO: MAYOR AND CITY COUNCIL

FROM: LISA BERGLUND, MPA, CITY CLERK

SUBJECT: AGENDA ITEM NO. 12

12. AN ORDINANCE APPROVING MIXED-USE ZONING
AMENDMENT (ZC) 03-22-5511

With the exception to Attachment 4 (Map of Mixed-Use Sites), Agenda Item 12 has been replaced in its entirety. No substantive changes were made, however, formatting, spelling, and spacing corrections were made as follows:

1. Staff Report – Typos were corrected.
2. Attachment 1 (Mixed-Use Ordinance) – Spacing and page numbers were corrected.
3. Attachment 2 (Planning Commission Staff Report) The watermark report was replaced by a link to the staff report.
4. Attachment 3 (Planning Commission Resolution) The Resolution was replaced by a link to the Resolution.

These items, including the staff report, corrected attachments (Attachments 1 through 3), and Attachment 4, are attached herewith for your consideration.



CITY COUNCIL AGENDA REPORT
MEETING DATE: 8/16/2022
DEPARTMENT: Community Development

SUBJECT:

AN ORDINANCE APPROVING MIXED-USE ZONING AMENDMENT (ZC) 03-22-5511

RECOMMENDED ACTION(S):

1. Find that Zoning Code Amendment (ZC) 03-22-5511 ("Project") meets the conditions for a streamlined environmental review process in accordance with CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning). The Project is consistent with the 2040 General Plan, for which an EIR was prepared and certified, and there are no site-specific or cumulative impacts associated with the proposed Project that have not been fully addressed in a previous environmental document, or that cannot be mitigated to a less-than-significant level through the application of uniformly applied development policies and/or standards. This evaluation concludes the proposed Project, a City-initiated zoning code amendment to amend the City's Zoning Map and various provisions of the Lake Forest Municipal Code regarding Mixed-Use zoning districts and associated regulations, development and design standards and amending the following planned community texts regarding the same: Foothill Ranch, Pacific Commercentre, Lake Forest, El Toro Planned Community, and Rancho de los Alisos, is within the scope of the 2040 General Plan EIR, and that no further CEQA documentation is required.
 2. Introduce for first reading an Ordinance entitled: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE FOREST, CALIFORNIA APPROVING ZONING CODE AMENDMENT (ZC) 03-22-5511 AMENDING THE CITY'S ZONING MAP AND VARIOUS PROVISIONS OF THE LAKE FOREST MUNICIPAL CODE REGARDING MIXED-USE ZONING DISTRICT AND ASSOCIATED REGULATIONS, DEVELOPMENT AND DESIGN STANDARDS AND AMENDING THE FOLLOWING PLANNED COMMUNITY TEXTS REGARDING THE SAME; FOOTHILL RANCH, PACIFIC COMMERCENTRE, LAKE FOREST, EL TORO, AND RANCHO DE LOS ALISOS PLANNED COMMUNITIES; AND DETERMINING THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS NECESSARY FOR THE ORDINANCE UNDER STATE CEQA GUIDELINES SECTION 15183
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EXECUTIVE SUMMARY:

Mixed-Use zoning codes are proposed for City Council consideration under a City-initiated Zoning Code Amendment (ZC) 03-22-5511 in order to implement the City's 2040 General Plan (Attachment 1, Exhibits A-I). The General Plan, adopted by the City Council in June 2020, identifies five Mixed-Use land use designations to allow for the development of Mixed-Use projects. The five Mixed-Use land use designations include, Mixed-Use 32 (MU 32), Mixed-Use 43 (MU 43), Mixed-Use Office (MUO), Urban Industrial 25 (UI 25), and Urban Industrial 43 (UI 43). Except for the MUO zone which allows commercial, office, and hotel uses, the other Mixed-Use zones allow a blend of complementary residential, commercial, and industrial uses, or only residential, commercial, or industrial uses. These land use designations are located within five focus areas located along the City's major roadways and transportation facilities. They include: 1) Foothill Ranch Towne Center, 2) Civic Center Area, 3) Lake Forest Drive Corridor, 4) El Toro Road Corridor, and 5) Light Industrial/Rail Corridor (Attachment 4, Map of Mixed-Use sites).

The Mixed-Use zoning codes identify development standards such as density, floor area ratio (FAR), building height, landscape requirements, building setbacks, and permitted uses. The Mixed-Use zoning codes require an amendment to the City's Zoning Code (Title 9 of the Lake Forest Municipal Code), and several of the City's Planned Communities.

At its July 7, 2022 hearing, the Planning Commission recommended adoption of the draft ordinance to the City Council (Attachment 1, Exhibits A through I, as follows: Exhibit A, Draft Ordinance, Exhibit B, Foothill Ranch Planned Community Amendment, Exhibit C, Pacific Commercentre Planned Community Amendment, Exhibit D, Lake Forest Planned Community Amendment, Exhibit E, El Toro Planned Community Amendment Exhibit F, Rancho de los Alisos Planned Community and Amendment Exhibits G, H, and I, Zoning Map Amendments). Attached for the Council's consideration is a link the Planning Commission staff report dated July 7, 2022 (Attachment 2) and Planning Commission Resolution (Attachment 3). This item was noticed for public hearing by the City Council on July 28, 2022.

For additional information about the Mixed-Use Zoning project please refer to the City's website: <https://www.lakeforestca.gov/1128/Mixed-Use-Zoning>.

DISCUSSION:

All cities in California are required to adopt a comprehensive General Plan to guide land use planning decisions. In June 2020, the City Council adopted the

Lake Forest 2040 General Plan (General Plan). The General Plan, in response to the State mandating the City to designate properties for residential use, established a new land use designation: “Mixed-Use” to encourage greater residential opportunities for new development.

Following adoption of the General Plan, the City began an update to the Housing Element. Through the State of California Regional Housing Needs Assessment (RHNA), Lake Forest was allocated a total of 3,236 units for the period 2021-2029. The City must demonstrate that there is sufficient land having the appropriate General Plan land use designation and zoning that would allow the housing to be constructed.

The City of Lake Forest, upon adopting the 2040 General Plan, identified five “focus areas” near major roadways and transportation facilities where future housing could be accommodated. The five focus areas are identified as: 1) Foothill Ranch Towne Center, 2) Civic Center Area, 3) Lake Forest Drive Corridor, 4) El Toro Road Corridor, and 5) Light Industrial/Rail Corridor (Attachment 4, Map of Mixed-Use Focus Areas).

The General Plan envisions that future development, over a 20-year horizon, can occur in these focus areas. Development would consist of a blend of residential land use in conjunction with compatible hotel, office, commercial, and industrial uses.

Following two years of public outreach for the General Plan, the City hired SWA, an internationally renowned landscape architecture, planning, and urban design firm to prepare Mixed-Use zoning codes, create the Mixed-Use development standards (Attachment 1), and develop a robust outreach program for the Zoning Code Amendment. SWA and staff conducted public outreach utilizing a variety of formats to engage a wide mix of Lake Forest residents and other stakeholders. Information about the process was also posted on the City’s website at <https://www.lakeforestca.gov/1128/Mixed-Use-Zoning>.

Overview of Mixed-Use Zoning Regulations

To implement the goals of the General Plan and allow for Mixed-Use development to occur, an amendment to the City’s Zoning Code, Title 9 of LFMC, is required. The amendment, ZC 03-22-5511, accomplishes the following:

- Adds new definitions pertaining to Mixed-Use Development and Open Space.
- Establishes five new zoning districts: Mixed-Use 32 (MU 32), Mixed-Use 43 (MU 43), Mixed-Use Office (MUO), Urban Industrial 25 (UI 25), and Urban Industrial 43 (UI 43).

- Establishes development standards for each Mixed-Use zoning district, including density, Floor Area Ratio (FAR), height, unit size, open space requirements and setbacks.
- Establishes objective design standards.
- Lists allowable uses for each Mixed-Use district and whether uses are permitted, subject to approval, or prohibited. The Ordinance would change the existing zoning of 267 properties zoned commercial and industrial to a Mixed-Use zoning district. It would allow multi-family residential in the MU 32, MU 43, UI 25 and UI 43 zones, and broaden the range of allowable service and retail uses in UI 25, and UI 43.

The Planning Commission staff report(Attachment 2) contains a detailed description of the proposed development standards, objective design standards and allowable uses for each Mixed-Use district. The following is a summary of the five Mixed-Use zoning districts.

- Mixed-Use 32 (MU 32) which provides for mixtures of commercial, office and residential uses in the same building, on the same parcel of land or within the same area as well as single-use projects that are all residential, or all commercial.
- Mixed-Use 43 (MU 43) which provides for mixtures of commercial, office and residential uses in the same building, on the same parcel of land or within the same area as well as single-use projects that are all residential, or all commercial.
- Mixed-Use Office (MUO) which provides for high-intensity business parks, office uses, and light industrial uses including a variety of businesses that support office-oriented employment opportunities and services at intensities higher than those allowed in the Business Park or Professional Office designations.
- Urban Industrial 25 (UI 25) which provides for mixtures of office, commercial, light industrial and residential uses in the same building, on the same parcel, of land or within the same area.
- Urban Industrial 43 (UI 43) district provides for mixtures of office, commercial, light industrial and residential uses in the same building, on the same parcel of land or within the same area.

The Lake Forest General Plan identified five areas where future Mixed-Use development could occur over the next 20 years. These areas are located near major roadways and transportation facilities. The selection of these areas mitigate impact to existing neighborhoods and preserves important open space. Adopting the Mixed -Use zoning districts will complete a program in the Housing Element and ensure compliance with State law that requires consistency between the General Plan and Zoning Ordinance.

ENVIRONMENTAL REVIEW:

The potential environmental impacts resulting from the proposed Zoning Code Amendment as reflected in the proposed Ordinance, Attachment 1, Exhibits A - I, have already been analyzed in the 2040 Lake Forest General Plan Final Environmental Impact Report (2040 General Plan EIR), which the City certified in June 2020 (2040 General Plan EIR, State Clearinghouse No. 2019090102). Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183, no additional environmental review is necessary for projects that are consistent with the development density established by existing general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the project or its site. Here, no additional environmental review is necessary for the Ordinance, as the Ordinance is consistent with the development densities that were established for the Mixed-Use Districts set forth in the 2040 General Plan and that were analyzed in the 2040 General Plan EIR. The Ordinance does not propose site-specific development, but rather is a zoning code amendment to implement the 2040 General Plan. State CEQA Guidelines section 15183 provides that its provisions shall apply where, as here, the lead agency has certified an EIR for a General Plan and the project at issue is a rezoning action consistent with the general plan (State CEQA Guidelines, § 15183(i)). The Ordinance does not require additional environmental review under CEQA because the Ordinance (1) is consistent with the development densities established in the 2040 General Plan, (2) will have no significant impacts peculiar to the Ordinance or to the parcels that it impacts; (3) will have no significant impacts that were not analyzed as significant impacts in the 2040 General Plan EIR; (4) will have no potentially significant off-site impacts or cumulative impacts that were not discussed in the 2040 General Plan EIR; and (5) will not have any impacts that were previously identified as significant impacts in the 2040 General Plan EIR, but which will have a more severe adverse impact than discussed in the 2040 General Plan EIR. The City makes this determination on the basis of the entirety of the record of proceedings, including 2040 General Plan EIR and the June 2020 Environmental Analysis prepared for Zone Change 03-22-5511.

PUBLIC NOTICING:

On June 7, 2022, the City sent each property owner affected by the proposed zone change a letter describing the proposed changes, a map of the Mixed-Use zones and a paper titled "Commonly asked Questions and Answers." These and other documents were also added to the City's website:
<https://www.lakeforestca.gov/204/Planning>.

In accordance with the requirements of Lake Forest Municipal Code (LFMC) Section 9.184.040(C)(2), the July 7, 2022, public hearing before the Planning Commission was noticed in a newspaper of general circulation as of June 24, 2022 and public notices were posted at City Hall and public hearing notices were mailed to property owners within 300 feet of each Mixed-Use site (over 1,700 notices).

On July 28, 2022, in accordance with the requirements of LFMC Section 9.184.040(C)(2), the August 16, 2022, public hearing before the City Council was noticed in a newspaper of general circulation as of August 5, 2022 public notices were posted on the City's website, at City Hall and public hearing notices were mailed to property owners within 300 feet of each Mixed-Use site (over 1,700 notices).

Public Input

As of the writing of this report, City has received ten inquiries requesting additional information. At the Planning Commission hearing, two letters in support were received and one resident spoke. The resident expressed concerns over mixed-use developments potentially exacerbating homelessness and crime in the El Toro Road Corridor focus area.

FISCAL IMPACT:

There is no fiscal impact associated with the recommended action.

ATTACHMENTS:

1. Mixed-Use Ordinance, Exhibits A-I as follows:
 - A. Mixed-Use Ordinance
 - B. Foothill Ranch Planned Community Amendment
 - C. Pacific Commercentre Planned Community Amendment
 - D. Lake Forest Planned Community Amendment
 - E. El Toro Planned Community Amendment
 - F. Rancho de los Alisos Planned Community Amendment

- G. Zoning Map Amendment
- H. Zoning Map Amendment
- I. Zoning Map Amendment
- 3. Planning Commission Staff Report dated July 7, 2022
- 4. Planning Commission Resolution 2022-16
- 5. Map of Mixed-Use Focus Areas

Initiated By: Marie Luna, Senior Planner

Submitted By: Gayle Ackerman, AICP, Director of Community Development

Approved By: Debra Rose, City Manager

Attachment 1

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE FOREST, CALIFORNIA APPROVING ZONING CODE AMENDMENT (ZC) 03-22-5511 AMENDING THE CITY'S ZONING MAP AND VARIOUS PROVISIONS OF THE LAKE FOREST MUNICIPAL CODE REGARDING MIXED-USE ZONING DISTRICTS AND ASSOCIATED REGULATIONS, DEVELOPMENT AND DESIGN STANDARDS AND AMENDING THE FOLLOWING PLANNED COMMUNITY TEXTS REGARDING THE SAME: FOOTHILL RANCH, PACIFIC COMMERCENTRE, LAKE FOREST, EL TORO, AND RANCHO DE LOS ALISOS PLANNED COMMUNITIES; AND DETERMINING THAT NO ADDITIONAL ENVIRONMENTAL REVIEW IS NECESSARY FOR THE ORDINANCE UNDER STATE CEQA GUIDELINES SECTION 15183

WHEREAS, on June 2, 2020, the City Council of the City of Lake Forest ("City") adopted the 2040 General Plan (the "General Plan")—a State-mandated long-term policy document that provides a framework to guide decisions on growth, development, and conservation of open space and resources in a manner consistent with the quality of life desired by the City's residents and business owners;

WHEREAS, the General Plan created mixed-use land use designations, which are as follows: (1) Mixed-Use 32 (MU 32); (2) Mixed-Use 43 (MU 43); (3) Mixed-Use Office (MUO); (4) Urban Industrial 25 (UI 25); and (5) Urban Industrial 43 (UI 43) (collectively the "Mixed-Use Districts");

WHEREAS, the General Plan's Land Use Map denotes various Mixed-Use Districts within the following areas of the City: (1) Foothill Ranch Towne Center; (2) Civic Center Area; (3) Lake Forest Drive Corridor; (4) El Toro Road Corridor, and (5) Light Industrial/Rail Corridor;

WHEREAS, this Ordinance implements the General Plan provisions set forth above by updating the Lake Forest Municipal Code ("LFMC") to codify regulations, development, and design standards for the Mixed-Use Districts;

WHEREAS, this Ordinance also adds standards related to the Mixed-Use Districts in the following Planned Community Texts: Foothill Ranch, Pacific Commercentre, Lake Forest, El Toro, and Rancho de Los Alisos;

WHEREAS, during the month of July 2021, the City conducted a virtual “open house” through the City’s website and addressed topics related to mixed-use zoning in the City’s newsletter (dated July 19, 2021). Additionally, the City held round table discussions with representatives of the development community on July 19, 2021, and conducted additional public outreach on August 3, 2021, as part of a National Night Out Event held at the Lake Forest Sports Park;

WHEREAS, on June 9, 2022, City staff mailed letters via the United States Postal Service (USPS) to all property owners whose property is being rezoned under this Ordinance;

WHEREAS, on June 24, 2022, the City gave public notice of a Planning Commission public hearing to be held to consider this Ordinance by advertisement in a newspaper of general circulation;

WHEREAS, on June 27, 2022, City staff mailed public notice of a Planning Commission hearing to be held to consider this Ordinance to affected property owners and property owners within a 300-foot radius of each affected property;

WHEREAS, on July 7, 2022, the Planning Commission held a duly-noticed public hearing to consider the staff report, recommendations by staff, and public testimony concerning this Ordinance. Following the public hearing, the Planning Commission voted to forward the Ordinance to the City Council with a recommendation in favor of its adoption;

WHEREAS, on July 28, 2022 the City gave public notice of a City Council public hearing to be held to consider this Ordinance by advertisement in a newspaper of general circulation;

WHEREAS, on [insert], 2022, the City Council held a duly-noticed public hearing to consider the Ordinance, including: (1) the public testimony and agenda reports prepared in connection with the Ordinance, (2) the policy considerations discussed therein, and (3) the consideration and recommendation by the City’s Planning Commission; and

WHEREAS, all legal prerequisites to the adoption of the Ordinance have occurred.

THE CITY COUNCIL OF THE CITY OF LAKE FOREST DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The foregoing Recitals are true and correct and are incorporated herein by this reference.

SECTION 2. CEQA Findings. The City Council finds that the potential environmental impacts of the Mixed-Use Districts at issue in the Ordinance have already been analyzed in the 2040 Lake Forest General Plan Final Environmental Impact Report (2040 General Plan EIR), which the City certified in June 2020. (See 2040 General Plan EIR, State Clearinghouse No. 2019090102.) Under Public Resources Code section 21083.3 and State CEQA Guidelines section 15183, no additional environmental review is necessary for projects that are consistent with the development density established by existing general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the project or its site. Here, no additional environmental review is necessary for the Ordinance, as the Ordinance is consistent with the development densities that were established for the Mixed-Use Districts set forth in the 2040 General Plan and that were analyzed in the 2040 General Plan EIR. The Ordinance does not propose site-specific development, but rather is a zoning code amendment to implement the 2040 General Plan. State CEQA Guidelines section 15183 provides that its provisions shall apply where, as here, the lead agency has certified an EIR for a General Plan and the project at issue is a rezoning action consistent with the general plan. (State CEQA Guidelines, § 15183(i).) The Ordinance does not require additional environmental review under CEQA because the Ordinance (1) is consistent with the development densities established in the 2040 General Plan, (2) will have no significant impacts peculiar to the Ordinance or to the parcels that it impacts; (3) will have no significant impacts that were not analyzed as significant impacts in the 2040 General Plan EIR; (4) will have no potentially significant off-site impacts or cumulative impacts that were not discussed in the 2040 General Plan EIR; and (5) will not have any impacts that were previously identified as significant impacts in the 2040 General Plan EIR, but which will have a more severe adverse impact than discussed in the 2040 General Plan EIR. The City makes this determination on the basis of the entirety of the record of proceedings, including 2040 General Plan EIR and the June 2020 Environmental Analysis prepared for Zone Change 03-22-5511.

SECTION 3. General Plan. Based on the entire record before the City Council, and all written and oral evidence presented, the City Council hereby finds that this Ordinance is consistent with the City's adopted General Plan as it updates the City's Zoning Code, Zoning Map, and Planned Community Texts to identify, and regulate projects within the Mixed-Use Districts—each of which were created by, and designated in, the General Plan. Additionally, the City

Council finds that the Ordinance is consistent with General Plan Land Use Element Goal LU-5, which seeks to establish a community featuring mixed-use activity centers located along the City's major roadways and transportation facilities which allow for the co-location and harmonious development of housing, shopping, jobs, and public uses, by designating five focus areas identified as: El Toro Road, Lake Forest Drive, Civic Center, Foothill Ranch Towne Center, and the Light Industrial/Rail Corridor as focus areas for economic growth. Lastly, the General Plan Land Use Element establishes five Mixed-Use Land Use Designations: Mixed-Use 32 (MU 32), Mixed-Use 43 (MU 43), Mixed-Use Office (MUO), Urban Industrial 25 (UI 25) and Urban Industrial 43 (UI 43). As noted above, this Ordinance is consistent with this framework by establishing zoning and development standards for these areas in the City. For these reasons, the City Council finds that the Ordinance is consistent with the City's adopted General Plan.

SECTION 4. Code Amendments. Title 9 of the LFMC is hereby amended as set forth in Exhibit "A", attached hereto and incorporated herein by reference.

SECTION 5. Amendments to the Foothill Ranch Planned Community Text. The Foothill Ranch Planned Community Text is hereby amended as set forth in Exhibit "B," attached hereto and incorporated herein by reference.

SECTION 6. Amendments to the Pacific Commercentre Planned Community Text. The Pacific Commercentre Planned Community Text is hereby amended as set forth in Exhibit "C" attached hereto and incorporated herein by reference.

SECTION 7. Amendments to the Lake Forest Planned Community Text. The Lake Forest Planned Community Text is hereby amended as set forth in Exhibit "D" attached hereto and incorporated here.

SECTION 8. Amendments to the El Toro Planned Community Text. The El Toro Planned Community Text is hereby amended as set forth in Exhibit "E" attached hereto and incorporated herein by reference.

SECTION 9. Amendments to the Rancho de Los Alisos Planned Community Text. The Rancho de Los Alisos Planned Community Text is hereby amended as set forth in Exhibit "F" attached hereto and incorporated herein by reference.

SECTION 10. Zoning Map Amendments. The Zoning Map for the City of Lake Forest is hereby amended as set forth in Exhibits "G", "H", and "I" attached hereto and incorporated herein by reference.

SECTION 11. Effective Date. This Ordinance takes effect 30 days following its adoption.

SECTION 12. Custodian of Records. The documents and materials that constitute the record of proceedings on which this Ordinance is based are located at the City Clerk's office located at 100 Civic Center Drive, Lake Forest, CA 92630. The custodian of these records is the City Clerk.

SECTION 13. Severability. If any section, sentence, clause or phrase of this Ordinance or the application thereof to any entity, person or circumstance is held for any reason to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The City Council hereby declares that they would have adopted this Ordinance and each section, sentence, clause, or phrase thereof, irrespective of the fact that any one or more section, subsections, sentences, clauses, or phrases be declared invalid or unconstitutional.

SECTION 14. Certification. The City Clerk shall certify to the adoption of this Ordinance and cause it, or a summary of it, to be published once within 15 days of adoption in a newspaper of general circulation printed and published within the City of Lake Forest, and shall post a certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk in accordance with California Government Code section 36933. In addition to the foregoing, a Notice of Exemption shall be filed within five days of adoption of this Ordinance.

PASSED, APPROVED, AND ADOPTED by the City Council of Lake Forest, California, on the ____ day of _____ 2022.

ROBERT PEQUEÑO, MAYOR

ATTEST:

LISA BERGLUND
CITY CLERK

APPROVED AS TO FORM:

MATTHEW E. RICHARDSON
CITY ATTORNEY
STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF LAKE FOREST)

I, Lisa Berglund, City Clerk of the City of Lake Forest, do hereby certify that the foregoing Ordinance No. _____ was duly introduced and placed upon its first reading at a regular meeting of the City Council on the ____ day of _____, 2022, and thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the ____ day of ____ 2022, by the following vote, to wit:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

LISA BERGLUND
CITY CLERK

EXHIBIT A

Amendments to Municipal Code

(follows this page)

EXHIBIT A

1. AMENDMENT TO SECTION 9.04.030

The following definitions are hereby added to Subsection (D) of LPMC Section 9.04.030:

Gross Project Area

All of the land area included within a plan for a development project excepting those areas designated as existing public and private road right-of-way.

Horizontal Mixed-Use

Development that incorporates two or more different use categories alongside one another, either in one mixed use building, or as a two or more separate buildings on one parcel.

Live/Work Units

A single unit consisting of the following two components: (1) a commercial/office, or industrial use; and a (2) residential use. A resident of the live/work unit must occupy both components; the components shall not be occupied separately.

Mixed-Use

A parcel of land or building or structure with one or more different uses that may include, but are not limited to, residential, commercial, office, industrial, public facilities, or recreational uses. This designation allows for vertical segregation of compatible uses by floors whereby such uses share the same building or lot, or horizontal segregation of uses, where compatible uses are located next to each other.

Open Space, Common

A usable open space within a residential or Mixed-Use development reserved for the exclusive use of the residents of the development and their guests. Common Open Spaces may be located at grade or above grade and may consist of spaces that are recreationally programmed such as roof-top gardens, conversation pits, BBQs, pools, spas, etc.

Open Space, Pedestrian

Pedestrian open space areas in a Mixed-Use development such as plazas, parklets, and walkways that provide connectivity.

Open Space, Private

The exterior area dedicated to the exclusive use and enjoyment of a specified residential unit i.e., outdoor yards, decks and/or balconies.

Vertical Mixed-Use

Development that segregates two or more types of land uses, each on separate floors (e.g., residential, commercial, office, public facilities, or recreation) in a single building in a vertical configuration.

2. ADDITION OF NEW CHAPTER 9.73

Chapter 9.73, entitled "Mixed-Use District," is hereby added to Title 9 of the LFMC, to read in its entirety as follows:

Section 9.73.010 - Mixed-Use Districts

The types of Mixed-Use Districts include the following: Mixed-Use 32 (MU 32), Mixed-Use 43 (MU 43), Mixed-Use Office (MUO), Urban Industrial 25 (UI 25), and Urban Industrial 43 (UI 43).

Section 9.73.020 - Mixed-Use 32 District

A. Purpose of the District.

1. The Mixed-Use 32 (MU 32) district provides for mixtures of commercial, office and residential uses in the same building, on the same parcel of land or within the same area. This district allows for horizontal mixed-use or vertical mixed-use. Single-use projects, such as projects that are all residential, or all commercial are allowed.
2. For projects that include residential and nonresidential components, the maximum density standard shall apply to the residential component and the FAR shall apply to the nonresidential component.

B. Permitted and Prohibited Uses. See Section 9.73.065, Mixed-Use Land Use Matrix, column MU 32.

C. Site Development Standards.

1. Building Site Area: No minimum/maximum except per LFMC Section 9.144.020¹.
2. The maximum FAR for the nonresidential portion of a project is 1.0:1.
3. The maximum density for the residential portion of a project is 32 dwelling units per net acre of land.
4. Maximum Building Height: 65 feet. Height limits are also subject to LFMC Section 9.144.050.
5. Minimum Residential Unit Size: 500 square feet.
6. Open Space Requirements: as set forth below:
 - a. Residential developments with five or more units:
 - i. Private: 60 square feet per residential unit.
 - ii. Total (private and common): 300 square feet per residential unit.
 - iii. Private balconies or patios shall have a minimum depth of at least five feet.
 - b. Non-Residential: Minimum 25 percent of the project site's net area shall be open space.
 - c. Mixed-Use Developments:
 - i. Shall provide a total open space area consistent with the greater requirement of either a residential development or a non-residential development. Individual dwelling units shall be provided private open space consistent with section 9.73.020(C)(6)(a)(i), which may be included in the total open space area.
 - ii. Thirty percent of the required open space shall be pedestrian open space.

Section 9.73.030 - Mixed-Use 43 District

A. Purpose of the District.

1. The Mixed-Use 43 (MU 43) district provides for mixtures of commercial, office, and residential uses in the same building, on the same parcel of land or within the same area. This district allows for horizontal mixed-use or vertical mixed-use. Single-use projects, such as projects that are all residential, or all commercial are allowed.

¹ General Plan Land Use Element LU-1c requires preparation of a developer-initiated Specific Plan for redevelopment of the Foothill Ranch Town Center; development under 10 acres should be discouraged.

2. For projects that include residential and non-residential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.

B. Permitted and Prohibited Uses. See Section 9.73.065, Mixed-Use Land Use Matrix, column MU 43.

C. Site Development Standards.

1. Building Site Area: No minimum/maximum except per section 9.144.020².
2. The maximum FAR for the nonresidential portion of a project is 1.2:1.
3. The maximum density for the residential portion of a project is 43 dwelling units per net acre of land.
4. Maximum Building Height: 65 feet. Height limits are also subject to LFMC Section 9.144.050.
5. Minimum Residential Unit Size: 500 square feet.
6. Open Space Requirements as set forth below:
 - a. Residential developments with five or more units:
 - i. Private: 48 square feet per residential unit.
 - ii. Total (private and common): 300 square feet per residential unit.
 - iii. Private balconies or patios shall have a minimum depth of at least five feet.
 - b. Non-Residential: Minimum 25 percent of the project site's net area shall be open space.
 - c. Mixed-Use Developments:
 - i. Shall provide a total open space area consistent with the greater requirement of either a residential development or a non-residential development. Individual dwelling units shall be provided private open space consistent with section 9.73.030(C)(6)(a)(i), which may be included in the total open space area.
 - ii. Thirty percent of the required open space shall be pedestrian open space.

² General Plan Land Use Element LU-1c requires preparation of a developer-initiated Specific Plan for redevelopment of the Foothill Ranch Town Center; development under 10 acres should be discouraged.

Section 9.73.040 - Mixed-Use Office District

A. Purpose of the District.

1. The Mixed-Use Office (MUO) district provides for high-intensity business parks, office uses, and light industrial uses including a variety of businesses that support office-oriented employment opportunities and services at intensities higher than those allowed in the Business Park or Professional Office designations.

B. Permitted and Prohibited Uses. See Section 9.73.065, Mixed-Use Land Use Matrix, column MUO.

C. Site Development Standards.

1. Building Site Area: No minimum except per section 9.144.020.
2. The maximum FAR is 1.5:1.
3. Maximum Building Height: 65 feet. Height limits are also subject to LFMC Section 9.144.050.
4. Open Space Requirements as set forth below:
 - a. Minimum 25 percent of the project site's net area shall be open space.
 - b. Pedestrian Open Space. 30 percent of the required open space shall be pedestrian open space.

Section 9.73.050 - Urban Industrial 25 District

A. Purpose of the District.

1. The Urban Industrial 25 (UI 25) district provides for mixtures of office, commercial, light industrial and residential uses in the same building, on the same parcel of land or within the same area. This district allows for horizontal mixed-use or vertical mixed-use. Single-use projects, such as projects that are all residential, all professional office, or all light industrial are allowed.
2. For projects which include residential and nonresidential components, the residential density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component, including, open space.

B. Permitted and Prohibited Uses. See Section 9.73.065, Mixed Use Land Use Matrix, column UI 25.

C. Site Development Standards.

1. Building Site Area: No minimum except as noted in Section 9.144.020.
2. The maximum FAR for the nonresidential portion of a project is 1:0.1.
3. The maximum density for the residential portion of a project is 25 dwelling units per net acre of land.
4. Maximum Building Height: 65 feet for buildings with only residential use or buildings with non-residential uses on the entire first floor and residential uses on the upper floors. Height limits are also subject to Section 9.144.050.
5. Maximum Building Height: 35 feet for buildings with only non-residential uses. Height limits are also subject to Section 9.144.050.
6. Minimum Residential Unit Size: 500 square feet.
7. Open Space Requirements as set forth below:
 - a. Residential:
 - i. Private: 72 square feet per residential unit.
 - ii. Total (including private and common): 300 square feet per residential unit.
 - iii. Private balconies or patios shall have a minimum depth of at least five feet.
 - b. Non-Residential Open Space Requirements: Minimum 15 percent of the project's net area shall be open space.
 - c. Mixed-Use:
 - i. Shall provide a total open space area consistent with the greater requirement of either a residential development or a non-residential development. Individual dwelling units shall be provided private open space consistent with section 9.73.050(C)(7)(a)(i), which may be included in the total open space area.
 - ii. Thirty percent of the required open space shall be pedestrian open space.

Section 9.73.060 - Urban Industrial 43 District

A. Purpose of the District.

1. The Urban Industrial 43 (UI 43) district provides for mixtures of office, commercial, light industrial and residential uses in the same building, on the same parcel of land or within the same area. This district allows for horizontal mixed-use or vertical mixed-use. Single-use projects, such

as projects that are all residential, professional office, or all light industrial are allowed.

2. For projects which include residential and nonresidential components, the residential density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.

B. Permitted and Prohibited Uses. See LFMC Section 9.73.065, Mixed-Use Land Use Matrix, column UI 43.

C. Site Development Standards.

1. Building Site Area: No minimum except as noted in Section 9.144.020.
2. The maximum FAR for the nonresidential portion of a project is 1.2:1.
3. The maximum density for the residential portion of a project is 43 dwelling units per net acre of land.
4. Maximum Building Height: 65 feet for buildings with only residential use or buildings with non-residential uses on the entire first floor and residential uses on the upper floors. Height limits are also subject to LFMC Section 9.144.050.
5. Maximum Building Height: 35 feet for buildings with only non-residential uses. Height limits are also subject to LFMC Section 9.144.050.
6. Minimum unit size: 500 square feet.
7. Open Space Requirements as set forth below:
 - a. Residential with five or more units:
 - i. Private: 48 square feet per residential unit.
 - ii. Total (private and common): 300 square feet per residential unit; and
 - iii. Private balconies shall have a minimum depth of at least five feet.
 - b. Non-Residential Open Space Requirements: Minimum 15 percent of lot area shall be open space.
 - c. Mixed-Use:
 - i. Shall provide a total open space area consistent with the greater requirement of either a residential development or a non-residential development. Individual dwelling units shall be provided private open space consistent with section 9.73.060(C)(7)(i), which may be included in the total open space area.

- ii. Thirty percent of the required open space shall be pedestrian open space.

LFMC Section 9.73.061 - Mixed-Use Building Setbacks.

4. Table 9.73.061 Mixed-Use Zoning Building Setbacks

“Arterial Roadway” means an Arterial Roadway as designated on the City's General

Minimum Building Setbacks (in feet)				
Zoning District	From Property Line Abutting a Street (Ultimate Street Right-of-Way Line)		From Property Line Not Abutting a Street	
	From Arterial Roadway	From (Non-Arterial) Streets	From Property Line adjacent to a Parcel with a Single-Family Residential Unit	From Property Line (not adjacent to a Parcel with a Single-Family Residential Unit)
MU 32				
Non-Residential ¹	15	10	25	10
Residential ²	25	10	25	10
MU 43				
Non-Residential ¹	15	10	25	10
Residential ²	25	10	25	10
MUO				
Non-Residential	15	10	25	10
UI 25				
Non-Residential ¹	15	10	25	10
Residential ²	25	10	25	10
UI 43				
Non-Residential ¹	15	10	25	10
Residential ²	25	10	25	10
<ol style="list-style-type: none"> 1. This regulation pertains to either a single-use non-residential building or the portion of a mixed-use building that is used for non-residential purposes. 2. This regulation pertains to either a single-use residential building or the portion of a mixed-use building that is used for residential purposes or ancillary residential purposes (residential amenities, residential lobby, etc...) 				

Plan Mobility Network Map (for Zoning Code purposes only). Includes, but is not limited to, principal arterial, major arterial, primary arterial, and secondary arterial.

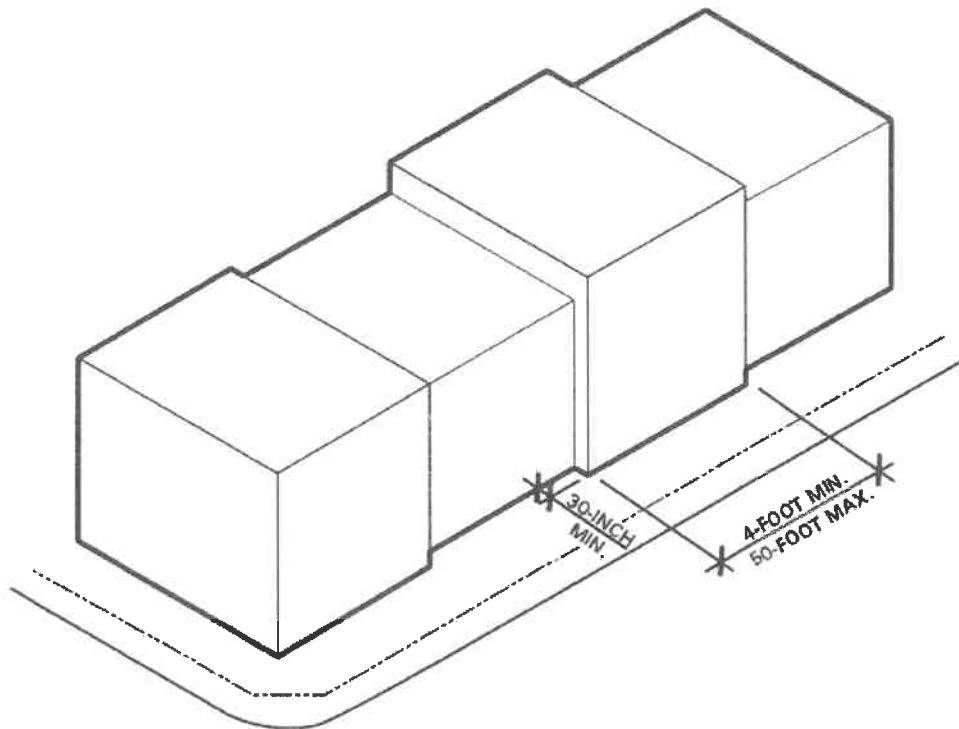
Section 9.73.062 – Mixed-Use Zoning Building Design and Articulation

The following site development standards shall apply to all Mixed-Use zoning districts.

A. Architectural projections, including but not limited to balconies, decks, porches, terraces, exterior steps, exterior stairways, eaves, cornices, canopies, cantilevered roofs, chimneys, fireplaces, and other minor architectural features shall be allowed in accordance with LPMC Section 9.144.6-8.

1. All buildings shall have minor massing breaks at least every 50 feet along the street frontage, using varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of 12 inches deep and four feet wide and extend the full height of the building.
2. Buildings over three stories tall shall have major massing breaks at least every 50 horizontal feet. Use varying setbacks and/or building entries along any street frontage, adjacent public park, publicly accessible outdoor space or designated open space to break-up the building mass. Major breaks are at least 30 inches deep and four feet wide and extend the full height of the building, as shown in Figure 9.73.062.A, below.

Figure 9.73.062.A



3. Rooflines, whether pitched or flat, shall be vertically articulated at least every 50 linear feet along the street frontage, using architectural elements such as parapets, cornices, reveals, clerestory windows, and varying roof height and/or form.
4. Buildings over three stories tall shall provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75 percent of the building façade with frontage upon a street, public park, or public open space.
5. Trim surrounds or recessed windows shall be provided at all exterior doors and windows.
6. Pedestrian access shall be provided from sidewalks to all building entries, parking areas, and publicly accessible open spaces.
8. At least 75 percent of the non-residential building façade frontage facing a public street, or parking lot shall be devoted to pedestrian-oriented features (e.g., storefronts, transparent windows, pedestrian entrances, landscaping, etc.).

LFMC Section 9.73.063 – Mixed-Use Site Development Standards

The following site development standards shall apply to all mixed-use zoning districts.

A. Enclosed Uses:

All mixed-uses and their related products, such as shipping and storage containers, mechanical equipment, and landscape equipment and materials, shall be contained entirely within a completely enclosed structure, except for parking and loading areas and except for outdoor uses expressly permitted by an approved site development permit or use permit.

B. Fences and Walls, Maximum Height:

Fences and walls shall be in accordance with LFMC Section 9.144.080.5

C. Landscaping:

Landscaping shall be in accordance with LFMC Section 9.144.060.

D. Loading:

All loading operations shall be performed on the site and loading areas shall be screened by a landscape or architectural feature.

E. Off-Street Parking:

Off-street parking facilities shall be provided for all mixed-use uses in compliance with LFMC Chapter 1.68 and comply with all of the following:

1. The minimum number of off-street parking spaces required shall be in compliance with the listed requirements set forth for each general category of land use as.
 - i. Parking for commercial, office and industrial uses shall be provided in accordance with in LFMC Section 9.168.070.
 - ii. Parking for residential uses shall be provided in accordance with LFMC Section 9.168.040(D)(2), Residential Off-Street Parking Requirements.
2. Guest parking for mixed-use residential shall be in accordance with LFMC Section 9.168.040(D)(4), Off Street Parking Requirements – Guest Parking.
3. The calculation of required parking spaces for mixed-use development that includes residential, commercial, office, and industrial uses shall be based upon the parking required for each individual use within the development. Through the entitlement process, the applicant may apply for shared parking in accordance with LFMC Section 9.168.090.
4. Required parking spaces shall not be considered as a queuing space.
5. Parking Facility Design: Size of parking stalls and their design in shall be in accordance with LFMC Section 9.168.060, Design Standards.
6. Vehicular Access and vehicular access standards shall be in accordance with LFMC Section 9.168.040, Residential Off-Street Parking Requirements, and as applicable with LFMC Section 9.168.050, Industrial, Commercial, Professional and Institutional Off-street Parking Requirements.
7. Off-Street Parking Stall and Access Standards shall be in accordance with LFMC Section 9.168.080.G.4, Vehicular Access Standards.
8. Parking areas, covered and uncovered, shall be screened from public street frontages. Screening may be accomplished through building placement, landscaping, fencing, or some combination thereof. Landscaping for screening purposes shall comply with the requirements and regulation of LFMC Section 9.144.060.2.

F. Outdoor Lighting:

Outdoor lighting shall be designed and installed so that lighting is confined to the site, and glare onto adjacent properties is minimized to the extent possible.

G. Pedestrian Walkway Design:

Pedestrian walkways shall have a minimum width of six feet.

H. Rooftop Equipment:

All rooftop equipment, including, but not limited to, heating, ventilation and air conditioning units, shall be screened from view from the public right-of-way.

I. Screening:

Screening shall be provided in accordance with LFMC Section 9.144.060 as well as the requirements listed below:

1. Above ground utilities, such as fire sprinkler risers, control boxes, meters, and valves shall be placed within the building or at the side of the building and hidden from public view within an enclosure or screened by landscaping.
2. Piping or conduit serving above-ground utilities shall not be attached to the building exterior unless fully integrated/screened.

J. Trash, Storage, and Mailbox Areas:

1. All storage of cartons, containers and trash shall be enclosed by a wall not less than six feet in height. If unroofed, no such area shall be located within forty feet of any district zoned for residential or agricultural uses.
2. Trash drop stations shall be provided within residential buildings and within enclosed areas accessible to all dwelling units and to trash pickup trucks.
3. Trash disposal stations provided outdoors shall be hidden from public view within an enclosure or screened by landscaping.
4. The location of the trash enclosures on non-residential sites shall be approved by the City's trash service provider prior to project submittal. Evidence of approval shall be submitted to the City in conjunction with development entitlement applications.
5. Outdoor mailboxes shall use the same colors as the main building's structure. Mailbox locations shall be approved through the U.S. Postal Service. Evidence of approval shall be submitted to the City in conjunction with development entitlement applications.

6. Indoor mailboxes shall be provided within the residential building's ground floor and shall accommodate refrigerated lockers, as well as regular lockers to accommodate delivery of packages and food items.

K. Vibration:

No Machine, process or operation shall produce a vibration that can be objectively measured with instruments at or beyond a property line of the building site upon which the source is located.

L. Waste Management:

Waste management and hazardous materials disclosure shall be in compliance with LFMC Section 9.146.040.

LFMC Section 9.73.064 Exceptions

Exceptions to the development regulations contained in this LFMC Section 9.73 may be requested with respect to site area dimensions, yards, projections, open space, and height of structures using the Conditional Use Permit (CUP) process in accordance with LFMC Section 9.184.020(C).

LFMC Section 9.73.065 Mixed-Use Land Use Matrix.

Any use not permitted in LFMC Section 9.73.065 Mixed-Land Use Matrix, is specifically prohibited, except as otherwise provided by State or federal law or as interpreted by the Director of Community Development, or Planning Commission.

Table 9.73.065 MIXED-USE LAND USE MATRIX					
Use	MU 32	MU 43	MUO	UI 25	IU 43
Administrative Office	P	P	P	P	P
Adult Day Program	S	S	S	U	U
Adult Business	P ²	P ²	P ²	P ²	P ²
Agriculture	X	X	X	X	X
Agriculture Employee Quarters	X	X	X	X	X
Alcohol Sales for Off-site Consumption	U ²⁰	U ²⁰	U ²⁰	U ²⁰	U ²⁰

Ambulance Dispatch Facility	X	X	X	U	U
Animal Clinic or Hospital	S ³	S ³	S ³	S ³	S ³
Animal Hospital, livestock	X	X	X	X	X
Apiary	X	X	X	X	X
Assembly of Component or Finished Products	P	P	P	P	P
Assembly, non-commercial, occupancy of 100 persons or less	S	S	S	S	S
Assembly, non-commercial, occupancy of more than 100 persons	S	S	S	U	U
Athletic Club	P	P	P	U	U
Athletic Facility, indoor	S	S	S	U	U
Athletic Facility, outdoor	U	U	U	U	U
Auction House	U	U	U	U	U
Auto Broker, no vehicles on-site	P	P	P	P	P
Auto Repair, Heavy	X	X	X	U	U
Auto Repair, light	U	U	P	P	P
Automated Teller Machine (ATM)	S	S	S	A ¹	A ¹
Automobile Sales and Rentals, with 3 or more vehicles on-site	U	U	U	U	U
Automobile sales and rentals, with 2 or fewer vehicles on-site	S	S	S	S	S
Automobile Wholesale with no vehicles on-site	P	P	P	P	P
Automobile fueling station	S	S	S	S	S
Automobile wrecking and salvage yard	X	X	X	X	X

Bar, Cocktail Lounge	U	U	U	U	U
Barber and Beauty Shop	U	U	U	U	U
Billiards Parlor	U	U	U	U	U
Brewery	U	U	U	U	U
Caretaker Quarters	X	X	X	U	U
Car Wash	U	U	U	U	U
Catering Facility	P	P	P	P	P
Cemetery	X	X	X	X	X
Christmas Tree Sales Facility	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶
Churches, Temples, Religious Institutions and Other Places of Worship	S	S	S	S	S
Civic or Government Use	S	S	S	S	S
Club/Meeting Hall occupancy of 100 persons or less	S	S	S	S	S
Club/Meeting Hall, occupancy of more than 100 persons	S	S	S	U	U
Commercial Extraction	X	X	X	X	X
Commercial Filming	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸
Commercial Recreation Indoor	S	S	S	U	U
Commercial Recreation Outdoor	U	U	U	U	U
Composting Facility	X	X	X	X	X
Concrete Batch Plant	X	X	X	X	U
Conference Center	S	S	S	U	U
Conservation Area	X	X	X	X	X

Construction Trailer	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶
Contractor Storage Yard	X	X	X	U	U
Convalescent Home	U	U	U	U	U
Copy Service, Small	P	P	P	P	P
Copy Service, Large	X	X	X	P	P
Cyber Café	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰
Day Care Center	A day care center is only allowed subject to a Use Permit in a non-residential portion of Mixed-Use projects. A Day Care Center is not to be equated with a Family Day Care which takes place in a residential unit and is governed by California Health and Safety Code Section 1597.45.				
Dog Daycare	U ^{3,12}	U ^{3,12}	U ^{3,12}	U ^{3,12}	U ^{3,12}
Donation Center, Attended	U	U	U	U	U
Donation Collection Boxes	P	P	P	P	P
Distribution Facility	X	X	X	U	U
Drive-Through	S	S	S	S	S
Dry Cleaning and Laundry	P	P	P	P	P
Dry Cleaning and Laundry Plant	X	X	X	P	P
Educational Institution	U	U	U	U	U
Emergency Health Service Facility	U	U	U	U	U
Emergency Shelter	X	X	X	P ⁹	P ⁹
Family Daycare Home	Only as permitted by California Health and Safety Code Section 1597.45				
Farmer's Market	S	S	S	S	S

Financial Institution	P	P	P	P	P
Fortune Telling	P	P	P	P	P
Freight Terminal and/or Transfer Station	X	X	X	U	U
Funeral Home	U	U	U	U	U
Golf Course	X	X	X	X	X
Grazing	X	X	X	X	X
Health Club	P	P	P	U	U
Heliport	U	U	U	U	U
Helistop	U	U	U	U	U
Hookah Lounge	U	U	U	U	U
Hospital	U	U	U	U	U
Hotel	S	S	S	S	S
Instructional Studio	P	P	P	P	P
Kennel	U ^{3,11}	U ^{3,11}	X	U ^{3,11}	U ^{3,11}
Light Night Use	U	U	U	U	U
Laundry Facility, Coin-Operated	P	P	X	P	P
Laundry Plant	X	X	X	P	P
Library	P	P	P	P	P
Live/Work	S	S	X	S	S
Manufacturing	X	X	X	P	P
Marijuana Testing Lab	X	X	X	X	X

Massage Establishment	U ¹⁴	U ¹⁴	U ¹⁴	U ¹⁴	U ¹⁴
Materials Recovery Facility	X	X	X	X	X
Mausoleum	X	X	X	X	X
Medical Office	P	P	P	P	P
Mining	X	X	X	X	X
Minisatellite Wagering Facility	U	U	U	U	U
Mortuary	U	U	U	U	U
Movie Theater	S	S	S	U	U
Museum	P	P	P	P	P
Nightclub	U ¹⁶	U ¹⁶	U ¹⁶	U ¹⁶	U ¹⁶
Nursery	U	U	X	U	U
Office, Administrative, Business or Professional	P	P	P	P	P
Office, Medical	P	P	P	P	P
Open Space	P	P	P	P	P
Outdoor Dining	A ¹	A ¹	A ¹	A ¹	A ¹
Outdoor Display	S	S	S	S	S
Outdoor Storage	S	S	S	S	S
Outdoor Vending	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵
Parking Lot or Structure	S	S	S	S	S
Park	P	P	P	P	P
Pawnbroker	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷	P ¹⁷
Personal Care Service	P	P	P	P	P

Pet Grooming	P ³	P ³	P ³	P ³	P ³
Pet Shop	P ³	P ³	P ³	P ³	P ³
Pharmacy	P	P	P	P	P
Playground	A ¹	A ¹	A ¹	A ¹	A ¹
Power Supply Facility	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸	P ¹⁸
Public Utility	P	P	P	P	P
Pumpkin Sales	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶
Quarrying	X	X	X	X	X
Quarters for Employee Temporary Use	X	X	X	X	X
Recreational Vehicle Storage	X	X	X	U	U
Recycling Collection Facility, Accessory	P	P	P	P	P
Recycling Collection Facility, Minor	U	U	X	U	U
Recycling Collection Facility, Major	X	X	X	U	U
Rental, Repair & Storage Yard for Construction, Farming and Industrial Vehicles/ Equipment	X	X	X	U	U
Research, Testing and Development Lab	P	P	P	P	P
Residential, Single-Family Dwellings	X	X	X	X	X
Residential, Multi-Family Dwelling Units	S	S	X	S	S
Restaurant	P	P	P	P	P
Restaurant with Bar	P	P	P	P	P
Retail Business	P	P	P	P	P

Retail Business, Internet	P	P	P	P	P
Riding and Hiking Trail	P	P	P	P	P
School, Commercial or Vocational	U	U	U	U	U
Second-Hand Dealer	P	P	P	P	P
Self-Storage	U	U	U	U	U
Service Business	P	P	P	P	P
Shooting Range, Indoor	X	X	X	U	U
Shooting Range, Outdoor	X	X	X	X	X
Single-Room Occupancy (SRO)	S ¹³	S ¹³	X	S ¹³	S ¹³
Single Season Agricultural Sales	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶
Smog Check	U	U	U	P	P
Smoke Shop	P	P	P	P	P
Smoking Lounge	U	U	U	U	U
Solid Waste Transfer Station	X	X	X	X	X
Specialty Automotive Repair or Service, Heavy	X	X	X	U	U
Specialty Automotive Repair or Service, Light	U	U	U	P	P
Stable, Commercial	X	X	X	X	X
Storage Container	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶
Storage of Automobiles, Trucks, Trailers, Boats, Motorcycles and Other Types of Vehicles and Equipment	X	X	X	U	U

Studio for Motion Picture, Video, Audio, and Television Recording	P	P	P	P	P
Surface Mining	X	X	X	X	X
Swap Meet/Flea Market	U	U	U	U	U
Swim Facility	U	U	U	U	U
Tattoo Studio	P	P	P	P	P
Temporary Commercial Building	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶
Theatre	U	U	U	U	U
Thrift Store	P	P	P	P	P
Towing Facility	X	X	X	U	U
Utility, Public or Private	P	P	P	P	P
Vending Machine, Indoors	A ¹	A ¹	A ¹	A ¹	A ¹
Vending Machine, Outdoors	S	S	S	S	S
Veterinary Office	S ³	S ³	S ³	S ³	S ³
Warehouse	X	X	X	P	P
Welding Shop	X	X	X	P	P
Wholesale Business	X	X	A ¹	P	P
Winery	U	U	U	U	U
Wireless Communication Facility	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴
Wholesale Nursery	U	U	X	U	U

A = Permitted as an accessory use

P = Permitted Use

S = Permitted with a Site Development Permit (SDP)

U = Permitted with a Use Permit (U)

X = Prohibited Use

Footnotes

1. The accessory **use** shall be incidental, related and clearly subordinate to the main **use** of the lot or building. Must not comprise more than fifteen (15) percent of the total floor area of principal **use**.
2. Subject to regulations in Chapter 9.08 (Adult Business Zoning Regulations).
3. Subject to regulations in Section 9.146.020 (Animal Hospitals and Clinics).
4. Subject to regulations in Chapter 9.228 (Canyon Commercial District).
5. Subject to regulations in Chapter 9.182 (Outdoor Vending on Private Property).
6. Subject to regulations in Section 9.144.070 (Temporary Uses and Structures).
7. (Deleted)..
8. Subject to regulations set forth in Baker Ranch Planned Community Section V and LFMC Chapter 9.150 (Surface Mining and **Land** Reclamation Regulations).
9. Subject to regulations in Section 5.28.150 (Permit requirements for commercial motion picture productions, television productions and still photography).
10. Subject to regulations in Section 9.146.120 (Emergency Shelters).
11. Subject to regulations in Chapter 5.34 (Cyber Cafés).
12. Subject to regulations in Section 9.146.030 (Pets and Animals).
13. Subject to regulations in Section 9.156.040 (Single-Room Occupancy).
14. Subject to regulations in Chapter 9.162 (Wireless Communication Facilities).
15. Subject to regulations in Chapter 5.07 (Massage Establishments).
16. (Deleted).
17. Subject to regulations in Chapter 5.36 (Entertainment Permits).
18. Subject to regulations in Section 5.02.020 (Licenses Required).
19. Subject to regulations in Chapter 9.166 (Cable System Power Supply Facilities Design and Placement).
20. A limited amount of service commercial and restaurant uses are allowed in the Business Park Zone of the Pacific Commercentre Planned Community. See exception noted in Section II.B. of the Pacific Commercentre Planned Community.
21. Subject to regulations in Section 9.146.130 (Additional Findings for the Sale of Alcohol for Off-Site Consumption). The sale of alcohol for off-site consumption may also be subject to the City Council policy regarding public convenience or necessity, as amended.
22. Subject to regulations provided in Chapter 9.142 (Donation Collection Boxes).
23. Marijuana testing labs rendered legal nonconforming by Ordinance No. 347 are subject to regulations provided in Chapter 5.42 (Marijuana Testing Labs).

3. AMENDMENT TO SECTION 9.160.020

The definition for “Mixed-Use Development” provided in Section 9.160.020 of the LFMC is hereby amended to read as follows (additions shown in underline and deletions shown in ~~striketrough~~):

“Mixed-Use Development”: Appropriate land uses include, but are not limited to, residential, commercial, office, industrial park, civic, cultural, educational facilities, and ~~child care facilities~~ day care centers.”

4. AMENDMENT TO LFMC SECTION 9.160.040

The table provided in subsection (A)(1) of LFMC Section 9.160.040 is hereby amended to read as follows (additions shown in underline):

Land Use	Percentage of Total Provided Parking Spaces
Commercial	30 percent
Office/Professional	85 percent

Industrial	90 percent
<u>Mixed Use</u>	<u>For commercial/industrial portions of Mixed-Use development the percentage of employee parking provided shall be consistent with the percentages applied above to Commercial, Office/Professional, and Industrial land uses.</u>

5. AMENDMENT TO LFMC SECTION 9.166.055

LFMC Section 9.166.055(A), Land use/zoning district and location preference for all facilities, is hereby amended to read as follows: (additions shown in underline):

“A District preference:

1. Industrial/business park zoning district;
2. Commercial zoning district;
3. Common areas/private property;
4. Residential zoning district;
5. Mixed-Use districts.”

6. AMENDMENT TO LFMC SECTION 9.60.010.

LFMC Section 9.60.010 of the LFMC is hereby amended to read as follows (additions in underline and deletions in ~~strikethrough~~):

“LFMC Section 9.60.010 Purpose

- A. Purpose. In accordance with State Law (California Government Code §65913.4), the purpose of ~~this code~~ LFMC Section 9.60.020 is to establish Multifamily Residential Objective Design Standards which are intended to provide developers, builders, and architects with a clear standard of the desired site design characteristics for new multifamily residential development in Lake Forest. Consistent with existing State law, objective design standards are those that involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal.
- B. Applicability and Review. The provisions of ~~this code~~ LFMC Section 9.60.020 apply to all multifamily residential projects, except those located in the and General Plan Mixed Use areas MU 32, MU 43, UI 25, and UI 43 zones which are instead governed by Chapter 9.73.

- i. Ministerial Review. Where California law requires that the design of a project be reviewed only against objective standards, the Objective Design Standards will serve as the criteria for design review. Projects that qualify for streamlined housing in accordance with Senate Bill 35 (as codified in California Government Code §65913.4) may, upon applicant request and demonstration of eligibility, qualify for streamlined and ministerial processing.
 - ii. Discretionary Review. If a project is subject to design review and is not required by State law to be reviewed only against objective standards, it is subject to discretionary design review and findings, which are described in Chapter 9.184 of the LPMC. In such case, the project will be reviewed for conformance with these Objective Design Standards, site development standards, and any other design guidelines that apply.
- C. Relationship to Other Regulations. All development must comply with the site development standards of Title 9 (the Zoning Ordinance). Projects subject to SB 35 streamlining must comply with these Objective Design Standards and with objective development standards of the Zoning Ordinance."

EXHIBIT “B”

(Amendments to the Foothill Ranch Planned Community Text)

1. Amend Table of Contents.

The entry for Section “XV” in the Table of Contents is hereby amended to read in its entirety as follows:

“Section	Title	Page
...		
XV	Mixed-Use Development Standards	51
...”		

2. Amend Definitions.

The definition for “Mixed-Uses” in Section XXIV (Definitions) is hereby amended to read in its entirety as follows:

“Mixed-Uses: shall have the same meaning as defined in LFMC Section 9.04.030, as it may be amended from time to time.”

3. Add New Section XV.

Section “XV” is hereby added to page 51, and shall read in its entirety as follows:

“Section XV

Mixed-Use Development Standards

Mixed-use projects shall be subject to the regulations set forth in Section 9.73 of the LFMC, as it may be amended from time to time.”

4. Revise Statistical Summary.

The “Planning Areas” statistical summary table in Section XXV is hereby replaced in its entirety with the table attached hereto: Attachment B-1.

5. Amend Map.

The County of Orange map adjacent to the “Planning Areas” statistical summary table in Section XXV is hereby replaced in its entirety with the map attached hereto as Exhibit B.



**FOOTHILL RANCH
PLANNED COMMUNITY
DEVELOPMENT PLAN
ZONING CLASSIFICATIONS (PLANNING AREAS)**

D RESIDENTIAL (1, 2, 3, 8A) INDUSTRIAL (11, 12, 13, 14, 15, 16)

COMMERCIAL (7, 8B, 9, 10) OPEN SPACE (17, 18, 19, 20, 21)

URBAN ACTIVITY (4, 5) MIXED-USE 32 (6A)

MIXED-USE 43 (6B)

Planning Area	Zoning Classification	Gross Acres	Net Acres	Maximum Density (DUs/Net Acre)	Maximum Density (DUs/Net Acre)
1	Residential	252.70	194.78	1,742	8.9
2	Residential	237.52	182.74	1,183	8.5
3	Residential	54.00	44.03	575	13.1
4	Urban Activity	16.49	11.14	100	9.0
5	Urban Activity	27.09	18.74	300	16.0
6A	Mixed-Use 43	119.31	87.20	3749	43.0
6B	Mixed-Use 32	31.54	28.30	905	32.0
7	Commercial	13.51	10.87	N/A	N/A
8A	Residential	21.15	18.74	219	11.69
8B	Commercial	41.85	24.58	N/A	N/A
9	Commercial	33.27	24.27	N/A	N/A
10	Commercial	29.65	18.89	N/A	N/A
11	Industrial	50.25	41.36	N/A	N/A
12	Industrial	159.17	128.34	N/A	N/A
13	Industrial	92.13	78.94	N/A	N/A
14	Industrial	55.07	44.80	N/A	N/A
15	Industrial	28.73	22.00	N/A	N/A
16	Industrial	46.25	23.88	N/A	N/A
17	Open Space	49.81	47.19	N/A	N/A
18	Open Space	110.65	102.05	N/A	N/A
19	Open Space	112.33	103.12	N/A	N/A
20	Open Space	51.27	51.27	N/A	N/A
21	Open Space	1,099.25	1,099.25	N/A	N/A
Total		2,747.01	2,372.98	8,773	

1. "Net Acres" does not include the City's right-of-way.
Note: "Gross Acres" and "Net Acres" were calculated based on data from City's Geographic Information System (GIS). JM6/1/22

EXHIBIT “C”

(Amendments to the Pacific Commercentre Planned Community Text)

1. Amend Table of Contents

The Table of Contents is hereby amended to add new row for Chapter VII, which shall read as follows:

Table of Contents

	Page
Chapter VII: Mixed-Use Zoning Regulations	36

2. Amend Summary Comparison to Zoning Code

Page 1 of the “Summary Comparison to Zoning Code” Chapter is hereby amended to add a new paragraph, which shall be located between the “Light Industrial Regulations” and “Open Space” paragraphs and read as follows:

“Mixed-Use Regulations

All land uses zoned Mixed-Use shall be subject to the regulations set forth in Section 9.73 of the LFMC, as it may be amended from time to time.”

3. Amend Chapter I: General Provisions and Regulations

The “Standard Provisions” in Chapter 1 are hereby amended to add a new entry number 12, which shall read as follows:

“

....

12. All land uses zoned Mixed-Use within the Pacific Commercentre Planned Community are subject to LFMC Section 9.73, as it may be amended from time to time.”

4. Amend General Regulations

The “General Regulations” in Chapter 1 are hereby amended to add a new entry number 29, which shall read as follows:

“

...

29. All land uses zoned mixed-use within the Pacific Commercentre Planned Community are subject to LFMC Section 9.73, as it may be amended from time to time.”

Add number 29 to the listing, and state: “All land uses zoned mixed-use within the Pacific Commercentre Planned Community are subject to LFMC Section 9.73.”

5. Add Chapter VII: Mixed-Use Zoning Regulations

Chapter VII is hereby added to page 37, which shall read as follows:

“Chapter VII – Mixed Use Zoning Regulations

Properties zoned Mixed-Use Urban Industrial 25 (UI 25) are subject to the Mixed-Use Zoning Regulations in LFMC Section 9.73, as it may be amended from time to time.”

6. Revise Statistical Summary and Map

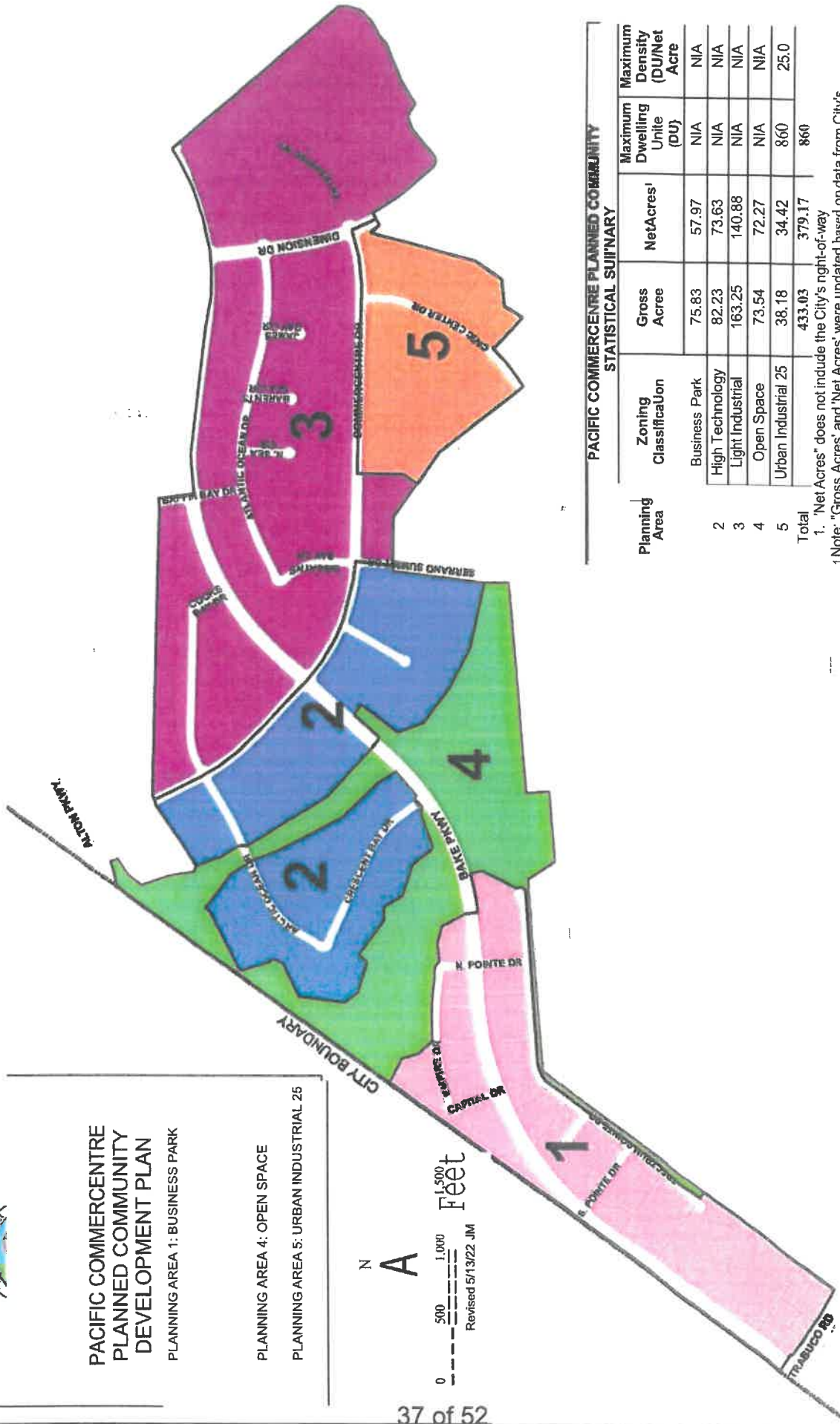
- a. The Pacific Commercentre Planned Community Development Map legend is hereby replaced in its entirety with the map attached hereto as Exhibit C.
- b. The Pacific Commercentre Planned Community Statistical Summary table is hereby replaced in its entirety with the table attached hereto as Exhibit C.

PACIFIC COMMERCENTRE
PLANNED COMMUNITY
DEVELOPMENT PLAN

PLANNING AREA 1: BUSINESS PARK

PLANNING AREA 4: OPEN SPACE

PLANNING AREA 5: URBAN INDUSTRIAL 25



PACIFIC COMMERCENTRE PLANNED COMMUNITY
STATISTICAL SUMMARY

Planning Area	Zoning Classification	Gross Acres	Net Acres ¹	Maximum Dwelling Units (DU)	Maximum Density (DU/Net Acre)
2	Business Park	75.83	57.97	N/A	N/A
3	High Technology	82.23	73.63	N/A	N/A
4	Light Industrial	163.25	140.88	N/A	N/A
5	Open Space	73.54	72.27	N/A	N/A
5	Urban Industrial 25	38.18	34.42	860	25.0
Total		433.03	379.17	860	

1. "Net Acres" does not include the City's right-of-way
 1 Note: "Gross Acres" and "Net Acres" were updated based on data from City's Geographic Information Systems (GIS). Updated JM 5/13/2022

EXHIBIT “D”

(Amendments to Lake Forest Planned Community Text)

1. Amend Table of Contents

The Table of Contents is hereby amended to add a new row for Section XIX, which shall read as follows:

“		Table of Contents	
Section			Page
...			
“XIX	Mixed-Use Zoning Regulations		46”

2. Replace Statistical Summary Table, Chapter II.

The “Statistical Summary” pages that directly follow the “Purpose” section on page 2 are hereby replaced with the table attached hereto as Attachment D-1.

3. Add Chapter XIX: Mixed-Use Zoning Regulations

Chapter XIX is hereby added to page 46, which shall read in its entirety as follows:

“Chapter XIX – Mixed-Use Zoning Regulations

Properties illustrated in the zoning map provided below and identified as Planning Area 14A, and zoned Mixed-Use Office (MUO), Planning Areas 14B, and 16A, and zoned Mixed-Use 43 (MU 43), and Planning Area 16B, and zoned Urban Industrial 25 (UI 25), are subject to the Mixed-Use Zoning Regulations in LFMC Section 9.73, as it may be amended from time to time.”

4. Add the Zoning map attached (to this ordinance) as Attachment D-2 to Chapter XIX.

The Zoning Map depicted in Attachment D-2 to Chapter XIX is hereby added.

5. Replace Final Page's Statistical Summary and Map

- a. The Lake Forest Planned Community Statistical Summary table located on the final page of the Lake Forest Planned Community Text is hereby replaced in its entirety with the table attached hereto as Attachment D-2:
- b. The County of Orange map adjacent to the "Planning Areas" statistical summary table on the last page of the Lake Forest Planned Community Text is hereby replaced in its entirety with the map attached hereto as Exhibit D.



LAKE FOREST PLANNED COMMUNITY DEVELOPMENT PLAN

ZONING CLASSIFICATIONS (PLANNING AREAS)

MEDIUM DENSITY RESIDENTIAL
(18, 2A, 2B, 3A, 4A, 4B, 5A, 5B, 5C, J, 6A, 6C, 6D, 8A, 9A, 9B, 9C, 10A, 10B, 10C, 10D, 10E, 10F, 11D, 12I, 12O, 13B, 13C, 17A, 18A, 18B, 19A, 21B, 21C)

HIGH DENSITY RESIDENTIAL
(1A, 7A, 11B, 11C, 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H, 12J, 12L, 12N, 12P, 12Q, 13A, 20A, 20B, 20C, 20D, 20E, 20F)

HEAVY DENSITY RESIDENTIAL
(11A, 12M, 14C)

COMMUNITY COMMERCIAL
(2C, 6B, 12S, 15A, 20H)

NEIGHBORHOOD COMMERCIAL
(3B, 8B, 19C, 21A, 22A)

MIXED-USE OFFICE
(14A)

MIXED-USE 43
(14B, 16A)

URBAN INDUSTRIAL 25
(16B)

COMMUNITY FACILITY
(12K, 12R, 19B)

OPEN SPACE
(20G, 21O, 21E)



40 of 52

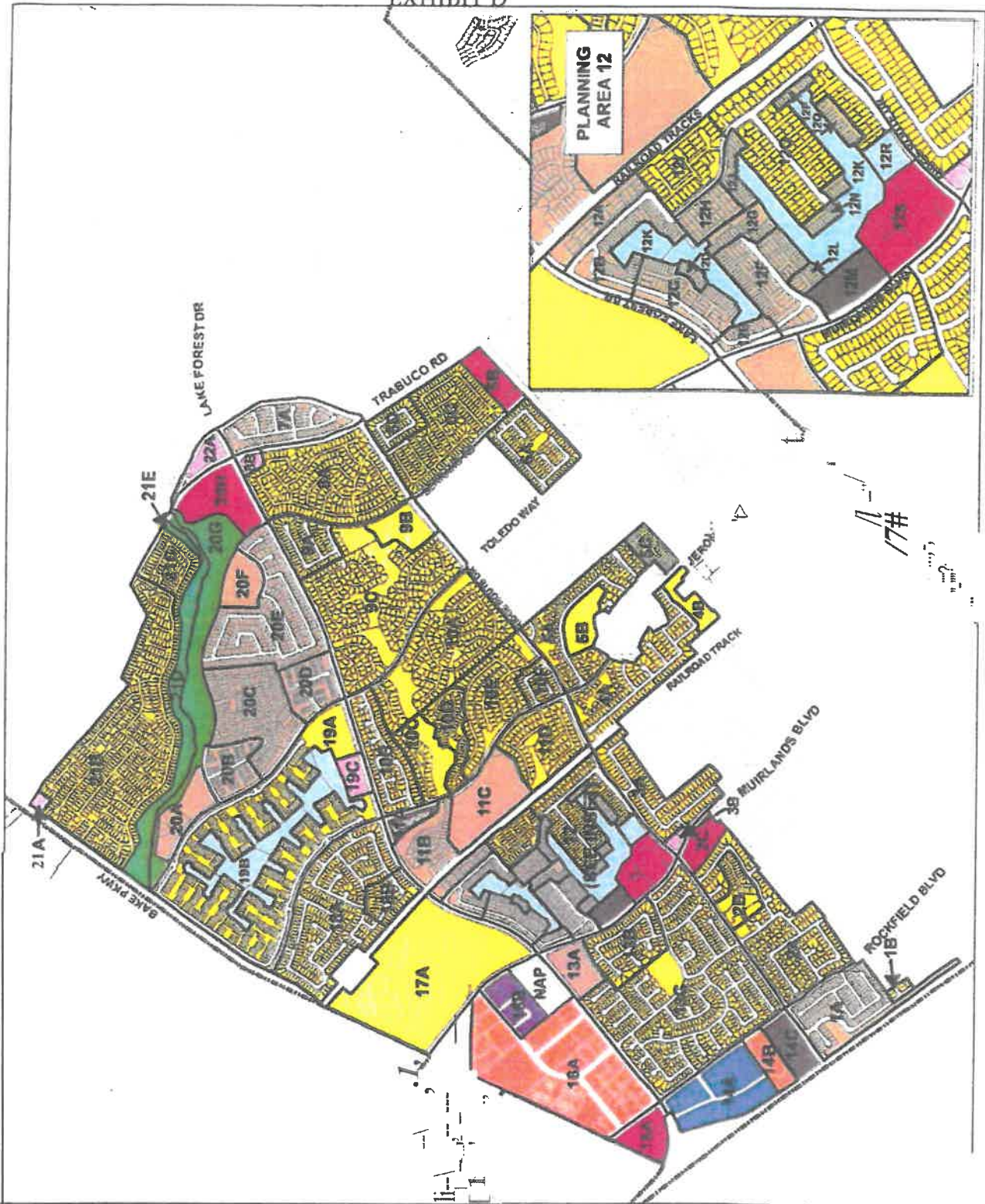
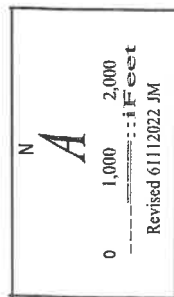


EXHIBIT D, ATTACHMENT 2

LAKE FOREST PLANNED COMMUNITY STATISTICAL SUMMARY					
Planning Area	Zoning Classification	Gross Acres	Net Acres ¹	Maximum Number of Dwelling Units /DU/	Maximum Density (DU/Net Acre)
1A	High Density Residential	31.31	21.72	286	13.2
1B	Medium Density Residential	1.57	0.89	5	5.6
2A	Medium Density Residential	48.22	34.62	195	5.6
2B	Medium Density Residential	9.32	9.39	26	3.0
2C	Community Commercial	7.98	6.58	N/A	N/A
3A	Medium Density Residential	28.57	20.35	114	5.6
3B	Neighborhood Commercial	1.78	1.07	N/A	N/A
4A	Medium Density Residential	37.37	27.29	138	5.1
4B	Medium Density Residential	6.05	6.05	90	14.9
5A	Medium Density Residential	30.68	24.12	108	4.5
5B	Medium Density Residential	9.01	9.01	School	N/A
5C	Medium Density Residential	6.38	6.38	77	12.1
5A	Medium Density Residential	22.43	17.24	121	7.0
6B	Community Commercial	8.59	8.06	N/A	N/A
6C	Medium Density Residential	39.28	36.15	213	5.9
6D	Medium Density Residential	9.31	7.21	59	8.2
7A	High Density Residential	25.23	13.97	250	17.9
8A	Medium Density Residential	57.41	49.87	233	4.7
8B	Neighborhood Commercial	2.71	1.66	N/A	N/A
9A	Medium Density Residential	14.73	9.61	74	7.7
9B	Medium Density Residential	10.60	8.89	School	N/A
9C	Medium Density Residential	76.57	69.65	243	3.5
10A	Medium Density Residential	51.16	48.99	195	4.0
10B	Medium Density Residential	23.27	14.84	128	8.6
10C	Medium Density Residential	15.08	14.68	91	6.2
10D	Medium Density Residential	12.41	12.13	64	5.3
10E	Medium Density Residential	30.34	28.32	104	3.7
10F	Medium Density Residential	7.35	4.68	41	8.8
11A	Heavy Density Residential	5.15	3.89	109	28.0
11B	High Density Residential	15.51	14.21	112	7.9
11C	High Density Residential	22.90	21.136	School	N/A
11D	Medium Density Residential	25.00	22.69	84	3.7
12A	High Density Residential	5.24	5.02	25	5.0
12B	High Density Residential	9.24	5.77	44	7.6
12C	High Density Residential	8.72	6.55	36	5.5
12D	High Density Residential	0.86	0.86	9	10.5
12E	High Density Residential	2.78	1.39	10	7.2
12F	High Density Residential	11.02	8.64	62	7.2
12G	High Density Residential	2.97	2.92	21	7.2
12H	High Density Residential	3.90	3.58	67	18.7
12I	Medium Density Residential	9.14	8.51	51	6.0
12J	High Density Residential	2.19	1.93	17	8.8
12K	Community Facility	20.35	20.35	N/A	N/A
12L	High Density Residential	1.22	1.22	10	8.2
12M	Heavy Density Residential	5.55	4.69	118	25.2
12N	High Density Residential	1.94	1.91	17	8.9
12O	Medium Density Residential	25.29	20.44	129	6.3
12P	High Density Residential	0.96	0.96	10	10.4
12Q	High Density Residential	1.64	1.64	10	6.1
12R	Community Facility	2.76	2.49	N/A	N/A
12S	Community Commercial	12.36	10.96	N/A	N/A
13A	High Density Residential	10.92	8.31	233	28.0
13B	Medium Density Residential	21.20	15.05	120	8.0
13C	Medium Density Residential	113.73	76.94	581	7.6
14A	Mixed-Use Office	28.26	23.60	N/A	N/A
14B	Mixed Use 43	7.22	6.26	269	43.0
14C	Heavy Density Residential	10.63	9.29	188	20.2
15A	Community Commercial	9.94	8.59	N/A	N/A
16A	Mixed-Use 43	76.06	65.61	2821	43.0
16B	Urban Industrial 25	11.37	8.41	210	25.0
17A	Medium Density Residential	79.68	74.88	517	6.9
18A	Medium Density Residential	59.25	40.87	347	8.5
18B	Medium Density Residential	9.46	7.11	58	8.2
19A	Medium Density Residential	103.49	85.22	511	5.9
19B	Community Facility	32.20	32.20	N/A	N/A
19C	Neighborhood Commercial	5.25	4.49	N/A	N/A
20A	High Density Residential	12.46	11.28	116	10.3
20B	High Density Residential	13.26	10.23	100	9.8
20C	High Density Residential	31.69	33.46	355	10.6
20D	High Density Residential	14.64	11.71	102	8.7
20E	High Density Residential	48.77	34.16	382	11.2
20F	High Density Residential	9.75	9.43	School	N/A
20G	Open Space	33.83	32.01	N/A	N/A
20H	Community Commercial	19.92	16.18	N/A	N/A
21A	Neighborhood Commercial	1.17	1.17	N/A	N/A
21B	Medium Density Residential	96.89	96.80	525	5.4
21C	Medium Density Residential	13.59	12.44	76	6.1
21D	Open Space	24.17	24.06	N/A	N/A
21E	Open Space	1.75	1.70	N/A	N/A
22A	Neighborhood Commercial	7.38	3.66	N/A	N/A
Total		1,733.90	1,451.02	11,298	

1. Net acres does not include the City's right-of-way
 Note: Gross Acres, Net Acres, and Density were updated based on data from City's Geographic Information Systems (GIS). Updated JM 6/11/2022

EXHIBIT “E”

(Amendments to the El Toro Planned Community Text)

The Table of Contents is hereby amended to a new row for Section XI, which shall read as follows:

“ Table of Contents

Section	Title	Page No.
...		
“XI	Mixed-Use Zoning Regulations	18”

1. Replace the Existing Statistical Summary

The El Toro Planned Community Statistical Summary table provided directly after the Table of Contents is hereby replaced in its entirety with the table attached hereto as Attachment E-1.”

2. Amend Section II-General Notes (K)

Subsection (K) of Section II is hereby amended to add a new entry number 4, which shall read as follows:

“4. Amend Section II (K) to add number 4 to the listing. Indicate that “Residential density in the Urban Industrial 43 (UI 43) zone is a maximum of 43 dwelling units per net acre. All properties zoned Urban Industrial 43 (UI 43) are subject to LFMC Section 9.73, as it may be amended from time to time.

3. Add Section XI: Mixed-Use Zoning Regulations

Section XI is hereby added to page 17 and shall read in its entirety as follows:

“Section XI: Mixed-Use Zoning Regulations

“Properties zoned Mixed-Use 43 (MU 43) are subject to the Mixed-Use Zoning Regulations provided in LFMC Section 9.73, as it may be amended from time to time.

4. **Replace Planned Community Map.**

The County of Orange Planned Community Map (based on ZC 82-8) is hereby replaced in its entirety with the map attached hereto as Exhibit E.

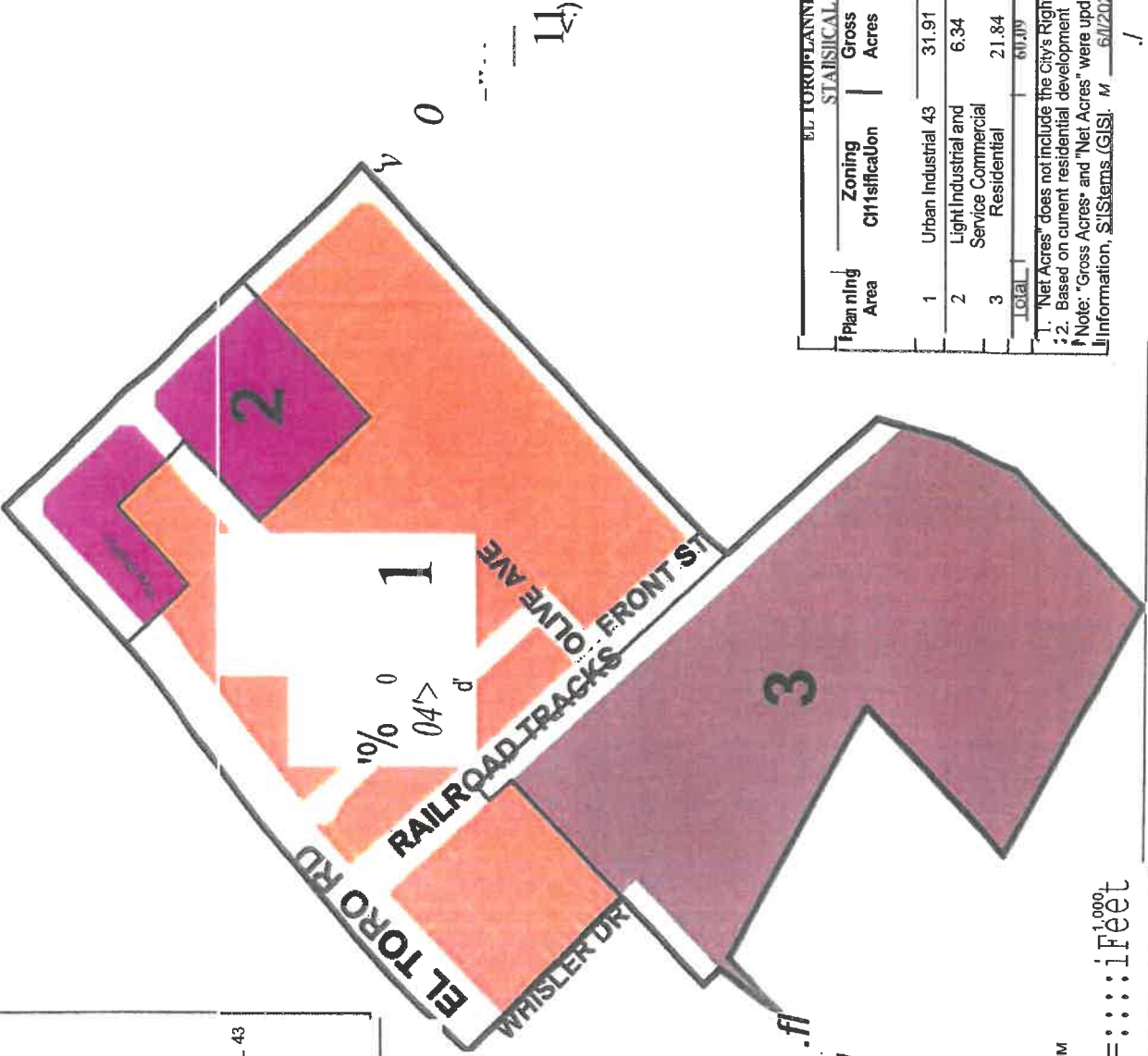


**EL TORO
PLANNED COMMUNITY
DEVELOPMENT PLAN**

PLANNING AREA 1: URBAN INDUSTRIAL 43

PLANNING AREA 2: LIGHT INDUSTRIAL
AND SERVICE COMMERCIAL

PLANNING AREA 3: RESIDENTIAL



EL TORO PLANNED COMMUNITY STATISTICAL SUMMARY					
Planning Area	Zoning Classification	Gross Acres	Net Acres	Maximum Dwelling Units/DU	Maximum Density CDU/Net Acres
1	Urban Industrial 43	31.91	23.20	997	43.0
2	Light Industrial and Service Commercial	6.34	4.80	N/A	N/A
3	Residential	21.84	19.98	3922	19.62
Total		60.09	47.98	4,919	

1. "Net Acres" does not include the City's Right-Of-Way or the Railroad Tracks
2. Based on current residential development
Note: "Gross Acres" and "Net Acres" were updated based on data from City's Geographic Information Systems (GIS) M 6/1/2022

EXHIBIT “F”

(Revisions to the Rancho de Los Alisos Planned Community Text)

1. Amended Table of Contents

The Table of Contents is hereby amended to add a new row, which shall read in its entirety as follows:

“Table of Contents

	<u>Page</u>
...	
Chapter 15 Mixed-Use	47

Chapter 2 is hereby amended to add a new number 34 to the listed provided therein, which shall read as follows:

“34: Notwithstanding any other provision of the Rancho de Los Alisos Planned Community Text, mixed-use projects shall be subject to LFMC Section 9.73, as it may be amended from time to time.”

2. Amend Chapter 3.

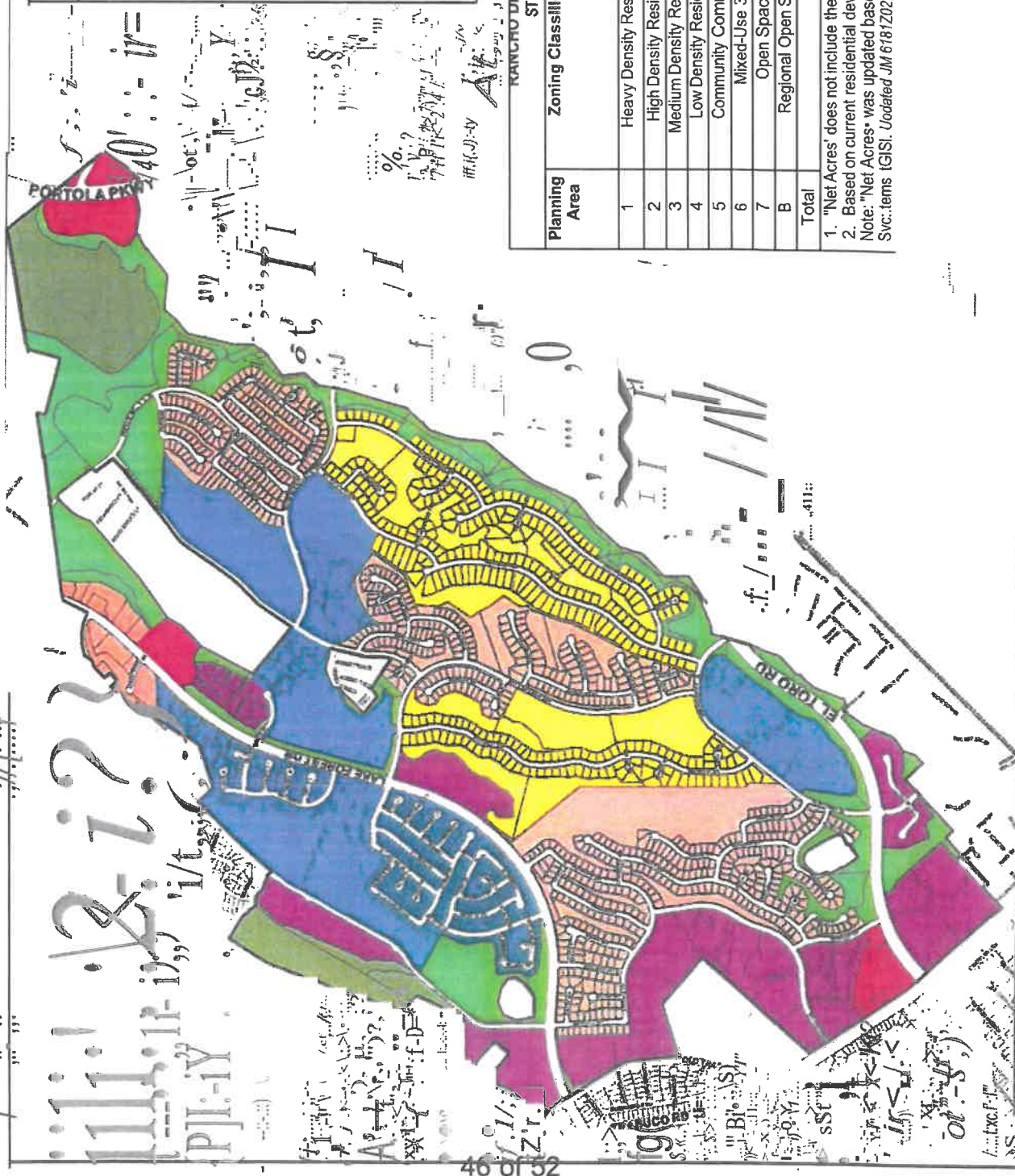
The “Statistical Summary” provided in Chapter 3 is hereby replaced in its entirety with the Statistical Summary attached hereto as Exhibit F.

3. Add Chapter 15.

Chapter 15 is hereby added to page 47 of the Rancho de Los Alisos Planned Community Text, which shall read as follows:

“Chapter 15: Mixed-Use

Notwithstanding any other provision of this Rancho de Los Alisos Planned Community Text, mixed-use projects shall be subject to LFMC Section 9.73, as it may be amended from time to time.”



**RANCHO DE LOS ALISOS
PLANNED COMMUNITY
DEVELOPMENT PLAN**

- HEAVY DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- COMMUNITY COMMERCIAL
MIXED-USE 32
- OPEN SPACE
- REGIONAL OPEN SPACE

**RANCHO DE LOS ALISOS PLANNED COMMUNITY
STATISTICAL SUMMARY**

Planning Area	Zoning Classification	Net Acres	Maximum Dwelling Units (DU)	Maximum Density (DU/Net Acres)
1	Heavy Density Residential	134.42	1,9912	14.82
2	High Density Residential	198.96	1,870'	9.42
3	Medium Density Residential	195.01	7392	3.82
4	Low Density Residential	152.08	3172	2.12
5	Community Commercial	27.58	N/A	N/A
6	Mixed-Use 32	14.39	460	32.0
7	Open Space	147.29	N/A	N/A
	Regional Open Space	58.97	N/A	N/A
Total		928.69	5,377	

1. "Net Acres" does not include the City's Right-Of-Way.
 2. Based on current residential development as of June 2022.
 Note: "Net Acres" was updated based on data from City's Geographic Information Systems IGIS. Updated JM 6/18/2022

N 0 500 1,000 Feet
 A
 Revised 8/8/22 JM

EXHIBIT "G"

AMENDMENTS TO THE CITY'S ZONING MAP

The zoning of 15 properties (Assessor's Parcel Numbers [APNs] listed in Exhibit G attached, shall be zoned Mixed-Use 43 (MU 43).



ZC 03-22-5511 Exhibit G

APNs: 616-033-02, 616-033-03,
616-033-04, 616-033-05, 617-053-02,
617-053-03, 617-053-05, 617-053-09,
617-053-10, 617-053-11, 617-053-12,
617-501-01, 617-501-04, 617-501-05,
and 617-501-06.

Existing Zoning - Community Commercial
Proposed Zoning - Mixed-Use 43

Legend

D

Project Location

i/v

City Boundary

ZONING

General Zoning

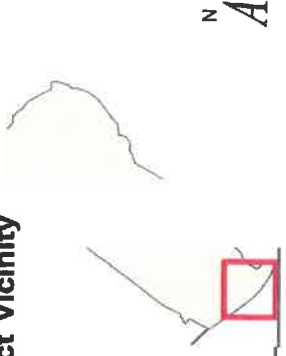
Proposed Mixed-Use 43

R1- Single-Family Residential

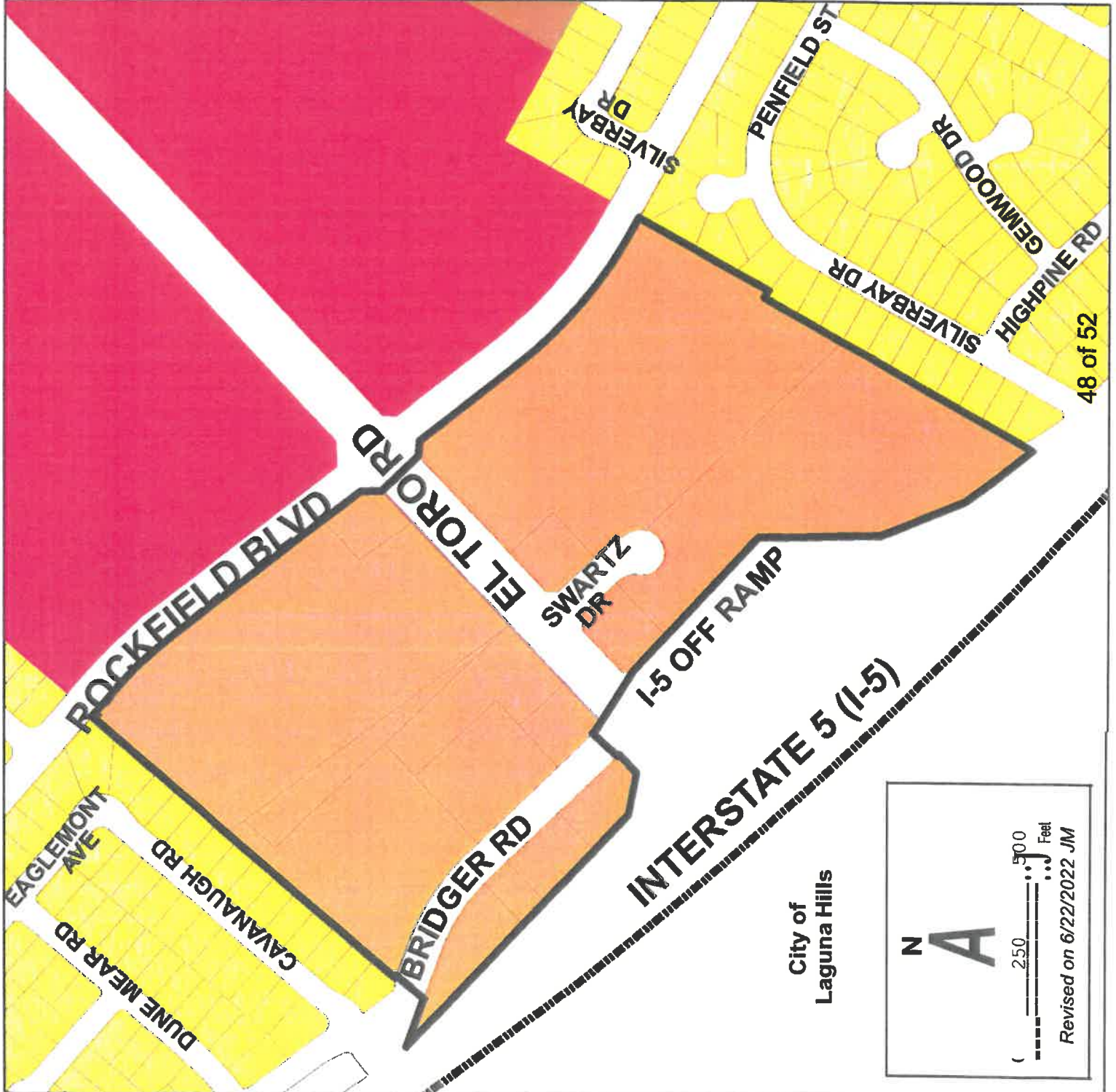
R2- Multifamily Dwelling

Community Commercial

Project Vicinity



N
A



N
A

250 500 Feet
Revised on 6/22/2022 JM

EXHIBIT “H”

AMENDMENTS TO THE CITY’S ZONING MAP

The zoning of the property listed as Assessor's Parcel Number (APN) 617-493-01 shall be Mixed-Use as shown in Exhibit H, attached.



ZC 03-22-5511 Exhibit H

APN: 617-493-01

Existing Zoning - Community Commercial
Proposed Zoning - Mixed-Use 43

Legend



Project Location

ZONING

General Zoning

Proposed Mixed-Use 43

Lake Forest Planned Community

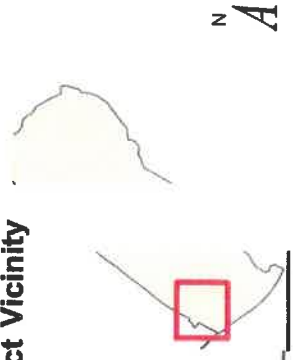
Proposed Urban Industrial 25

Proposed Mixed-Use 43

High Density Residential

Medium Density Residential

Project Vicinity



N

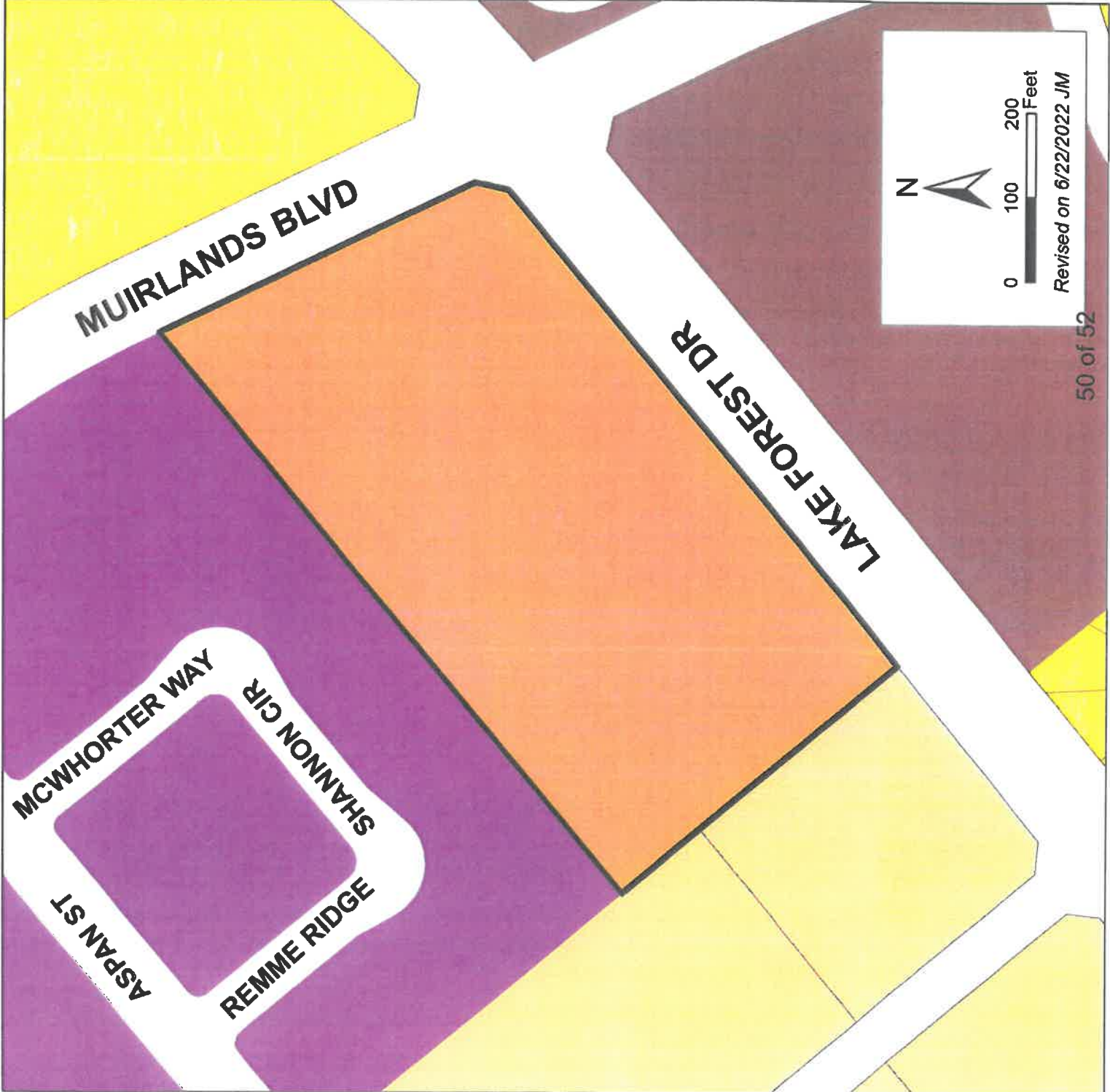


EXHIBIT “I”

AMENDMENTS TO THE CITY’S ZONING MAP

The zoning of 53 properties (Assessor’s Parcel Numbers [APNs) listed in Exhibit I attached, shall be zoned Mixed-Use, including Urban Industrial 25 (UI 25), and Mixed-Use 32 (MU 32).



ZC 03-22-5511 Exhibit I

APNs: 53 parcels- See attached table for list of APNs

Existing Zoning: See attached table for existing zoning by parcel
Proposed Zoning - Urban Industrial 25 and Mixed-Use 32

Legend

Project Location

ZONING

Proposed Urban Industrial 25

Proposed Mixed-Use 32

A1-Agriculture

C2- General Business

M1- Light Industrial

OS- Open Space

RS- Residential Single-Family

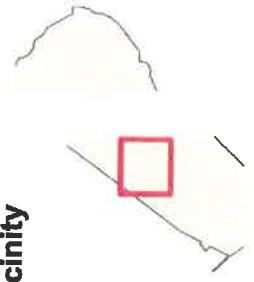
R2- Multifamily Dwelling

Nakase Planned Community

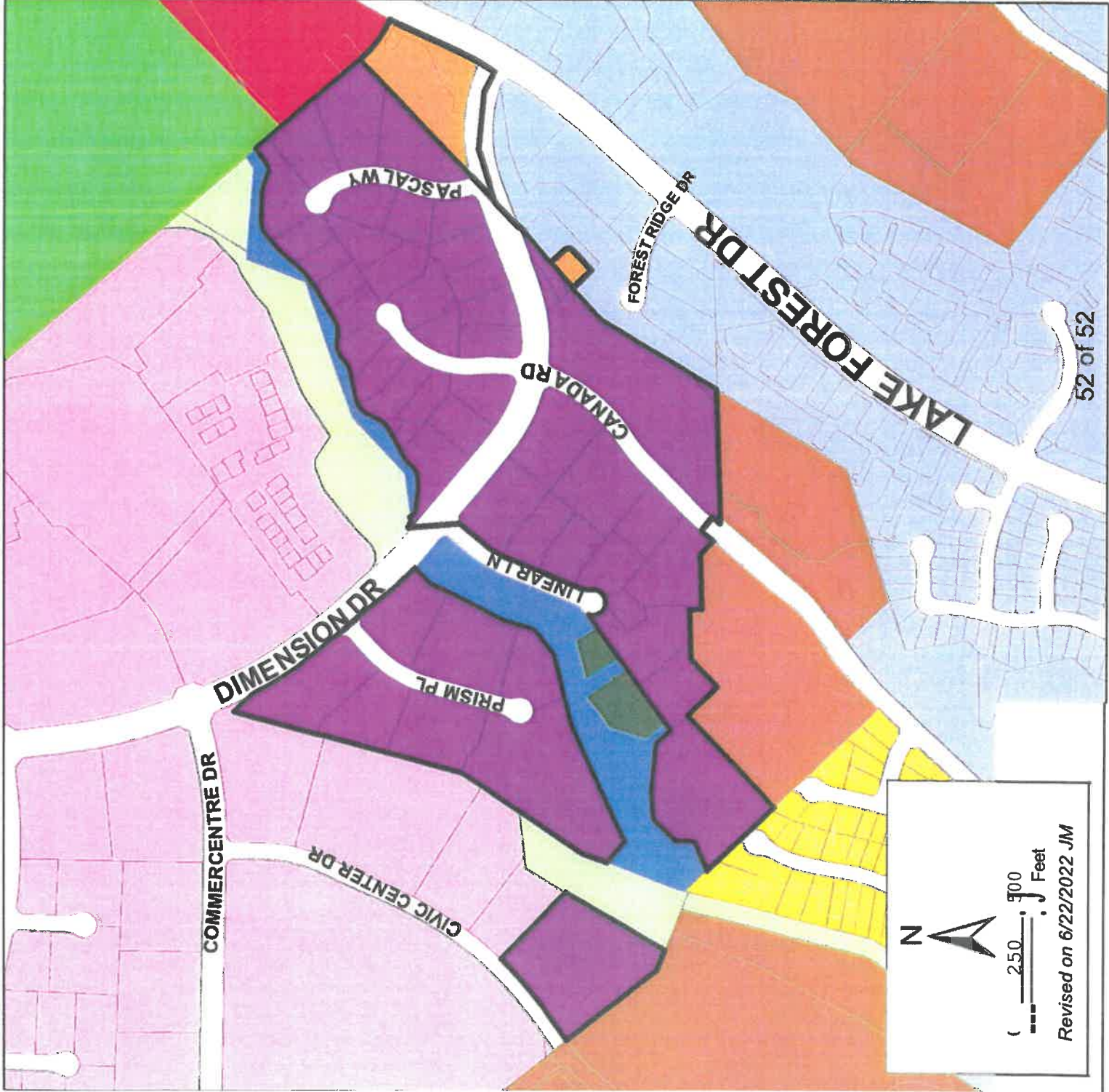
Pacific Commercentre Planned Community

Rancho De Los Alisos Planned Community

Project Vicinity



N
A



Attachment 2

(Planning Commission Staff Report)

<https://lakeforest.primegov.com/Portal/viewer?id=2059&type=0>

Attachment 3

(Planning Commission Resolution)

<https://lakeforest.primegov.com/Portal/viewer?id=50859&type=2>

Attachment 4

EXHIBIT A – MAP OF MIXED-USE SITES

