

MIXED-USE ZONING

CITY OF LAKE
FOREST



September 2022

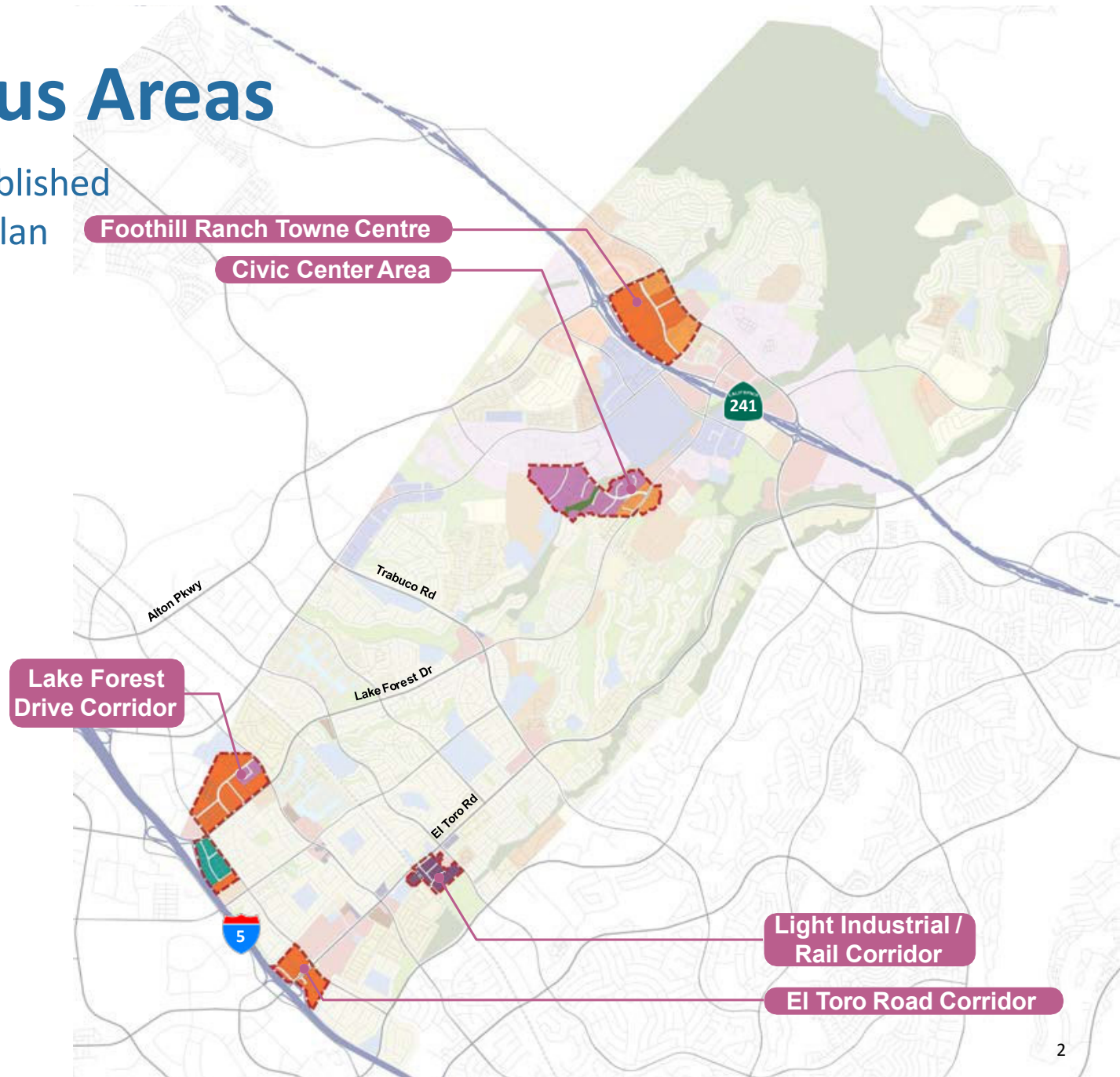
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Mixed Use Focus Areas

5 Mixed-Use Areas were established as part of the 2040 General Plan adopted in June 2020

Mixed-Use Designations

- Mixed-Use 32
- Mixed-Use 43
- Mixed-Use Office
- Urban Industrial 25
- Urban Industrial 43



Public Outreach

- Met with residents
- Met with stakeholders
- Met with developers
- Met with City officials from neighboring cities
- Visited Mixed-Use sites



Mixed-Use 32

32 du/ac Max



Mixed-Use 43

43 du/ac Max



Mixed-Use Office



Urban Industrial 25

25 du/ac Max



Urban Industrial 43

43 du/ac Max



Mixed-Use Zoning Codes

Establish Development Standards:

- Density
- Floor Area Ratio (FAR)
- Height Limits
- Unit Size
- Open Space
- Building Setbacks
- Objective Design Standards

List Permitted, Conditionally Permitted, and Prohibited Uses

- Broaden the range of allowable service and retail uses in the Urban Industrial 25 and 43 zones.



Recommendation

Find Zoning Code Amendment (ZC) 03-22-5511:

- Meets CEQA Guidelines Section 15183
- Is consistent with the General Plan; and
- No further CEQA documentation is required.

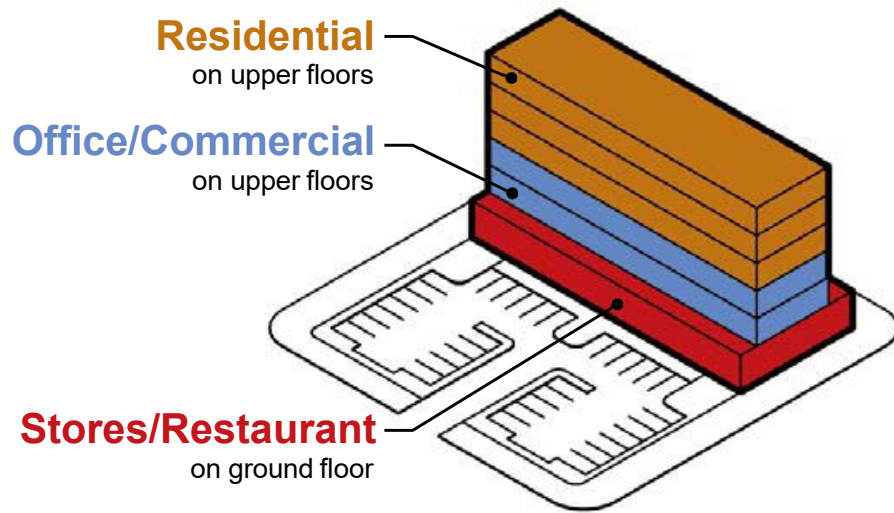
Introduce for first reading an Ordinance:

- Approving Zoning Code Amendment
(ZC) 03-22-5511
- Amending the City's Zoning Map,
- Amending the Municipal Code, and
- Planned Community Texts.

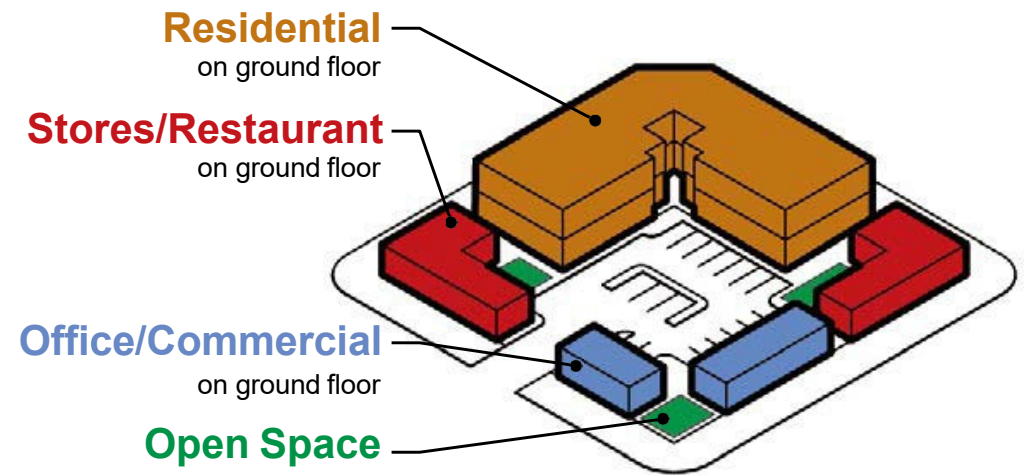


BACK UP SLIDES - EXAMPLES

Configurations of Mixed-Use



Vertical Mixed-Use



Horizontal Mixed-Use

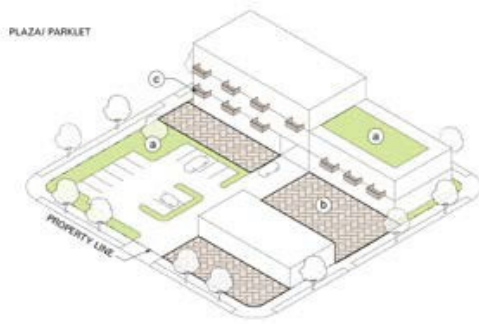
Focus on the Public Realm



- a. Common Open Space.
- b. Pedestrian Open Space.
- c. Private Open Space.



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