



**County of Orange**

# MEMO

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**DATE:** July 12, 2000

**TO:** File/Record/Applicant

**FROM:** Thomas B. Mathews, Director, Planning and Development Services

**SUBJECT:** PROJECT NUMBER PA00-0006– Severson Smith, Applicant – 19781 Pauling, Lot 21, Tract 14046, Planning Area 13, Foothill Ranch Planned Community

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## I. NATURE OF PROJECT:

Planning Application PA00-0006 proposes the construction of a two-story single-tenant industrial/office building located in the Foothill Ranch Planned Community. The site, located at 19781 Pauling, is designated for industrial development (Planning Area 13) and located within an existing industrial park area. The site is located on the corner of Pauling and Descartes. Existing industrial buildings bound the subject site to the east and south. Descartes bounds the site to the north and Pauling bounds the site to the west. Ingress/egress is taken from an entrance drive shared in common located near the southwest corner of the proposed site on Pauling.

The proposed building, designed in a manner consistent with the existing industrial development standards, is 15,349 square feet in size. The maximum allowable height is 45 feet as stated in the industrial development standards. The proposed height for the building is 30 feet. The square footage for the structure will be allotted as follows: 7,345 square feet of office use; 6,004 square feet of manufacturing use; and 2,000 square feet of warehouse use. Based on this allotment, 44 parking spaces are required for this project site; 45 spaces are provided, including 2 handicap accessible stalls. A condition of approval is included requiring the applicant to not exceed the square footages previously stated.

The building contains two 12 feet tall truck-loading doors on the east side of the building. The truck doors are configured towards the interior of the site, utilizing the building mass to screen the majority of the loading area. The existing structure to the east serves to effectively mask the loading doors from the rear and an approximately 12 foot slope masks views of the loading doors from Descartes (the pad is higher than the street).

Signage is not included as a part of the application. A Condition of Approval is included requiring the submittal of a changed plan for signage. All future signage must be in conformance to the Foothill Ranch Planned Community text.

The project was reviewed, commented on, and recommended for approval by City of Lake Forest. The project is consistent with the Foothill Ranch Planned Community Development Standards and off-street parking is provided in compliance with the requirements of the zoning code. The minor revisions necessary through the conditions of approval can be implemented

without substantially altering the site plan. Therefore, the Site Development Permit is approved subject to the findings and conditions of approval attached to this report.

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## **II. REFERENCE**

Foothill Ranch Planned Community Text  
County of Orange Zoning Code Sections 7-9-55.3 and 7-9-150 “Discretionary Permits and Procedures”

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## **III. CEQA DOCUMENTATION**

The proposed project is covered by Final EIR 481, previously certified on 4/20/88. Prior to project approval, the decision-maker must assert that this EIR is adequate to satisfy the requirements of CEQA for the proposed project.

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## **IV. CERTIFICATION**

I hereby certify that the subject proposal has been Conditionally approved as noted below.

Thomas B. Mathews

By: \_\_\_\_\_  
C. M. Shoemaker, Chief  
Site Planning & Consistency Management

Date: \_\_\_\_\_

## **APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director, Planning and Development Services on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

## **APPENDICES**

- A. Findings for Planning Application PA00-0006
- B. Conditions of Approval for Planning Application PA00-0006