



County of Orange

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DATE: May 3, 2000

TO: File/Record/Applicant

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

SUBJECT: PROJECT NUMBER PA00-0007– Severson Smith, Applicant – 27221
Burbank, Lots 3 and 4, Tract 14425, Planning Area 14, Foothill Ranch Planned
Community

I. NATURE OF PROJECT:

Planning Application PA00-0007 proposes the construction of two two-story single-tenant industrial/office buildings located in the Foothill Ranch Planned Community. The sites, located at 27221 Burbank, are designated for industrial development (Planning Area 14) and located within an existing industrial park area on the corner Lake Forest Drive and Bake Parkway. A wall shared in common will separate the two structures. Bake Parkway bounds the subject site to the north, Lake Forest Drive to the east, an undeveloped industrial zoned lot to the south and an existing building to the west. Ingress/egress is taken from an entrance drive shared in common located near the southwest corner of the proposed site.

The proposed buildings, designed in a manner consistent with the existing industrial area, are 9,514 and 10,205 square feet in size, respectively. The maximum allowable height is 45 feet under the industrial development standards. The proposed height for the building is 30 feet. The square footage for the structures will be allotted as follows; for building 1: 5,000 square feet of office use; 2,500 square feet of manufacturing use; and 2,014 square feet of warehouse use; for building 2: 5,000 square feet of office use; 3,000 square feet of manufacturing use; and 2,205 square feet of warehouse use. Based on this allotment, 27 parking spaces are required for Building A; 27 spaces are provided, including 2 handicap accessible stalls. In addition, 29 parking spaces are required for Building B; 29 spaces are provided including 2 handicap stalls. A condition of approval is included requiring the applicant to not exceed the square footages for each of the uses previously stated.

Each building contains a truck loading door on the north 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. In addition, an approximately 35 foot tall slope separates the proposed grade of the truck loading doors from Bake Parkway (Bake Parkway is up slope from the proposed structures).

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. Their comments are either addressed or included as conditions of approval in Appendix B. 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.

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"

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.

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 PA00-0007
- B. Conditions of Approval for Planning Application PA00-0007