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PLANNING AND DEVELOPMENT SERVICES REPORT
AS APPROVED BY THE ZONING ADMINISTRATOR

DATE: June 29, 2000

TO: Orange County Zoning Administrator

FROM: P&DSD/Current Planning Services Division

SUBJECT: Public Hearing of Planning Application PA00-0058 for Area Plan Amendment.

PROPOSAL: The applicant requests Area Plan Amendment AP00-02 for the Foothill Ranch Commercial and Industrial Planning Areas. The amendment would revise AP97-02 (PA97-0018) to redistribute commercial/industrial square footage within Planning 3 through 16.

LOCATION: Planning Areas 3 through 16, Foothill Ranch Planned Community, City of Lake Forest-3rd Supervisorial District.

APPLICANT: Foothill Ranch Company

SYNOPSIS: Current Planning Division recommends Zoning Administrator approval subject to findings and conditions.

STAFF PLANNER/CONTACT: Joshua J. McDonnell, Project Manager
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BACKGROUND:

The proposed project is an area plan amendment to redistribute commercial/industrial entitlement square footage allocations within Planning Areas 3 through 16 in the Foothill Ranch Planned Community. The Foothill Ranch Company requests this amendment to more accurately reflect square footage and land use needs of potential and existing development within these planning areas. The following table summarizes the proposed changes.

Planning Areas	Original-square Footage	Current Square ft. (Amendment#4)	Proposed Amendment #5
4	100,000	20,000	20,000
5	300,000	40,000	30,000
6	2,250,000	1,130,000	1,160,000
7	200,000	98,000	100,000
8	950,000	950,000	440,000
9	450,000	500,000	398,000
10	300,000	255,000	358,000
11	350,000	380,000	289,000
12	1,000,000	1,775,000	2,140,000
13	1,000,000	1,000,000	1,125,000
14	700,000	700,000	561,330
15	350,000	225,000	250,000
16	275,000	525,000	1,080,000
Total	8,225,000	7,598,000	7,954,330

Revised Community Commercial/Industrial Allocation: 7,954,330 s.f.
 Approved Community Commercial/Industrial Allocation: 8,225,000 s.f.

CEQA COMPLIANCE:

The proposed project is covered by Final EIR No. 481, previously certified on 04/20/88 and Addendum PA000058. Prior to project approval, the decision-maker must assert that together they are adequate to satisfy the requirements of CEQA for the proposed project.

PUBLIC NOTICES AND COMMENTS RECEIVED:

A Notice of Hearing was posted in the Friday, June 16 edition of the Orange County Register. Additionally, a notice was posted at the 300 N. Flower. A copy of the planning application and a copy of the proposed the site plan were distributed for review and comment to the Traffic Engineering, Transportation Planning, and Water Quality Management sections.

In addition, the City of Lake Forest reviewed the subject application. In a letter dated June 14, 2000, City of Lake Forest staff determined that the County of Orange could process the Area Plan Amendment. Their Community Development Department and the City’s Traffic Engineer reviewed the proposed Amendment and do not offer any comments.

REVIEW AND ANALYSIS:

Robert Kahn, John Kain and Associates, Inc. addressed this redistribution by preparing a revised traffic study. P&DSD/Traffic Engineering reviewed the revised traffic study, dated May 1, 2000, and concurs with its findings.

Although the allocation of square footage shows an increase from the previously approved Area Plan Amendment (PA97-0018), the overall community allocation, approved as part of the Development Agreement for Foothill Ranch, is not exceeded. Pursuant to the Foothill Ranch Development Agreement and original Area Plan AP88-08P, the Foothill Ranch Planned Community received entitlement for 8,225,000 square feet of commercial/industrial entitlement. This proposal, AP00-02, indicates that a total of only 7,954,330 square feet of commercial/industrial entitlement will be developed within the community, or 267,670 square feet less than the overall entitlement for the Foothill Ranch Community. The entitlement allocations expressed in this Amendment do reflect an increase in overall square footage from Area Plan PA97-0018; however, the square footage allocation remains less than the 8,225,000 square feet approved in the Development Agreement.

In addition, under Section 4.1(b) of the Foothill Ranch Development Agreement, density of the commercial, industrial and urban areas is limited to a maximum FAR of .50:1 within the Project. The commercial, industrial, and urban areas within the community adhere to this requirement. Therefore, although this amendment redistributes entitlement within the affected planning areas, it does not request additional entitlement above that already approved in the Development Agreement.

RECOMMENDATION

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff presentation and public testimony as appropriate; and,
- b. Approve Planning Application PA 00-0058 subject to the attached Findings and Conditions of Approval.

Respectfully submitted,

Joshua J. McDonnell
CPSD/Site Planning Section

APPEAL PROCEDURE

Any interested person may appeal the decision of the Zoning Administrator 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.

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval

Exhibits: (Zoning Administrator package only)

- 1. Applicant's Letter of Explanation
- 2. Revised Foothill Ranch Planning Areas 3-16 Area Plan