

Pacific Commercentre Planned Community

87-464860

Orange County, California

(Zone Change 87-2P)


The accompanying text constitutes the land use regulations under which development will be governed for the area hereinafter to be referred to as the Pacific Commercentre Planned Community. A portion of the property (352 acres) was formerly known as the Los Alisos Research and Development Park Planned Community.

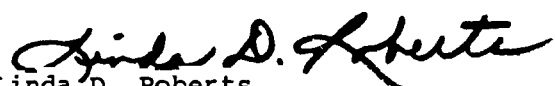
The Planned Community District Regulations and Map were also considered and made a part of all public hearings on this matter and were subsequently adopted as part of the Ordinances of the County of Orange.

I hereby certify that this text material, consisting of 27 pages which will regulate the development of that property shown on the Planned Community District Regulations Map was recommended for approval by the Orange County Planning Commission on June 23, 1987, and adopted by Ordinance Number 3561 by the Orange County Board of Supervisors on July 22, 1987.

Orange County Planning Commission
H. G. Osborne, Chairman

By:


Robert G. Fisher
Director of Planning, EMA


Linda D. Roberts
Clerk of the Board of Supervisors
County of Orange

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87-464860

**PACIFIC COMMERCENTRE
PLANNED COMMUNITY DISTRICT REGULATIONS
(ZC87-2P)**

Approved by
Orange County Planning Commission

Date: June 23, 1987

Adopted by
Orange County Board of Supervisors

Date: July 22, 1987

Ordinance No. 3651

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SUMMARY COMPARISON TO ZONING CODE

Business Park Regulations

The types of uses and facilities permitted represent a broad selection of permitted uses from the M1 “Light Industrial,” C1 “General Business,” PA “Professional and Administrative,” and CR “Commercial Regional” Districts of the Zoning Code. The site development standards are somewhat more restrictive than those allowed by the M1 District. These regulations provide for assembly plants, research, testing and product development laboratories, automobile repair garages, home improvement centers, professional and administrative offices, service industries, and service commercial uses as support for the permitted uses.

High Technology Regulations

The types of uses and facilities permitted represent a broad selection of permitted uses from the M1 “Light Industrial,” C1 “General Business,” PA “Professional and Administrative,” and CR “Commercial Regional” Districts of the Zoning Code. Site development standards are generally less restrictive than those allowed by the M1 District. These regulations provide for a broader range of business and commercial uses than are permitted by the Business Park Regulations. Additional permitted uses include manufacturing, wholesale businesses, warehouses, graphic arts, commercial recreation, restaurants, fraternal/charitable, educational and conference center uses. The level of review for many of the permitted uses is generally less than required by the Business Park Regulations, with fewer uses requiring use permit approval by the Planning Commission. These regulations do not specifically list Research and Development, and Product Development and Testing as permitted uses, which are listed as permitted uses by the Business Park Regulations.

Light Industrial Regulations

These regulations also represent a broad selection of permitted uses from the M1 “Light Industrial,” C1 “General Business,” PA “Professional and Administrative,” and CR “Commercial Regional” Districts of the Zoning Code. Site development standards are the same as in the High Technology Regulations. Permitted uses are somewhat broader than those permitted by the Business Park or High Technology Regulations. Additional permitted uses include storage facilities, construction industries, tire recapping and equipment rental agencies.

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.

Open Space Regulations

These regulations permit all uses permitted by the OS “Open Space” District of the Zoning Code. Also permitted are infrastructure service facilities and extensions necessary for development of the adjacent urban areas.

CHAPTER I: GENERAL PROVISIONS AND REGULATIONS

Standard Provisions:

1. All construction and development within the Pacific Commercentre Planned Community shall comply with applicable provisions of the Uniform Building Code and the various related Mechanical, Electrical, Plumbing codes; the Grading and Excavation Code; the Subdivision Code; and the Sign Code, as currently adopted by the Board of Supervisors. In case of a conflict between the specific provisions of any such code and these regulations, the provisions of those codes shall prevail.
2. The setback and building height requirements shall be as specified by each land use district of the Planned Community Program. The methods used for determining building setbacks and building heights shall be the same as those used in the Zoning Code.
3. All building sites shall comply with the provisions of Section 7-9-126, "Building Site Requirements."
4. If any issue, condition or situation arises or occurs that is not sufficiently covered or provided for in the Planned Community Program so as to be clearly understandable, the Director, EMA, shall determine which regulations are applicable as authorized by Section 7-9-20(c). Those regulations of the Zoning Code that are applicable for the most similar use, issue, condition or situation shall be used by the Director, EMA, as guidelines to resolve the unclear issue, condition, or situation.
5. All conditions, requirements and standards indicated graphically or in writing as part of any approved discretionary permit or detail plan granted by authority of these regulations shall have the same force and effect as these regulations. Any use or development established as a result of such approved permit or plan but not in compliance with all such conditions, requirements, or standards shall be in violation of this Planned Community Program. The provisions of Section 7-9-154, "Enforcement Provisions," are applicable to this Planned Community Program.
6. If any portion of these requirements is, for any reason, declared by a court of competent jurisdiction to be invalid or ineffective, in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The Board of Supervisors hereby declares that it would have enacted these regulations and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective.
7. The meaning and construction of words, phrases, titles and terms used in this Planned Community Program shall be the same as provided in Section 7-9-21, "Definitions," of the Zoning Code except as otherwise provided herein.

8. When any section of the Zoning Code states that the regulations of that section or that the uses permitted by that section are applicable to all districts or all building sites, or language to that effect, those regulations are also applicable to each planned community. If any of the provisions in this Planned Community Program are in conflict with the provisions of any such Zoning Code section, the provisions of the Zoning Code section shall prevail.
9. The provisions of Section 7-9-145, "Off-street parking," are applicable to this planned community except where otherwise expressly listed as exceptions in the Planned Community text.
10. All discretionary actions permitted or required in the Pacific Commercentre Planned Community shall be consistent with the types of permits listed in Section 7-9-150, "Discretionary Permits and Procedures," and all such actions shall be processed in compliance with the procedures set forth in Section 7-9-1.50.
11. An Annual Monitoring Report (AMR) shall be prepared and submitted in the fall of each year to the County Administrative Office and the Environmental Management Agency. The submittal of an AMR is required for conformance with the Growth Management Program of the Land Use Element of the Orange County General Plan and the County's Annual Development Monitoring Program. The Board of Supervisors, in the annual adoption of the Development Monitoring Program, may identify a significant imbalance between development projections and planned infrastructure or in the proportionate development of residential, commercial and employment land uses. The Board of Supervisors may then defer subdivision approval within the Planned Community until approaches capable of resolving imbalances are proposed to and approved by the Board of Supervisors. The AMR will be the project proponent's opportunity to demonstrate mitigation measures and implementation strategies which will ensure adequate infrastructure for the community.
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.

General Regulations:

The following uses and activities are permitted in compliance with the specified regulations:

1. Automobile service stations are permitted in compliance with Section 7-9-114 and only on those sites designated in the Planned Community Program.
2. Grading will be permitted within the Pacific Commercentre Planned Community outside of the area of immediate development when it is consistent with the grading concept in the approved Feature Plan. Soil may be stockpiled on or borrowed from locations within the Planned Community which are designated for future development.
3. All land uses within the Pacific Commercentre Planned Community shall conform to the provisions of Section 7-9-129.4, "Hazards to Air Navigation," of the Zoning Code relating to Part 77 of the Federal Aviation Administration Regulations.

4. Any subdivision for the purpose of sale or financing may be approved when any such subdivision includes a declaration that the lots created are not building sites and when the lots are coterminus with Planning Area boundaries. Installation of infrastructure improvements or the application for a Site Development Permit shall not be made a condition of approval of such a subdivision.
5. All public utility transmission lines required solely for the Planned Community shall be subsurface.
6. Development within this Planned Community shall be subject to the provisions of the Major Thoroughfare and Bridge Fee Program as adopted by the Board of Supervisors for implementation of the Foothill/Eastern Transportation Corridor.
7. The proponent shall construct all on-site improvements required for local circulation, and all on-site improvements required by the Master Plan of Arterial Highways. Such facilities shall be provided and phased in a manner meeting the approval of the Director, EMA.
8. Prior to the recordation of any final subdivision map, CC&R's or other method or procedures, including the establishment of a Landowner's Association or other entity which will guarantee the provision of any necessary extended services and any other services required, shall be submitted to and approved by the Director, EMA and the County Counsel, and then be recorded prior to issuance of any certificates of use and occupancy.
9. Prior to any final map recordation, except subdivision maps for the purpose of financing only, the project proponent shall participate, in a manner identified by the Manager of Fire Services of Orange County Fire Department, and approved by the Board of Supervisors, on a pro-rata basis in funding capital improvements necessary to establish a fire station to serve the Pacific Business Park and the surrounding areas. Such improvements shall include land acquisition, station construction, and apparatus purchase, exclusive of a helicopter.
10. Prior to or concurrent with the approval of a Tentative Tract or Tentative Parcel Map, except subdivision maps for the purpose of financing only, a Feature Plan shall be approved by the Board of Supervisors. The Feature Plan shall be prepared and processed in accordance with Section 7-9-150 of the Zoning Code.
11. Prior to the submittal of an application for issuance of any Building Permit within the boundary of the subject property, a Site Development Permit shall be approved by the Planning Commission. The Site Development permit shall be prepared and processed in accordance with Section 7-9-150 of the Zoning Code.
12. Prior to the recordation of the first final map, except subdivision maps for the purpose of financing only, the owner of record of the property within the boundaries of the map shall prepare and record a declaration that this property is subject to overflight, sight, and sound of aircraft operating from El Toro Marine Corps Air Station in a manner meeting

the approval of the Manager, Environmental and Special Projects Division.

13. Prior to the recordation of the first final subdivision map, except subdivision maps for the purpose of financing only, an aviation easement over this property shall be offered for dedication to the County of Orange in a manner meeting the approval of the Manager, Environmental and Special Projects Division.
14. Prior to sale, lease, or rental of any structure or portion thereof, the owner shall provide to each prospective purchaser, lessee, or tenant a notice that the property is subject to overflight, sight, and sound of aircraft operating from El Toro Marine Corps Air Station. The form and method of distribution of said notice shall be as approved by the Manager, Environmental and Special Projects Division.
15. All structures shall be sound attenuated against the combined impact of all present and projected noise from exterior noise sources to meet the interior noise criteria as specified in the Airport Environs Land Use Plan (AELUP), Noise Element and Land Use/Noise Compatibility Manual.

Prior to the issuance of any building permits, evidence prepared under the supervision of a county-certified acoustical consultant that these standards will be satisfied in a manner consistent with the AELUP shall be submitted to the Manager, Development Services Division in the form of an Acoustical Analysis Report describing in detail the exterior noise environment and the acoustical design features required to achieve the interior noise standard and that indicate that the sound attenuation measures specified have been incorporated into the design of the project.

16. No uses, such as schools (Grade K-12) or non-emergency hospital facilities are permitted that are inconsistent with the County Noise Element and the AELUP within the 65 db CNEL Contour.
17. Prior to the issuance of a building permit for a structure that penetrates the 100:1 Noise Surface pursuant to FAR Part 77.13, the project applicant shall submit a "Notice of Proposed Construction" to the Federal Aviation Administration which will initiate an Aeronautical study of the project. Upon completion of an FAA Aeronautical study, the project applicant shall submit evidence to the Manager, Development Services Division, that restrictions and conditions, if any, imposed on the project by the FAA have been incorporated into the design of the project.
18. Within the Business Park area, prior to issuance of any building permit for any structures or buildings proposed to be greater than 630' above mean sea level, applicant shall obtain approval of a Use Permit by the Planning Commission. Prior to the issuance of a Use Permit, and upon completion of an FAA Aeronautical Study, the project shall be submitted to the Airport Land Use Commission for Orange County (ALUC).

19. Within the High Technology and and Light Industrial Planning Areas, prior to issuance of any building permit for any structure or buildings which are proposed to be greater than 35 feet above the proposed grade elevation, applicant shall obtain approval of a Use Permit. Prior to the issuance of a Use Permit, and upon completion of an FAA Aeronautical Study, the project shall be submitted to the Airport Land Use Commission for Orange County (ALUC).
20. Prior to issuance of any building permit for projects proposed within Accident Potential Zone (APZ) II, the landowner shall obtain approval of a Use Permit by the Planning Commission. Prior to the issuance of a Use Permit, the project must be reviewed by the ALUC. Such Use Permits shall be conditioned to limit building site coverage to 75% and occupancy of any building to a maximum of 200 persons.
21. Prior to issuance of any building permit for projects proposed within Accident Potential Zone (APZ) I, the landowner shall obtain approval of a Use Permit by the Planning Commission. Prior to the issuance of a Use Permit, the project must be reviewed by the ALUC. Such Use Permits shall be conditioned to limit building site coverage to 50% and occupancy of any building to a maximum of 100 persons.
- 22(A) Prior to recordation of the first final tract map, the owner of record of the property within the boundaries of said map shall prepare and record a notice that this property is subject to overflight, sight and sound of aircraft operating from El Toro Marine Corps Air Station in a manner meeting the approval of the Manager, Development Services Division.
- (B) Prior to the recordation of the first final tract map, or parcel map, including for financing purposes only, an avigation easement over this property shall be offered for dedication to the County of Orange in a manner meeting the approval of the Manager, Development Services Division.
- (C) Prior to sale, lease or rental of any structure or portion thereof, the owner shall provide to each prospective purchaser, lessee, or tenant a notice and statement of acknowledgement that the property is subject to overflight, sight, and sound of aircraft operating from El Toro Marine Corps Air Station. The form and method of distribution of said notice and statement of acknowledgement shall be as approved by the Manager, Development Services Division.
23. Water within the Pacific Commerce Centre Planned Community will be supplied by the Los Alisos Water District (LAWD). Pursuant to LAWD requirements, development plans shall incorporate provisions for a dual water system which will provide potable water for the domestic system and reclaimed wastewater or landscape irrigation.
24. Sewage disposal facilities to handle wastewater generated within the Pacific Commerce Centre Planned Community will be furnished by the Los Alisos Water District.

25. All tentative tract maps adjacent to the Los Alisos Water District property shall include adequate vehicular access points to said property.
26. The landowner shall be responsible for the provision of a vehicular accessway to the local park within the Serrano Park Community. The timing and specifications of said accessway shall be in a manner meeting approval of the Director, EMA.
27. Hours of pick-up and delivery, including refuse pick-up, within Planning Areas 1 and 2 shall be limited to the hours between 7:00 A.M. and 10:00 P.M.
28.
 - A. Prior to the issuance of any Building Permits, an Acoustical Analysis Report and appropriate plans shall be submitted describing the noise generating potential of the proposed project and proposed attenuation measures to assure compliance with Orange County Codified Ordinance, Division 6 (Noise Control). The report shall be prepared by a County certified acoustical consultant and submitted to the Manager, Development Services Division, for review and approval. The approved attenuation features shall be incorporated into the plans and specifications of the project.
 - B. Prior to issuance of any Grading Permits, the project proponent shall produce evidence acceptable to the Manager, Development Services, that:
 1. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with properly operating and maintained mufflers.
 2. All operations shall comply with Orange County Codified Ordinance Division (Noise control).
 3. Stockpiling and/or vehicle staging areas shall be located as far as practicable from dwellings.
29. All land uses zoned mixed-use within the Pacific Commercentre Planned Community are subject to LFMC 9.73, as it may be amended from time to time.

CHAPTER 11: BUSINESS PARK REGULATIONS

A. Purpose and Objectives

The purpose of these provisions is to regulate the design and development of future business park land uses. It is the intent of this Chapter to permit the location of business and industries engaged in light manufacturing; business, professional and administrative offices; services industries; and limited service commercial uses, accessory to the employment uses and restaurants.

B. Land Use Regulations

Land use regulations for the Business Park zoning district shall be subject to the regulations in Lake Forest Municipal Code Section 9.72.090 (Non-Residential Land Use Matrix), column “I.” Service commercial and restaurant uses may be allowed subject to the following guidelines.

1. Service Commercial as support for the permitted business park uses, including but not limited to the following: Service commercial uses may occupy only 20% of Business Park area. The maximum allowable building area of Service Commercial uses within the Business Park (Planning Area 1) is 141,000 square feet. Each application shall include inventory of cumulative approvals to date.
 - a. Banks and other financial institutions.
 - b. Barber shops and beauty salons.
 - c. Health and athletic facilities.
 - d. Travel agencies.
 - e. Office furniture, equipment and supplies.
 - f. Employment and temporary help agencies.
 - g. Advertising services.
 - h. Janitorial services.
 - i. Mail and parcel delivery services, offices and facilities.
 - j. Massage Establishments in accordance with Chapter 5.07 (Massage Establishments) of this Code.
2. Restaurant uses may occupy no more than 20,000 square feet of the Business Park Area. Outdoor seating areas shall be included within the calculation of building square footage. Each application shall include an inventory of cumulative approvals to date. In evaluating the merits of the Use Permit application for a restaurant use, the Planning Commission shall be provided with an analysis of and consider the impact of such a use on the Serrano Park residential community to the east, access and circulation at precise locations, noise, odors, view of structures from residential areas, screening, hours of operation, architecture, and lighting. Restaurant uses shall be limited to the following:

- a. Sit-down restaurants up to a maximum of 12,000 square feet.
- b. Fast food restaurants including drive thru facilities up to a maximum of 8,000 square feet.

C. Site Development Standards

- 1. Building site area: 10,000 square feet minimum.
- 2. Building height limit:
 - a. Thirty-five (35) feet maximum.
 - b. Building heights shall also comply with the provisions of Section 9.144.050 (Height Limits) of the Lake Forest Municipal Code.
- 3. Building setbacks: All setbacks shall be measured from the ultimate right-of-way line and interior property lines.
 - a. Adjacent to an arterial highway: Along any arterial highway, buildings shall be set back a minimum of thirty (30') feet from the ultimate right-of-way line, except that unsupported roofs or architectural elements serving energy or aesthetic needs may project six (6') feet into the required setback area.
 - b. Adjacent to local street: Along any local street, buildings shall be set back a minimum of fifteen (15') feet from the ultimate right-of-way line, except that unsupported roofs or architectural elements may project six (6') into the required setback area.
 - c. Adjacent to a non-residential parcel: Along property lines that separate business park and non-residential uses there shall be no required minimum setback.
 - d. Any building shall be a minimum distance of one hundred ninety (190') feet from any residential dwelling unit.
- 4. Site Coverage: No maximum.
- 5. Off-street parking: Off-street parking shall be provided in accordance with Chapter 9.168 (Off-street Parking) of the Lake Forest Municipal Code.
- 6. Signs: Signs shall be permitted in accordance with Chapter 9.164 (Signs) of the Lake Forest Municipal Code.
- 7. Loading: All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent public streets and residential areas.
- 8. Trash and storage areas: All storage, including cartons, containers, materials, products or trash, shall be shielded from view within a building or area enclosed by a solid masonry wall not less than six (6')

feet in height and shall be located not less than one-hundred-fifty feet (150') from any residential structure.

9. Screening: An opaque screen shall be installed along all Business park boundaries which abut areas zoned for residential uses.
 - a. An opaque screen as referred to herein shall consist of one or any combination of the following types:
 1. Walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material in a minimum of four (4") inches thick.
 2. Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 3. Landscaping: Plant materials, consisting of evergreen trees or shrubs.
 4. The Director of EMA shall require that either a wall, berm or fence (or combination thereof) be installed if, after eighteen (18) months following installation, plant materials have not formed an opaque screen, or if an opaque screen is not maintained.
 - b. Streets and intersections: Screening (including walls and fences) along all streets and boundaries shall have a height of not less than thirty-six (36") inches nor more than forty-two (42") inches within twenty (20') feet of the point of intersection of:
 1. A vehicular accessway or driveway and a street.
 2. A vehicular accessway or driveway and a sidewalk.
 3. Two or more vehicular accessways, driveways or streets.
 - c. Parking areas abutting arterial highways or residential area: An opaque screen shall be installed along all parking areas abutting a highway or residential area. Except as otherwise provided, the screening shall have a total height of not less than thirty-six (36") inches nor more than forty-two (42") inches above the finished grade.
 - d. Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5') feet inside the boundary, is lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements for this section.

- e. Outdoor storage: All outdoor storage of materials and products shall be screened from view from adjacent residential lots, streets and highways.
 - f. Mechanical equipment: Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts, and exhaust shall be screened from view from any abutting residential lot, street or highway.
10. Landscaping: Landscaping, consisting of evergreen or deciduous trees, shrubs, ground cover, or hardscape shall be installed and maintained subject to the following standards:
- a. Boundary landscaping abutting arterial highways is required to an average depth of fifteen (15') feet and a minimum depth of five (5') feet, except for those areas required for street openings.
 - b. Boundary landscaping along public streets, other than arterial highways, is required to an average depth of ten (10') feet and a minimum depth of five (5') feet.
 - c. Side and rear setback areas: All unpaved, non-work areas not utilized for parking or storage shall be landscaped.
 - d. Separation: Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six (6") inches higher than the adjacent vehicular area or in some manner be protected from vehicular damage.
 - e. Watering: Permanent automatic watering facilities shall be provided for all landscaped areas. Site development plans shall incorporate provisions for a dual water system utilizing reclaimed wastewater for irrigation purposes, consistent with the requirements of the Irvine Ranch Water District.
 - f. Maintenance: All landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all planting.
11. Environmental control: Any permitted business or light industrial use shall be performed or carried out entirely within a building that is designed and constructed so that the enclosed operations and uses do not cause or produce a nuisance to adjacent sites, such as, but not limited to the following: Radio frequency interference, sound, vibration, electromechanical disturbance, electromagnetic disturbance, radiation, air pollution, dust, odors, fumes, emission of toxic or non-toxic matter, humidity, heat, cold or glare.

12. Lights: All lights shall be designed or located so that direct rays shall be confined to the premises.
13. Roof equipment screening: Roof equipment (air conditioner, heating, etc.) shall be screened from view from adjacent public street rights-of-way and residential areas. Solar collector panels shall be excepted from this requirement.
14. Utility placement: On-site utility lines shall be placed underground, unless alternative locations are approved by a Use Permit.
15. Architecture: An architectural theme including a list of exterior building materials and colors shall be established by the Site Development Permit. Said theme and design shall be in accordance with the architectural guidelines established in the Feature Plan. All structures including accessory buildings and signs shall adhere to the established theme and utilize the approved exterior building materials.
16. All outdoor uses are prohibited, except the following:
 - a. Off street parking.
 - b. Loading and unloading.
 - c. Trash containers.
 - d. Eating areas.
 - e. Landscape nurseries.
 - f. Children's play areas associated with a restaurant use.

Outdoor uses shall be identified by each Site Development Permit.

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CHAPTER III: HIGH TECHNOLOGY REGULATIONS

A. Purpose and Objectives

The purpose of these provisions is to regulate the design and development of a broad range of uses including high technology land uses. It is the intent of this Chapter to permit the location of businesses and industries services which are oriented toward a high level of technology and which employ a high proportion of scientists, engineers and technicians.

B. Land Use Regulations

Land use regulations for the High Technology zoning district shall be subject to the regulations in Lake Forest Municipal Code Section 9.72.090 (Non-Residential Land Use Matrix), column "I."

C. Site Development Standards

1. Building site area: No minimum.
2. Building height limit: Building heights shall comply with the provisions of Section 9.144.050 (Height Limits) of the Lake Forest Municipal Code.

Within the High Technology and Light Industrial Planning Areas, prior to issuance of any building permit for any structure or buildings which are proposed to be greater than 35 feet above the proposed grade elevation, applicant shall obtain approval of a Use Permit.

3. Building setbacks: All setbacks shall be measured from the ultimate right-of-way line and interior property lines.
 - a. Adjacent to an arterial highway: Along any arterial highway, buildings shall be set back a minimum of thirty (30') feet from the ultimate right-of-way line, except that unsupported roofs or architectural elements serving energy or aesthetic needs may project six (6') feet into the required setback area.
 - b. Adjacent to local street: Along any local street, buildings shall be set back a minimum of fifteen (15') feet from the ultimate right-of-way line, except that unsupported roofs or architectural elements may project six (6') into the required setback area.
 - c. Adjacent to a non-residential parcel: Along property lines that separate business park and non-residential uses there shall be no required minimum setback.

4. Site Coverage: No maximum, except as follows: Site Coverage: No maximum.
5. Off-street parking: Off-street parking shall be provided in accordance with Chapter 9.168 (Off-street Parking) of the Lake Forest Municipal Code.
6. Signs: Signs shall be permitted in accordance with Chapter 9.164 (Signs) of the Lake Forest Municipal Code.
7. Loading: All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets and highways.
8. Trash and storage areas: All storage, including cartons, containers, materials, products or trash, shall be shielded from view within a building or area enclosed by a solid masonry wall not less than six (6') feet in height.
9. Screening:
 - a. An opaque screen as referred to herein shall consist of one or any combination of the following types:
 1. Walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material in a minimum of four (4") inches thick.
 2. Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 3. Fences, solid: A solid fence shall be constructed of wood or other materials a minimum nominal thickness of one (1) inch and it shall form an opaque screen
 4. Landscaping: Plant materials, consisting of evergreen trees or shrubs.
 5. The Director of EMA shall require that either a wall, berm or fence (or combination thereof) be installed if, after eighteen (18) months following installation, plant materials have not formed an opaque screen, or if an opaque screen is not maintained.
 - b. Streets and intersections: Screening (including walls and fences) along all streets and boundaries shall have a height of not less than thirty-six (36") inches nor more than forty-two (42") inches within twenty (20') feet of the point of intersection of:
 1. A vehicular accessway or driveway and a street.
 2. A vehicular accessway or driveway and a sidewalk.

3. Two or more vehicular accessways, driveways or streets.
- c. Parking areas abutting highways: An opaque screen shall be installed along all parking areas abutting a highway. Except as otherwise provided, the screening shall have a total height of not less than thirty-six (36") inches nor more than forty-two (42") inches above the finished grade.
- d. Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5') feet inside the boundary, is lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements for this section.
- e. Outdoor storage: All outdoor storage of materials and products shall be screened from view from adjacent streets and highways.
- f. For development within the viewshed of the Serrano Creek Open Space, Conservation and Scenic Corridor: Prior to clearance for issuance of any building or grading permits the landowner shall obtain approval by Director, EMA of an edge treatment plan including setback, landscaping and berming to screen the proposed development from the trail along Serrano Creek Open Space, Conservation and Scenic Corridor.
- g. Mechanical equipment: Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts, and exhaust shall be screened from view from any abutting street or highway.
10. Landscaping: Landscaping, consisting of evergreen or deciduous trees, shrubs, ground cover, or hardscape shall be installed and maintained subject to the following standards:
 - a. Boundary landscaping abutting arterial highways is required to an average depth of fifteen (15') feet and a minimum depth of five (5') feet, except for those areas required for street openings.
 - b. Boundary landscaping along public streets, other than arterial highways, is required to an average depth of ten (10') feet and a minimum depth of five (5') feet.
 - c. Side and rear setback areas: All unpaved, non-work areas not utilized for parking or storage shall be landscaped.

- d. An additional amount of landscaping, equal to at least five (5) percent of the net flat pad area of the parcel is required, and a minimum of fifty (50) percent of such landscaping shall be located in the area devoted to parking.
 - e. Separation: Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six (6") inches higher than the adjacent vehicular area or in some manner be protected from vehicular damage.
 - f. For development within the viewshed of the Serrano Creek Open Space, Conservation and Scenic Corridor: Prior to clearance for issuance of any building or grading permits the landowner shall obtain approval by the Director of Development Services of landscape plans including natural or naturalized plant materials as theme elements blend with the existing scenic character of the site.
 - g. Watering: Permanent automatic watering facilities shall be provided for all landscaped areas. Site development plans shall incorporate provisions for a dual water system utilizing reclaimed wastewater for irrigation purposes, consistent with the requirements of the Irvine Ranch Water District.
 - h. Maintenance: All landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all planting.
11. Environmental control: Any permitted business or light industrial use shall be performed or carried out entirely within a building that is designed and constructed so that the enclosed operations and uses do not cause or produce a nuisance to adjacent sites, such as, but not limited to the following: Radio frequency interference, sound, vibration, electromechanical disturbance, electromagnetic disturbance, radiation, air pollution, dust, odors, fumes, emission of toxic or non-toxic matter, humidity, heat, cold or glare.

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CHAPTER IV: LIGHT INDUSTRIAL REGULATIONS

A. Purpose and Objectives

The purpose of these provisions is to regulate the design and development of future light industrial uses. It is the intent of this Chapter to permit the location of businesses and industries engaged in light manufacturing; business, professional and administrative offices; service industries; and limited service commercial uses, accessory to the employment uses. Businesses that spend a high proportion of sales on research and development, and that employ a high proportion of scientists, engineers, and technicians are encouraged.

B. Land Use Regulations

Land use regulations for the Light Industrial zoning district shall be subject to the regulations in Lake Forest Municipal Code Section 9.72.090 (Non-Residential Land Use Matrix), column “I.”

C. Site Development Standards

1. Building site area: No minimum.
2. Building height limit: No maximum except that building heights shall comply with the provisions of Section 9.144.050 (Height Limits) of the Lake Forest Municipal Code.

Within the High Technology and Light Industrial Planning Areas, prior to the issuance of any building permit for any structure or buildings which are proposed to be greater than 35 feet above the proposed grade elevation, applicant shall obtain approval of a Use Permit.

3. Building setbacks: All setbacks shall be measured from the ultimate right-of-way line and interior property lines.
 - a. Adjacent to an arterial highway: Along any arterial highway, buildings shall be set back a minimum of thirty (30') feet from the ultimate right-of-way line, except that unsupported roofs or architectural elements serving energy or aesthetic needs may project six (6') feet into the required setback area.
 - b. Adjacent to local street: Along any local street, buildings shall be set back a minimum of fifteen (15') feet from the ultimate right-of-way line, except that unsupported roofs or architectural elements may project six (6') into the required setback area.
 - c. Adjacent to a non-residential parcel: Along property lines that separate business park and non-residential uses there shall be no required minimum setback.

4. Site Coverage: No maximum.
5. Off-street parking: Off-street parking shall be provided in accordance with Chapter 9.168 (Off-street Parking) of the Lake Forest Municipal Code.
6. Signs: Signs shall be permitted in accordance with Chapter 9.164 (Signs) of the Lake Forest Municipal Code.
7. Loading: All loading shall be performed on the site. Loading platforms and areas shall be screened from view from adjacent streets and highways.
8. Trash and storage areas: All storage, including cartons, containers, materials, products or trash, shall be shielded from view within a building or area enclosed by a solid masonry wall not less than six (6') feet in height.
9. Screening:
 - a. An opaque screen as referred to herein shall consist of one or any combination of the following types:
 1. Walls: A wall shall consist of concrete, stone, brick, tile or similar type of solid masonry material in a minimum of four (4") inches thick.
 2. Berms: A berm shall be constructed of earthen materials and it shall be landscaped.
 3. Fences, solid: A solid fence shall be constructed of wood or other materials a minimum nominal thickness of one (1) inch and it shall form an opaque screen.
 4. Landscaping: Plant materials, consisting of evergreen trees or shrubs.
 5. The Director of EMA shall require that either a wall, berm or fence (or combination thereof) be installed if, after eighteen (18) months following installation, plant materials have not formed an opaque screen, or if an opaque screen is not maintained.
 - b. Streets and intersections: Screening (including walls and fences) along all streets and boundaries shall have a height of not less than thirty-six (36") inches nor more than forty-two (42") inches within twenty (20') feet of the point of intersection of:

1. A vehicular accessway or driveway and a street.
 2. A vehicular accessway or driveway and a sidewalk.
 3. Two or more vehicular accessways, driveways or streets.
- c. Parking areas abutting arterial highways or residential area: An opaque screen shall be installed along all parking areas abutting a highway. Except as otherwise provided, the screening shall have a total height of not less than thirty-six (36") inches nor more than forty-two (42") inches above the finished grade.
 - d. Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5') feet inside the boundary, is lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with, additional screening to satisfy the screening requirements for this section.
 - e. Outdoor storage: All outdoor storage of materials and products shall be screened from view from adjacent streets and highways.
 - f. For development within the viewshed of the Serrano Creek Open Space, Conservation and Scenic Corridor: Prior to clearance for issuance of any building or grading permits the landowner shall obtain approval by Director, EMA of an edge treatment plan including setback, landscaping and berming to screen the proposed development from the trail along Serrano Creek Open Space, Conservation and Scenic Corridor.
 - g. Mechanical equipment: Mechanical equipment placed on any roof such as, but not limited to, air conditioning, heating, ventilating ducts, and exhaust shall be screened from view from any abutting street or highway.
10. Landscaping: Landscaping, consisting of evergreen or deciduous trees, shrubs, ground cover, or hardscape shall be installed and maintained subject to the following standards:
 - a. Boundary landscaping abutting arterial highways is required to an average depth of fifteen (15') feet and a minimum depth of five (5') feet, except for those areas required for street openings.
 - b. Boundary landscaping along public streets, other than arterial highways, is required to an average depth of ten (10') feet and a minimum depth of five (5') feet.
 - c. Side and rear setback areas: All unpaved, non-work areas not utilized for parking or storage shall be landscaped.

- d. Separation: Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six (6") inches higher than the adjacent vehicular area or in some manner be protected from vehicular damage.
 - e. For development within the viewshed of the Serrano Creek Open Space, Conservation and Scenic Corridor: Prior to clearance for issuance of any building or grading permits the landowner shall obtain approval by the Director of Development Services of landscape plans including natural or naturalized plant materials as theme elements blend with the existing scenic character of the site.
 - f. Watering: Permanent automatic watering facilities shall be provided for all landscaped areas. Site development plans shall incorporate provisions for a dual water system utilizing reclaimed wastewater for irrigation purposes, consistent with the requirements of the Irvine Ranch Water District.
 - g. Maintenance: All landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.
11. Environmental control: Any permitted business or light industrial use shall be performed or carried out entirely within a building that is designed and constructed so that the enclosed operations and uses do not cause or produce a nuisance to adjacent sites, such as, but not limited to the following: Radio frequency interference, sound, vibration, electromechanical disturbance, electromagnetic disturbance, radiation, air pollution, dust, odors, fumes, emission of toxic or non-toxic matter, humidity, heat, cold or glare.

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CHAPTER V: OPEN SPACE REGULATIONS

A. Purpose and Objectives

Portions of the Pacific Commercentre Planned Community are planned for open space uses. Open space areas will consist of natural slopes, manufactured slopes and landscaped areas.

The precise nature and location of open space areas will depend, in part, on precise roadway alignments and final grading plans. The location and treatment of open space lands within the Planned Community will be further defined in the Feature Plan. Minimum open space acreage will be as set forth in this Planned Community Program.

B. Land Use Regulations

Land use regulations for the Open Space zoning district shall be subject to the regulations in Lake Forest Municipal Code Section 9.72.090 (Non-Residential Land Use Matrix), column "OS."

C. Site Development Standards

1. Site development standards for the Open Space zoning district shall be subject to the Lake Forest Municipal Code Section 9.72.020 (OS Open Space District).
2. An Open Space Plan shall be prepared in association with a Feature Plan and shall address the open space and recreation proposals within the affected Planning Area. The following specific information shall be addressed in the Open Space Plan:
 - a. Extent and nature of areas proposed for dedication to the County of Orange.
 - b. The proposed limits of grading and structural development relative to open space lands.
 - c. Landscaping treatments and plant pallets.
 - d. Location and trail easements.
 - e. Methods of achievement of fuel modification.

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CHAPTER VI: BOUNDARY DESCRIPTION

That portion of Lot 10 of the Rancho Canada de Los Alisos, as per map recorded in Book 3, Pages 290 and 291 of miscellaneous records of Los Angeles County, California, bounded as follows:

Northwesterly, Northeasterly and Easterly by the Northwesterly, Northeasterly and Easterly line of the land described in Deed to the Roman Catholic Archbishop of Los Angeles, recorded March 22, 1963 in Book 6477, Page 35 of Official Records of Orange County, California.

Southeasterly and Southerly by the Northwesterly and Northerly line of the land described in Deed to Woodbine Corporation, recorded October 2, 1975 in Book 11528, Page 1642 of said Official Records; and

Southwesterly by the Northeasterly line of Trabuco Road, as described in Deed to Orange County, recorded September 30, 1931 in Book 512, Page 62 of said Official Records.

Except all oil, gas, other hydrocarbons and other minerals in and to said real property in which grantor presently owns or may obtain an interest, together with the right as hereinafter limited, to drill, redrill, deepen, complete and maintain well holes, under, through and beyond, and to drill for, produce, extract, take and remove oil, gas and other hydrocarbon substances (and water necessary therefor), and other minerals from and through said real property, together with rights of way and easements for any and all of the above mentioned purposes, but with no right of entry upon or through said real property, except beneath a depth of 500 feet below the present surface of the said real property, by deed recorded in Book 11784, Page 827 of Official Records.

All of Parcel 1 in the unincorporated territory of the County of Orange, State of California as shown on a map recorded in Book 96, Pages 3 and 4 of Parcel Maps, Records of said county described as follows:

BEGINNING at the most easterly corner of said parcel; thence North 40°22'13" West, 1439.84 feet; thence South 49°37'47" West, 800.00 feet thence North 68°20'13" West, 1600.00 feet; thence North 88°54'52" West, 2754.34 feet; thence North 55°38'20" West, 672.08 feet; thence South 35°54'40" West, 2000.00 feet; thence South 39°19'37" East, 418.77 feet; thence South 65°13'56" East, 1243.04 feet; thence South 25°54'37" West, 691.75 feet; thence South 33°22'16" East, 341.93 feet; thence North 85°32'40" East, 589.18 feet; thence North 85°08'47" East, 1004.60 feet; thence North 84°44'56" East, 492."52 feet; thence North 00°17'42" East, 361.93 feet; thence North 7°06'14 East 674.76 feet; thence South 89°42'18" East, 400.00 feet; thence South 54°40'24" East, 592.30 feet; thence South 37°52'32" East, 698.49 feet; thence North 84°17'22" East, 113.74 feet; thence North 85°50'53" East, 749.99 feet; thence North 34°04'30° East, 234.05 feet; thence North 14°52'36" East, 814.51 feet; thence South 41°55'37" East, 778.78 feet; thence North 47°00'47" East, 1417.93 feet to the POINT OF BEGINNING.



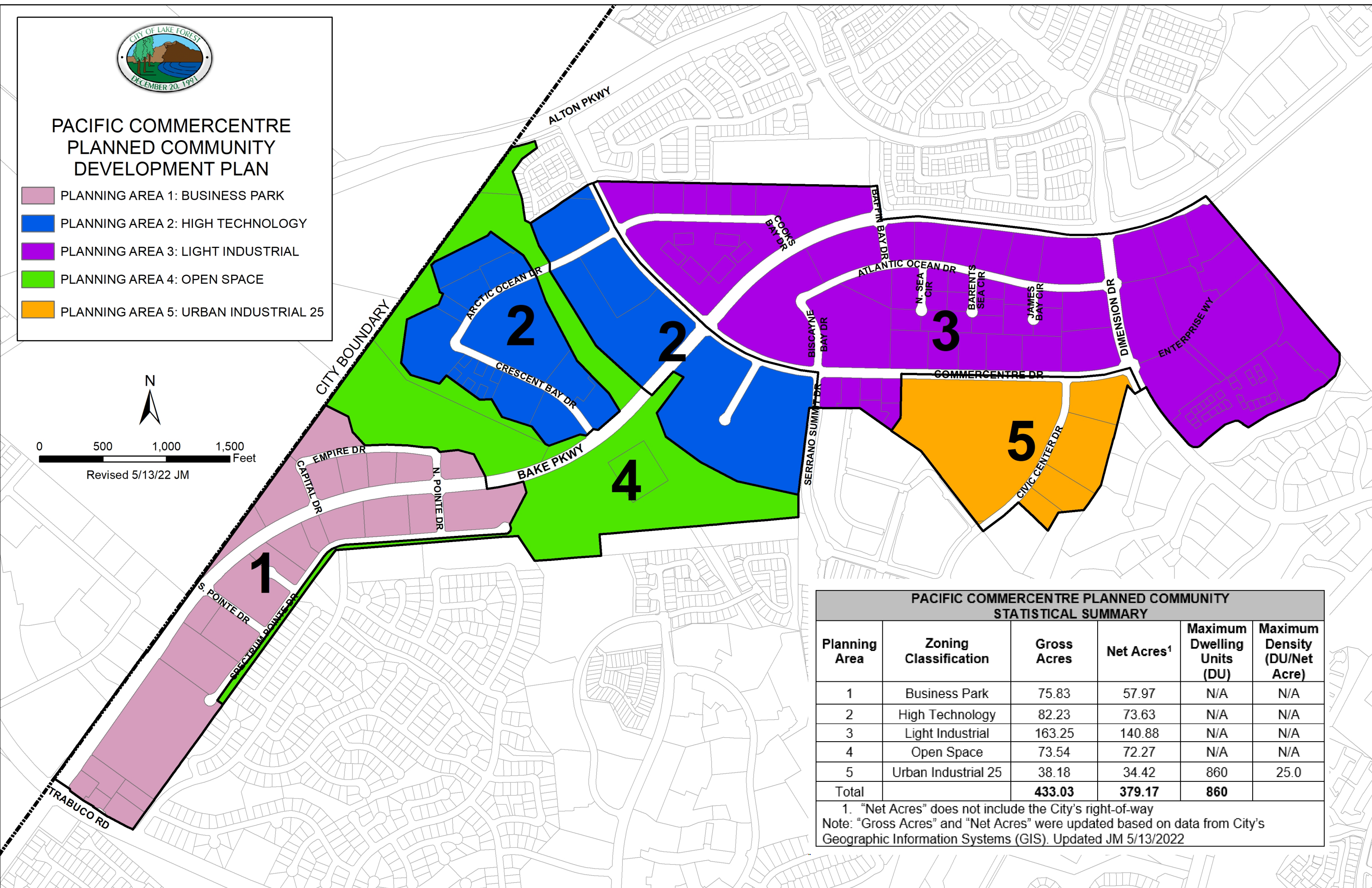
PACIFIC COMMERCENTRE
PLANNED COMMUNITY
DEVELOPMENT PLAN

- PLANNING AREA 1: BUSINESS PARK
- PLANNING AREA 2: HIGH TECHNOLOGY
- PLANNING AREA 3: LIGHT INDUSTRIAL
- PLANNING AREA 4: OPEN SPACE
- PLANNING AREA 5: URBAN INDUSTRIAL 25



0 500 1,000 1,500 Feet

Revised 5/13/22 JM



PACIFIC COMMERCENTRE PLANNED COMMUNITY STATISTICAL SUMMARY					
Planning Area	Zoning Classification	Gross Acres	Net Acres ¹	Maximum Dwelling Units (DU)	Maximum Density (DU/Net Acre)
1	Business Park	75.83	57.97	N/A	N/A
2	High Technology	82.23	73.63	N/A	N/A
3	Light Industrial	163.25	140.88	N/A	N/A
4	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 Note: "Gross Acres" and "Net Acres" were updated based on data from City's Geographic Information Systems (GIS). Updated JM 5/13/2022					

CHAPTER VII: MIXED-USE ZONING REGULATIONS

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