

PORTOLA CENTER AREA PLAN

CHAPTER NINE

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9.1 PORTOLA CENTER AREA PLAN ALTERNATIVE DEVELOPMENT STANDARDS

The Portola Center Project site includes three Planning Areas comprised of eight Planning Units within the boundaries of the Portola Hills Planned Community, and, while still part of the Portola Hills Community, the Portola Center Area Plan includes many similar but distinct land uses and development standards from those contained in the Portola Hills Planned Community Regulations. The Portola Hills Planned Community Regulations allow for alternative development standards to be established by an Area Plan for an individual Planning Area or Areas. Section III of the Portola Hills Planned Community Regulations states that "alternative development standards may be established by approval of an Area Plan or Site Plan as described in Sections VII and XVIII." Section XVII further states that "An Area Plan may be approved which establishes alternative site development standards or uses for residential and nonresidential projects."

Consistent with the provisions of the Portola Hills Planned Community Regulations, the community design guidelines, land use regulations, and development standards contained in this Area Plan shall prevail over development in the Portola Center Project Planning Areas. The land use regulations and development standards control allowable uses and establish minimum and maximum standards, respectively, whereas the community design guidelines establish a conceptual design framework to control the quality and character of development in the Project. Any future amendments to this Area Plan or establishment of new Planning Areas or Planning Units within the Portola Center Project site shall comply with the Area Plan Amendment provisions of the Portola Hills Planned Community Regulations, Section XVII, "Area Plan Regulations and Procedures" which specifies the content and procedures by which an Area Plan can be amended or created.

9.2 PORTOLA CENTER AREA PLAN REGULATIONS AND PROCEDURES

All individual development applications proposed for the Portola Center, including but not limited to zone changes, site development plans, subdivision maps, public and private infrastructure improvements, and other discretionary projects within the Project site boundaries shall be consistent with the land use regulations, development standards, and community design guidelines of this Area Plan. The zoning set forth in the Development Standards section of Chapter Seven of this Area Plan constitutes the zoning within the Portola Center for the Project's residential and nonresidential uses.

Should any of the provisions of this Area Plan conflict with the land use regulations or development standards of the City of Lake Forest or the Portola Hills Planned Community Regulations, the requirements of this Area Plan shall prevail. Any aspect of land use regulations or development standards not covered within this Portola Center Area Plan, subsequent plan approvals, and/or the Portola Hills Planned Community Regulations shall be regulated by the applicable sections of the City of Lake Forest Zoning Ordinances.

In the event any regulation, condition, plan, or portion of this Area Plan is held invalid or unconstitutional by a California Court or Federal Court of Competent Jurisdiction, such provision(s) and the invalidity of such provision(s) shall not affect the validity and applicability of the remaining provisions, regulations, conditions, and/or plans.

9.3 SITE DEVELOPMENT PERMIT REQUIREMENTS

Section 9.184.020(B) of the City of Lake Forest Municipal Code states that Site Plans are included within the term "site development permit." The purpose of a site development permit is to provide for the administrative review of detailed development plans for a proposed use. Uses which require a site development permit are regarded as having a relatively low potential for adverse impacts on the subject site or surrounding community due to the nature or magnitude of the use vis-a-vis the sensitivity of the subject site or surrounding community.

A site development permit is a Precise Plan of development and shall include the same elements described in subsection C for use permits.

A site development permit shall be processed per Section 9.184.040(D), "Administrative action," unless the Director of Development Services determines on a case-by-case basis that the public interest would be better served by a public hearing before the Planning Commission. In such cases, the site development permit shall be processed per Section 9.184.040(C), "Public hearings." If the land use regulations of a planned community or a specific plan allow a site development permit or site plan to modify the site development standards to be less restrictive than otherwise

stated in the enabling ordinance, such a site development permit shall always require a public hearing before the Planning Commission per Section 9.184.040(C).

If the land use regulations of a planned community or specific plan allow a site development permit or site plan to authorize a use not specifically identified as permitted by the enabling ordinance, such site development permit shall always require a public hearing before the Planning Commission per Section 9.184.040(C). Establishment, maintenance and operation of the use or uses proposed by the application shall be in compliance with the information and specifications shown on the approved site development permit.

9.4 SUBSEQUENT DEVELOPMENT APPROVALS

The Portola Center Project will require various subsequent permits and approvals to implement this Area Plan, some of which are administrative, but others which will be discretionary. Table 9-1 below outlines these additional approvals and identifies the decision-making body(ies) for each.

TABLE 9-1: PORTOLA CENTER SUBSEQUENT APPROVALS AND DECISION BODY

ACTION	APPLICATION	REVIEW BODY
First Tentative Map Submittal	Area Plan / Tentative Tract Map (TTM)	PC, CC (PH)
Minor Modifications to First Tentative Map Submittal Package	City Attorney / City Manager to determine scope of review (Section 7.7 of DA)	CA/CM OR CC
Amended Tentative Map Submittal	Amended Area Plan / Amended TTM	PC, CC (PH)
Amend Area Plan (AP)	Amended Area Plan	CC (PH)
Subsequent Tentative Maps	Tentative Map (Tract or Parcel)	PC (PH)
Airspace or one-lot subdivisions	Tentative Map (Tract or Parcel)	PC (PH)
Condominium Conversion	Tentative Map (Tract or Parcel)	PC (PH)
"A" and/or "B" Final Maps	Final Map (Tract or Parcel)	CC (Consent)
New Single-Family Neighborhoods (R1 to R4)	Site Plan for review of plotting, architecture, colors, street furniture, and compliance with adopted development standards	DS; or PC (PH) if referred by Director of DS
New Multi-Family Neighborhoods (R5 to R7)	Site Plan for review of product layout, access, plotting, architecture, landscaping, & compliance with AP dev. standards	PC (PH)
Mixed Use Development	Site Plan	PC (PH)
Alternative Development Standards	AP or Site Plan reviewed in conjunction w/ Project	PC (PH)
Gateway/Community Monuments, Signage	Planned Sign Program	PC (PH)
Master Landscape Plan	Review of exterior and interior slopes, street medians, wall plantings, other common landscaping, in accordance with Area Plan	PC (PH)
Park Recreation Centers	Site Plan	DS
Model Home Complex	Site Plan	DS
Model Home Signage	Minor Planned Sign Program	PC (PH)
Parks & Trails (Construction Drawings)	Ministerial Review	PW; DS
Grading Plans, Building Plans, Street Improvement Plans, Retaining Wall Plans, etc	Ministerial Review	PW; DS

DS = Development Services
PH = Public Hearing

PC = Planning Commission
CA = City Attorney

CC = City Council
CM = City Manager
PW = Public Works