

**COMMUNITY DEVELOPMENT
PROJECT STATUS REPORT
September 14, 2020
DISCRETIONARY APPLICATIONS ON FILE**

PROJECT NO.	STAFF	APPROVAL BODY	DESCRIPTION	LOCATION / APPLICANT	WORKFLOW	STATUS
Change Plan 02-20-5337	Amanda Lauffer	Admin	Request: Exterior remodel of the Foothill Ranch Maintenance Corporation Community Clubhouse building and pool deck	20721 Burbank / Dante Russell, Ideate Design-Build	Submitted February 10, 2020. Under review. Screencheck letter sent on March 10, 2020. Resubmitted August 19, 2020.	UNDER REVIEW
Change Plan 02-20-5339	Amanda Lauffer	Admin	Request: Installation of 3 new canopies over sections of the existing outdoor play area at Arbor Christian Fellowship.	23302 El Toro Road / Greg Wideen, Arbor Christian Fellowship	Submitted February 12, 2020. Under review. Screencheck letter sent on March 10, 2020.	UNDER REVIEW
Change Plan 03-20-5345	Jennifer Mansur	Admin	Request: Modifications to Phase II of the 2004 approved master plan (Use Permit 2000-13) for the Ascension Cemetery.	24754 Trabuco Road / Brian Hixson, ProActive Engineering	Submitted on March 3, 2020. Under review. Screencheck letter sent on March 25, 2020. Approved on August 10, 2020	APPROVED, APPEAL ENDS AUGUST 25
Change Plan 06-20-5358	Amanda Lauffer	Admin	Request: Minor modification to an existing wireless facility for antenna and equipment modifications.	23122 El Toro Road / Jeremy Siegel, AT&T Mobility	Submitted June 2, 2020. Under review. Incomplete letter sent to applicant July 2, 2020.	UNDER REVIEW
Change Plan 06-20-5361	Amanda Lauffer	Admin	Request: Exterior modification to an existing auto bay building at an existing service station to convert to a food mart	22391 El Toro Road / Ben Steckler, Fielder Group	Submitted June 11, 2020. Under review. Screencheck letter sent July 8, 2020. Resubmitted August 14, 2020. 2nd Screencheck sent September 3, 2020	UNDER REVIEW

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Change Plan 06-20-5366	Jennifer Mansur	Admin	Request: Proposed modifications to the approved plans for SDP 06-4923, which included a façade remodel, patio additions, and site improvements to the Avila's El Ranchito restaurant building.	24406 Muirlands Blvd. / Bruce James, B. James Ltd.	Submitted June 29, 2020. Screencheck letter sent on July 27, 2020. Resubmitted on August 24, 2020.	UNDER REVIEW
Change Plan 08-20-5370	Jonah Pellecchia	Admin	Request: Remove one cabinet, install 2 cabinets, upgrade cabinet equipment/ components, replace three antennas, install three RRU, install hybrid cable.	20732 1/2 El Toro Road / Mike Peluso, Crown Castle on behalf of T-Mobile	Submitted August 20, 2020. Approved September 2, 2020. Appeal period to end on September 17, 2020	APPROVED, APPEAL PERIOD ENDS ON SEPTEMBER 17
Change Plan 08-20-5371	Jonah Pellecchia	Admin	Request: T-Mobile is proposing to modify an existing wireless facility by removing and replacing six antennas and associated equipment. Site will be painted to match existing structure.	23192 Lake Center Drive / Robert Ramirez on behalf of T-Mobile	Applicant came to the counter on August 20, 2020. Application was incomplete. Additional information requested on August 25, 2020.	UNDER REVIEW
Change Plan 08-20-5372	Amanda Lauffer	Admin	Request: Modification to an existing wireless modification to remove and replace 3 antennas and 3 RRUs.	26390 Forest Ridge / Justin Causey, Md7 LLC	Submitted August 25, 2020.	UNDER REVIEW
Change Plan 09-20-5373	Jonah Pellecchia	Admin	Request: Remove (6) existing antennas and replace with (6) new antennas. Remove (9) RRUS and replace with (9) RRUS. Update associated equipment.	27855 Glenn Ranch / Melissa Keith on behalf of Eukon Group	Submitted August 28, 2020. Under Review.	UNDER REVIEW

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<p>General Plan Amendment 03-18-5145/Zone Change 03-18-5144/UP 03-18-5146 (Great Scott)</p>	<p>Marie Luna</p>	<p>PC/CC</p>	<p>Request: A General Plan Amendment to change the General Plan designation from OS to Light Industrial; A Zone Change to change the zoning of the property from General Agriculture (A-1) to Light Industrial (M-1) to establish a contractor storage yard use (Great Scott).</p>	<p>20865 Canada Road / Norah Jaffan, EPD Solutions, Inc.</p>	<p>Submitted on March 22, 2018. Under review. Deemed Incomplete. Screencheck letter sent out on April 19, 2018. Awaiting proposals for environmental impact assessment from on-call consultants. Project pending resubmittal. Resubmitted December 18, 2019. Screencheck sent January 16, 2020. Finalizing proposal review; Applicant submitted plans for 2nd screencheck review on June 15, 2020. 2nd Screencheck letter sent on July 8, 2020. Applicant indicated project description has been revised to include an additional</p>	<p>PENDING RESUBMITTAL</p>
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<p>General Plan Amendment 12-19-5328, Zone Change 12-16-5329, Tentative Parcel Map 12-19-5326, Site Development Permit 12-19-5327, Planned Sign Program 04-20-5349</p>	<p>Jennifer Mansur</p>	<p>PC/CC</p>	<p>Request: A General Plan Amendment, Zone Change, Tentative Parcel Map, and Site Development Permit for the demolition of an existing +/- 28,000 square foot office building and development of 71 apartment units (70 affordable units and 1 non-income restricted manager's unit) with 12 Permanent Supportive Housing units and site amenities on 1.96 acres (Mountain View Affordable Housing Community).</p>	<p>24551 Raymond Way / Michael Ruane, National Community Renaissance</p>	<p>Submitted on December 9, 2019. Screencheck letter sent on January 7, 2020. Resubmitted on March 16, 2020. Screencheck letter sent on April 15, 2020. Resubmitted on May 12, 2020. Project was reviewed by the Planning Commission on July 23, 2020. The Planning Commission recommended approval of the project to the City Council. City Council approved the project at the August 18, 2020 City Council Meeting. The City Council conducted the second reading and adopted the ordinance for Zone Change 12-16-5329 at the September 1, 2020 City Council Meeting.</p>	<p>APPROVED</p>
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Site Development Permit 03-20-5348	Jennifer Mansur	Admin	Request: Modification and expansion of the Lake Forest II Sun and Sail Club tennis/pickleball courts, including the addition of 4 pickleball courts, replacement of a shade structure, construction of a 330 square foot pro shop, new site lighting, and new court striping.	24752 Toledo Way / Will McBurney, 24 HRC	Submitted on March 27, 2020. Screencheck letter sent on April 16, 2020. Resubmitted on May 7, 2020. Screencheck sent June 3, 2020. Resubmitted on July 14, 2020. Screencheck sent on August 6, 2020	UNDER REVIEW
Site Development Permit 06-18-5179	Ron Santos	Admin	Request: Installation of 6 small cell wireless communication facilities on Southern California Edison street light poles located within the public right-of-way.	Various right-of-way locations throughout the City / Brian Mahoney (MSquared Wireless representing Verizon)	Submitted on June 15, 2018. Under review.	Withdrawn July 31, 2019
Site Development Permit 06-20-5365	Jennifer Mansur	Admin	Request: New retail car dealership with 2 or fewer vehicles.	22772 Centre Drive, Suite 160 / Sam Ghodsi	Submitted on June 23, 2020. Approved on July 20, 2020	APPROVED, APPEAL ENDS AUGUST 14
Site Development Permit 07-19-5297	Ron Santos	Admin	Request: Installation of a "small cell" wireless communication facility on 5 new, SCE-owned streetlights in the public right-of-way, existing SCE-owned light standards to be removed.	26800.5 Portola Pkwy; 27252.5 Portola Pkwy; 27411.5 Portola Pkwy; 20131.5 Lake Forest Dr; 22371.5 El Toro Rd. / Sean Craig - Tangent Systems, LLC for Verizon Wireless	Submitted on July 31, 2019. Under review. Screencheck sent August 8, 2019.	UNDER REVIEW

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Tentative Parcel Map 07-20-5369 / Site Development Permit 07-20-5368 (Shah Property)	Marie Luna	PC	Subdivide an 18.28-acre parcel into 3 parcels, and build a new 4,200 square-foot building to be used as an electrical testing facility on Parcel 1.		Submitted July 21, 2020. Routed 8/7/20. Screencheck 1 letter sent August 21, 2020.	UNDER REVIEW
Use Permit 01-20-5331	Ron Santos	PC	Request: Convert existing 71,213 sq.-ft. industrial building into a 108,148 sq.-ft. self-storage facility.	25242 Arctic Ocean Drive / Bradley Kelly - Makena Properties	Submitted on January 13, 2020. Screencheck letter sent on February 12, 2020. Under review.	UNDER REVIEW
Use Permit 06-20-5360	Ron Santos	PC	Request: Request to establish Train-X Wellness Center, a personal training use, located within an existing 3,280 square foot tenant suite	21088 Bake Parkway, Unit 108 / Andrew Goldstein, Train-X Wellness Centers, LLS	Submitted on June 15, 2020. Approved at August 6, 2020 Planning Commission meeting.	APPROVED. Appeal Period Expiration: August 21, 2020
Use Permit 06-20-5364 (OC School of Massage)	Marie Luna	PC	Request: Request to establish a school of massage within an existing 1200 square-foot tenant suite in the Twin Peaks shopping center.	23615 El Toro Road, Suite R-1 / Amber Disneros, Orange County School of Massage.	Submitted June 19, 2020. Under review. Screencheck letter sent July 17, 2020. Resubmitted August 1, 2020. Scheduled for Planning Commission hearing on September 2, 2020.	SCHEDULED FOR PLANNING COMMISSION HEARING 9-3-20

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Use Permit 11-19-5315/Planned Sign Program 11-19-5316/Planned sign Program 05-20-5354	Jennifer Mansur	PC	Request: A request for the replacement of a bank building with a new car wash facility located in the Heritage Hill Shopping Center. Includes an amendment to the Planned Sign Program to accommodate signage for the car wash facility.	21781 Lake Forest Drive / Jeff Bergsma, Team Design	Submitted on November 7, 2019. Under Review. Screencheck letter sent on December 5, 2019. Resubmitted on March 12, 2020. Screencheck letter sent on April 9, 2020. Resubmitted on April 22, 2020 Scheduled for June 4, 2020 Planning Commission meeting. Applicant requested a continuance of the project to July 9, 2020 Planning Commission meeting. Applicant requested a continuance of the project to August 6, 2020 Planning Commission meeting. Application withdrawn on August 5, 2020.	Application Withdrawn.
	Ron Santos	CC	Request: CEQA significance thresholds guide update for change from level of service to vehicle miles traveled, as a metric of project-generated transportation impacts	City-wide / City of Lake Forest	Scheduled for July 21, 2020 City Council meeting. Approved July 21, 2020.	APPROVED

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	Ron Santos/ City Attorney	CC	Request: Ordinances amending various sections of LFMC, including: 9.04.030 – <i>Definitions</i> ; 9.72.090 – Land Use Matrix; 9.72.100 – <i>Non-Residential Building Setbacks</i> ; 9.144.070.1 – <i>Model Homes for Sales and Rentals</i> ; 9.144.080.4 – <i>Swimming Pools and Other Equipment</i> ; 9.144.080 – <i>Accessory Uses and Structures</i> ; 9.146.050 – <i>Accessory Dwelling Units</i> ; 9.164.070 – <i>Minor Planned Sign Program</i> ; Table 9.164.110A – <i>Temporary Signs Permitted</i> ; 9.168.040 – <i>Residential Off-street Parking Requirements</i> ; and 9.168.070 – <i>Off-street Parking Requirements, and adding 9.142 Donation Collection Boxes</i>	City-wide / City of Lake Forest	On May 7, 2020, the Planning Commission recommended approval to the City Council. Continued from the June 16, 2020 meeting, Approved July 7, 2020. 2nd reading July 21, 2020.	APPROVED
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