



City of Orange Planning Commission Meeting AMENDED Agenda

MONDAY, MARCH 4, 2013

REGULAR SESSION

7:00 PM • City Council Chambers

Commissioners:

William G. Steiner, Chair
Patricia "Pat" Buttress, Vice Chair
William "Bill" Cathcart
Adrienne Gladson
Raymond Grangoff

Staff:

Leslie Aranda Roseberry,
Planning Manager

Gary Sheatz,
Assistant City Attorney

Sandi Dimick,
Recording Secretary

Anna Pehoushek,
Principal Planner

Jennifer Le,
Senior Planner

Robert Garcia,
Associate Planner

Location:

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City Council Chambers

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If you are interested in addressing the Planning Commission on any item on this agenda, please **PRINT** today's date, your full name, address (with zip code) and phone number (optional) as well as the agenda item number on a yellow card provided on the table at the front door. Submit the completed card to the recording secretary at the front of the chambers. The Chair will call your name and allow you to speak when the item is considered. When you speak to the Commission, state your full name and address for the record. Members of the public must direct their questions to the Chair and not to other members of the Commission, the staff, or the audience. Speaking time is limited to three (3) minutes per person, so please organize your comments accordingly.

Regular Planning Commission meetings will be broadcast live on Time Warner Cable, Channel 3 and AT&T U-Verse, Channel 99 on the 1st and 3rd Mondays. You may also stream the meeting LIVE on the internet by logging onto the City of Orange website at www.cityoforange.org, clicking on Council Online; scroll down to find the meeting date & click on Video to watch. Upcoming event dates will become "In Progress" video links when the meeting begins. Click the link to watch the live event.

If a legal holiday falls on the 1st or 3rd Monday, the meeting will be held on Wednesday of that week.

NOTE: Any public record that is distributed less than 72 hours prior to the Planning Commission meeting will be made available at the Planning Commission meeting and at the City Clerk counter at City Hall, 300 E. Chapman Avenue, Orange, CA 92866.

PLEASE SILENCE ALL ELECTRONIC DEVICES

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. SEC. 12132) and the Federal Rules and Regulations adopted in implementation thereof, the agenda will be made available in appropriate alternative formats to persons with a disability. Please contact the Planning Division either in person at 300 E. Chapman Ave., Orange, CA or by calling (714) 744-7220 no later than 10:00 AM on the City business day preceding the scheduled meeting. If you need special assistance to participate in this meeting, please contact the City Clerk's Office at (714) 744-5500. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title 11].

REGULAR SESSION – COUNCIL CHAMBERS

1. OPENING

1.1 Call to Order:

1.2 Flag Salute:

1.3 Roll Call:

1.4 Public Participation:

Opportunity for members of the public to address the Commission on matters not listed on this agenda.

1.5 Continued or Withdrawn Items: None

1.6 Planning Manager Reports:

1.7 Announcement of Appeal Procedures (details found on last page of this agenda)

2. Consent Calendar:

2.1 APPROVAL OF MINUTES FROM THE REGULAR SCHEDULED MEETING OF FEBRUARY 4, 2013.

All matters listed under the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of said items unless members of the Planning Commission, staff or the public request specific items removed from the Consent Calendar for separate action.



3. Continued Hearing:

3.1 **TITLE 17 (ZONING) AMENDMENT- TRANSITIONAL HOUSING AND SUPPORTIVE HOUSING**

Continued from the Planning Commission meeting of February 4, 2013. An Ordinance amending Title 17 (Zoning) of the OMC to allow “transitional housing” and “supportive housing” in Single-Family Residential, Duplex Residential, Multi-Family Residential, Old Towne Mixed Use, and Public Institution zoning districts either as a “permitted” or “conditionally permitted” use, pursuant to State law.

LOCATION: Citywide

NOTE: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15305 (Class 5 – Minor Alterations to Land Use Limitations). This exemption applies to projects involving minor changes in land use limitations which do not result in changes in land use or density. The proposed Ordinance Amendment falls under a Class 5 categorical exemption because it involves a minor amendment to the Zoning Code that adds definition for transitional and supportive housing and establishes land use regulations allowing those uses in zoning districts where similar housing types are already allowed. Therefore, it does not change land use or density. It also does not propose or require physical changes to any specific property.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution 06-13 recommending the City Council approve an Ordinance amending Title 17 (Zoning) of the OMC to allow for Transitional Housing and Supportive Housing in Single Family Residential, Duplex Residential, Multi-Family Residential, Old Towne Mixed Use, and Public Institution Zoning districts either as permitted or conditionally permitted use pursuant to State law.

4. New Hearings:

4.1 **CONDITIONAL USE PERMIT NO. 2888-12 –TONE BARRE**

The applicant proposes a fitness studio for instructional low impact fitness and mat pilates classes in a commercial center.

LOCATION: 2076 N Tustin

NOTE: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) because the project includes no expansion of the existing building.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution 11-13 allowing a 1,020 SF fitness studio as an instructional use.

4.2 MAJOR SITE PLAN REVIEW NO. 0704-12; MITIGATED NEGATIVE DECLARATION NO. 1831-12; VARIANCE NO. 2222-12; ADMINISTRATIVE ADJUSTMENT NO. 201-13; AND DESIGN REVIEW COMMITTEE NO. 4652-12 – AMLI RESIDENTIAL

The applicant proposes to redevelop an existing surface parking lot with a new 334 unit apartment development, leasing office, clubhouse (with fitness center, club room lounge, and business center), two courtyards (with swimming pool and outdoor lounge areas) and two abutting parking structures; one will serve the residential development (610 spaces) while the other will provide replacement parking for the Doubletree Hotel (494 spaces) that is presently provided in the surface parking lot. The residential unit will be oriented to area streets & arranged around the two courtyards. The applicant is requesting an 80-space variance for the apartment complex parking as well as a 1 foot reduction in the parking structure drive aisle width.

LOCATION: 3537 S. The City Way

NOTE: Mitigated Negative Declaration No. 1831-12 was prepared to evaluate the physical environmental impacts of the project, in conformance with the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15070 and in conformance with the Local CEQA Guidelines. The MND finds that the project will have less than significant impacts to the environment, with the implementation of standard conditions and mitigation measures.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution 12-13 for a new 334 multifamily residential development and associated parking structures.

The Circulation and Mobility Element of the General Plan, adopted in March 2010, describes the City’s Critical Intersection Program and Figure CM-2 (Master Plan of Streets and Highways) and graphically identifies “critical intersections” on a City-wide map. The “critical intersections” shown on Figure CM-2 does not accurately depict the intersections in the City with “critical intersection” status. This inconsistency was discovered after adoption of the 2010 General Plan. The subject General Plan Amendment corrects Figure CM-2 and makes minor clarifications to the text description of the Critical Intersection Program. In addition, the subject General Plan Amendment corrects Figure CM-2 by re-labeling several roadways that are located outside the City jurisdiction as “Roadways Outside of Planning Area”.

LOCATION: Citywide

NOTE: Final Program Environmental Impact Report No. 1815-09 for the Comprehensive General Plan Update was certified on March 9, 2010 and prepared in accordance with the California environmental Quality Act (CEQA). The EIR and its associated traffic analysis evaluated existing and future “build out” traffic volumes and identified certain intersections as “needing improvements” to accommodate those volumes. It was the City’s intent to show the intersections identified in the EIR as “needing improvements” as “critical intersections” on Figure CM-2 of the Circulation and Mobility Element. However, an error was made and the intersections identified in the 2010 General Plan EIR as “needing improvements” were not exactly matched to the “critical intersections” shown on General Plan Figure CM-2. As such, the proposed General Plan Amendment makes corrections to the General Plan, making the General Plan content consistent with the technical analysis provided in the EIR.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution No. 09-13 recommending that the City Council approve the amended Circulation and Mobility Element in order to revise the text description of the City’s Critical Intersection Program and to correct Figure CM-2 to correctly identify “critical intersections” and re-label certain roadways as “roadways outside of planning area”.

4.4 ZONE CHANGE 1269-13 - LEMON STREET CORRIDOR

The City of Orange General Plan update was adopted in March 2010. The Lemon Street Corridor 2010 General Plan Land Use Focus Area, located south of Hoover Avenue and north of Collins Avenue has properties designated Medium Density Residential (MDR), Light Industrial (LI) and Industrial (I).

LOCATION: South of Hoover Avenue and North of Collins Avenue

NOTE: Final Program Environmental Impact Report (EIR) No, 1815-09 for the Comprehensive General Plan Update was certified on March 9, 2010 and prepared in accordance with the California Environmental Quality Act (CEQA). The proposed activity is within the scope of the previously approved General Plan and is adequately described in the previously certified General Plan Program EIR for purposes of CEQA.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution 08-13 recommending the City Council approve Zone Change 1269-13 and adopt an Ordinance rezoning properties in the portion of the Lemon Street Corridor 2010 General Plan Land Use Focus Area south of Hoover Avenue and North of Collins Avenue to establish consistency between the Medium Density Residential, Light Industrial and Industrial General Plan Land Use Designation and Zoning classification in accordance with State law.

5. Adjournment:

Adjourn to the next regular scheduled meeting on Monday, March 18, 2013.

APPEAL PROCEDURES

Any final determination by the Planning Commission may be appealed, and such appeal must be filed within 15 calendar days after the Planning Commission action. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of \$1,000.00.

The City Clerk, upon filing of said appeal, will set petition for public hearing before the City Council at the earliest date. All owners of property located within 300 feet of the project site will be notified by the City Clerk of said hearing. For additional information, please call (714) 744-7220.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.