City of Orange
Planning Commission Meeting
REVISED Agenda

MONDAY, JUNE 17, 2013

REGULAR SESSION
7:00 PM • City Council Chambers

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

Commissioners:

William G. Steiner, Chair
Patricia "Pat" Buttress, Vice Chair
William "Bill" Cathcart
Adrienne Gladson
Daniel Correa

Staff:

Leslie Aranda Roseberry, Planning Manager

Gary Sheatz, Assistant City Attorney

Mark Schwartz, Recording Secretary

Anna Pehoushek, Principal Planner

Robert Garcia, Associate Planner

Doris Nguyen, Associate Planner

Location:

300 E. Chapman Avenue
Orange, CA 92866
City Council Chambers

Mailing Address
P.O. Box 449
Orange, CA 92866-1591

Telephone Number:
(714) 744-7220

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 Presentation of Resolution to Raymond Grangoff

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

2. CONSENT CALENDAR:

2.1 APPROVAL OF MINUTES FROM THE REGULARLY SCHEDULED MEETING OF MAY 20, 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. COMMISSION BUSINESS:

3.1 GENERAL PLAN ANNUAL PROGRESS REPORT TO THE STATE OF CALIFORNIA

California Government Code Section 65400 requires that cities submit an annual report on the status of their General Plan and progress in its implementation to the Governor's Office of Planning and Research and Department of Housing and Community Development by April 1st of each year.

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. The implementation activities identified in the subject report are addressed in the General Plan EIR.

RECOMMENDED ACTION:

Receive and file 2012 General Plan Annual Progress Report for final acceptance by the City Council.

4. NEW HEARINGS:

4.1 ORDINANCE AMENDMENT – DEVELOPMENT STREAMLINING

An Ordinance to streamline the City's design review process for certain development applications, and establish sign regulations for the City's mixed use zoning districts. Revisions to the City's Tustin Street Design Standards, Design Guidelines for the Amendment to the Southwest Redevelopment Project Area and Infill Residential Design Guidelines are also proposed in conjunction with the ordinance.

LOCATION: Citywide

NOTE: The draft Ordinance Amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15305 (Class 5 – Minor Alterations in Land Use Limitations).

RECOMMENDED ACTION:

Adopt Planning Commission Resolution 25-13 recommending City Council approval to streamline the design review process for certain development applications and establish sign regulations for mixed use zoning districts.

4.2 CONDITIONAL USE PERMIT NO. 2884-12, DESIGN REVIEW COMMITTEE NO. 4658-12 AND MINOR SITE PLAN 0712-12 – YAGHI RESIDENCE

The applicant proposes to relocate an existing one-car garage, add 198 SF to an existing contributing 1920 Bungalow home and construct a new two-story 1,301 SF detached second unit with an enclosed 248 SF garage. The property is zoned R-4 and the General Plan Land Use Designation is Medium Density Residential.

LOCATION: 437 S. Olive Street (Old Towne Historic District)

NOTE: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures) because the proposal includes the construction of a second dwelling unit in a residential zone, Section 15331 (Class 31 – Historic Resource Restoration/Rehabilitation) consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Building, and Section 15332 (Class 32 – In-Fill Development Projects) because the project proposal includes the construction and addition of an existing unit as well as the construction of a new unit.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution 27-13 allowing the relocation of an existing one-car garage, the construction of a new 198 SF addition to a contributing 1920 Bungalow home and the construction of a two-story 1,301 SF detached second unit with an enclosed two-car garage.

4.3 CONDITIONAL USE PERMIT NO. 2894-13, VARIANCE NO. 2224-13, DESIGN REVIEW COMMITTEE NO. 4667-13, AND MINOR SITE PLAN REVIEW NO. 0721-13 – STARBUCKS COFFEE COMPANY

The applicant proposes to construct a new 24-hour, 890SF Starbucks coffee shop consisting of a drive-thru, walk-up service window, and a 200 SF outdoor seating area on a vacant lot. There is no indoor seating at this location.

LOCATION: 1630 E. Chapman Avenue

NOTE: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures) because the project consists of a new building with less than 10,000 SF of floor area.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution 26-13 approving the allowance of a new 24-hour Starbucks coffee shop with a drive-thru and walk-up service window on a vacant lot.

ITEM REMOVED FROM THIS AGENDA - WILL BE CONTINUED

4.4 MAJOR SITE PLAN 732-13; DESIGN REVIEW COMMITTEE 4569-11 AND ADMINISTRATIVE ADJUSTMENT 205-13 – DARIUS EQUITIES

The applicant proposes to demolish six dwelling units in order to construct a multiple family dwelling unit complex with eight units on 21,860 square feet of property located at 1213 and 1221 West Palmyra Avenue.

LOCATION: 1213 & 1221 W. Palmyra

NOTE: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (l)(2) (Class 1 – Existing Facilities) combined with 15332 (Class 32 – In-Fill Development Projects).

RECOMMENDED ACTION:

Adopt Planning Commission Resolution 24-13 approving the demolition of six dwelling units in order to construct a multiple family dwelling unit complex with eight units on 21,860 square feet of property.

4.5 TRACT MAP 28-11 AND TENTATIVE TRACT MAP 16405 – ROSSITER RANCH TRAILS MODIFICATION

The applicant is requesting that the City exercise its easement rights to allow the construction of off-site trails to replace those required by the original Rossiter Ranch entitlements. The applicant proposes to vacate the existing west and south trails within the development and replace them with trails on adjacent City and County trail easements. The eastern trail alignment within the Rossiter Ranch development would remain as is.

Staff is requesting that the Planning Commission review the concept of the subject application to determine if the proposal to exercise the City's trail easement rights is a proposal that the City is willing to consider.

LOCATION: Jack Pine and Nicky Way

NOTE: If the proposal is supported, the applicant will provide the necessary information to determine compliance with the California Environmental Quality Act (CEQA).

RECOMMENDED ACTION:

A resolution will be provided at a future hearing date based on the Planning Commission action. Staff is requesting that the Planning Commission make a recommendation to the City Council by choosing one of the options described in the Analysis Section.

5. ADJOURNMENT:

This meeting is adjourned to the next regularly scheduled meeting on Monday, July 1, 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.

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.