City of Orange
Planning Commission Meeting
Agenda

MONDAY, SEPTEMBER 16, 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
Adrienne Gladson
Daniel Correa

Staff:

Leslie Aranda Roseberry,
Planning Manager

Gary Sheatz,
Assistant City Attorney

Vanessa Mendez,
Recording Secretary

Anna Pehoushek,
Principal Planner

Doris Nguyen,
Associate Planner

Robert Garcia,
Associate Planner

Marissa Moshier,
Contract Planner,
Historic Preservation

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 Time Meeting Called 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:

MOTION:
SECOND:
VOTE:

2.1 APPROVAL OF MINUTES FROM THE REGULARLY SCHEDULED MEETING OF AUGUST 5, 2013.

MOTION:
SECOND:
VOTE:

2.2 APPROVAL OF MINUTES FROM THE REGULARLY SCHEDULED MEETING OF MONDAY, AUGUST 19, 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.

START TIME:

MOTION:
SECOND:
VOTE:

END TIME:

3. COMMISSION BUSINESS:

3.1 DESIGN REVIEW COMMITTEE NO. 4685-13 AND MINOR SITE PLAN NO. 0705-12 – PALM AVENUE HOUSING

The applicant proposes to relocate and reconstruct an existing barn and construct an addition, a new detached two-car garage, and a new 1½ story additional housing unit with attached garage on a parcel that contains a one-story single family residence. The single family residence is a contributor to the local Old Towne Historic District. The barn is considered a non-contributor to the Historic District. The applicant proposes to take access to the new housing units from a new driveway at the southwest corner of the property at North Clark Street.

LOCATION: 730 W. Palm Avenue

NOTE: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15302 (Class 2 – Replacement or Reconstruction) and Section 15303 (Class 3 – New Construction or Conversion of Small Structures).

RECOMMENDED ACTION:

Adopt Planning Commission Resolution 31-13 approving the relocation and reconstructing of a non-contributing barn as an accessory housing unit, construction of a two car garage and construction of one additional housing unit.

START TIME:

MOTION:
SECOND:
VOTE:

END TIME:

4. NEW HEARINGS:

4.1 TENTATIVE TRACT MAP 28-11 & 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 it.

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. This item was originally heard at the June 17, 2013 Planning Commission meeting.

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.

START TIME:

MOTION:
SECOND:
VOTE:

END TIME:

4.2 VARIANCE 2229-13 AND DESIGN REVIEW COMMITTEE NO. 4669-12 - EIDENMULLER

The applicant is requesting to construct a 2-story, 21'4" freestanding elevator tower to address access requirements for an existing medical office building in the Old Towne Orange Historic District.

LOCATION: 615 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 15301 (Class 1 – Existing Facilities) as the project involves rehabilitation of a damaged structure and the installation of an elevator to meet current ADA standards.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution 30-13 approving the construction of a 2-story, 21'4" freestanding elevator tower to address access requirements for an existing medical office.

START TIME:

MOTION:
SECOND:
VOTE:

END TIME:

4.3 CONDITIONAL USE PERMIT NO. 2906-13 – CASA DE DIOS

The applicant, Casa de Dios, is proposing to locate a church at an existing industrial complex and requesting shared parking. A Conditional Use Permit is required for the church use and shared parking within the industrial district.

LOCATION: 1060 N. Batavia #F

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 32-13 approving the allowance of church use and shared parking in the industrial zone.

MOTION:
SECOND:
VOTE:

5. ADJOURNMENT:

This meeting is adjourned to the next regularly scheduled meeting on Monday, October 7, 2013.

TIME OF ADJOURNMENT:

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.