Minutes

Planning Commission January 20, 2014
City of Orange Monday 7:00 p.m.

PRESENT: Commissioners Buttress, Correa and Gladson
ABSENT: Commissioners Cathcart and Steiner

STAFF PRESENT: Leslie Roseberry, Planning Manager
Gary Sheatz, Assistant City Attorney
Angie Ibarra, Recording Secretary
Chad Ortlieb, Senior Planner

REGULAR SESSION

1. OPENING:

Vice-Chair Buttress called the meeting to order at 7:01 p.m.

1.2 FLAG SALUTE:

Commissioner Gladson led the flag salute.

1.3 ROLL CALL:

Commissioners Cathcart and Steiner were absent.

1.4 PUBLIC PARTICIPATION: None.

1.5 CONTINUED OR WITHDRAWN ITEMS: None.

1.6 PLANNING MANAGER REPORT: None.

1.7 APPEAL ANNOUNCEMENT:

Vice-Chair Buttress advised the audience of the City's appeal process.

2. CONSENT CALENDAR:

2.1 APPROVAL OF MINUTES FROM THE REGULARLY SCHEDULED MEETING OF JANUARY 13, 2014.

Motion was made to approve the minutes as written.

MOTION: Commissioner Gladson
SECOND: Commissioner Buttress
AYES: Commissioners Gladson and Buttress
ABSENT: Commissioners Steiner and Cathcart
ABSTAIN: Commissioner Correa

MOTION CARRIED

Vice-Chair Buttress announced that this meeting would be adjourned at approximately 11:00 p.m. to a Special Meeting scheduled for Monday, January 27, 2014.

Vice-Chair Buttress announced that all questions would be held until both staff and the applicant made their presentations and the public hearing was closed.

3. NEW HEARING:

3.1 GENERAL PLAN AMENDMENT (GPA 2009-002 – INCLUDES AMENDMENTS TO THE EAST ORANGE AND ORANGE PARK ACRES PLANS), ZONE CHANGE (ZC 1254-09), SPECIFIC PLAN (SP 001-09), TENTATIVE PARCEL MAP (TPM 2012-101), TENTATIVE TRACT MAP 17344 (TTM 0025-09), MAJOR SITE PLAN REVIEW (MJSP 0595-09), DESIGN REVIEW COMMITTEE (DRC 4413-09), DEVELOPMENT AGREEMENT (DA 5825) AND ENVIRONMENTAL IMPACT REPORT (EIR 1818-09) – RIO SANTIAGO

The applicant proposes to change the General Plan and Zoning Designations for the 110 acre site and create a Specific Plan that would allow: a maximum of 130 single family homes; a maximum of 265 senior (age-restricted) housing units that could include up to a three story building; pay-for-use private recreational facilities which could include up to an 81,000 square foot building; and, open space areas north of and including Santiago Creek. Publicly available trails, publicly available open space and private streets are also proposed as part of the project.

LOCATION: **6118 East Santiago Canyon Road**

NOTE: The project is subject to environmental review per the provisions of the California Environmental Quality Act (CEQA). A Notice of Preparation (NOP) and Public Scoping Meeting Notice regarding the project were distributed to the public and public agencies via required noticing procedures. The NOP disclosed that the City intends to prepare an EIR for the project pursuant to CEQA and the CEQA Guidelines. The public and agency comment period ran from May 14, 2009 to June 12, 2009. A scoping meeting was held on May 14, 2009. As a result of the comments and concerns collected at the May 14, 2009 scoping session and during the public comment period, the applicant revised the project and a new NOP and Public Scoping Meeting Notice were distributed to the public and public agencies via required noticing procedures. The public and agency comment period ran from April 7, 2011 to May 9, 2011. The second scoping meeting was held on April 7, 2011. Comments received at both scoping sessions and during the public and agency comment period are contained in Appendix A of the DEIR.

RECOMMENDED ACTION:

Staff is seeking a Planning Commission recommendation to the City Council on the project so that staff may return with one or more resolutions for the Commission's consideration. Staff is requesting that the Planning Commission provide Staff with guidance regarding the project findings outlined in this staff report to accompany the Commission's direction to staff. The number of resolutions that Staff will return will depend on the Commission's recommendation for each of the project components.

Discussion:

Senior Planner Chad Ortlieb presented a project overview consistent with the staff report.

Ken Ryan, KTGY, representing JMI Properties presented a PowerPoint explaining the applicant's vision including project description, public benefits, project site overview, historical uses, current uses, extensive community outreach, design principles and viability of the Rio Santiago project.

Vice-Chair Buttress opened the Public Hearing.

The following people spoke in favor of the project:

- Bob Odle
- John Moore
- Shirley Grindle
- Don Baddorf
- Alice Sorenson
- Nick Terpstra
- Jim Meyer
- Judy Lash
- Ryan Hawkins
- Rob Leiter
- Chris Mormack
- Lynn Canton
- Mike Balsamo
- Connie Bowen

The following people spoke in opposition to the project:

- Kathy Ashford
- Bob Davis
- Jane Canseco
- Katrina Kirkeby
- Bob Kirkeby
- Michelle Gregory
- Debbie Mongan
- Bob Meyers
- Ann Meyers
- Peter Jacklin
- Tom Davidson
- Theresa Sears
- Sharon Mule
- Ellen Richards
- Vicki Coonradt
- Bonnie Robinson
- Mike Spurgeon
- Scott Bottomley
- Jason Phlaum
- Jason Shoppert
- Julie Hunter
- Laura Thomas
- David Sonneborn
- David Piper
- Jim Cathcart
- Marius Vanderwatt
- Charles Leffler

Vice-Chair Buttress asked for a motion to continue the public hearing to a Special Meeting on Monday, January 27, 2014. The motion was made by Commissioner Correa.

SECOND: Commissioner Gladson
AYES: Commissioners Buttress, Gladson & Correa
NOES: None
ABSENT: Commissioners Cathcart and Steiner

4. ADJOURNMENT:

Commissioner Gladson made a motion to adjourn the meeting to a Planning Commission Special Meeting on Monday, January 27, 2014.

SECOND: Commissioner Correa
AYES: Commissioners Buttress, Correa and Gladson
NOES: None
ABSENT: Commissioners Cathcart and Steiner

MOTION CARRIED

Meeting adjourned at 11:09 p.m.