



City of Orange Planning Commission Regular Agenda

Monday, April 15th, 2019

Commissioners:

Ernest Glasgow, Chair
Dave Simpson, Vice-Chair
Rick Martinez
David Vazquez
Doug Willits

REGULAR SESSION

7:00 PM • Council Chambers

Staff:

Anna Pehoushek,
Assistant Community
Development Director

Mary Binning
Senior Assistant City Attorney

Chad Ortlieb
Senior Planner

Jessica Wang
Administrative Specialist

Simonne Fannin
Recording Secretary

Location:

Council Chambers
300 E. Chapman Avenue
Orange, CA 92866

Mailing Address

P.O. Box 449
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Telephone Number:

(714) 744-7220

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:

1.6 Assistant Community Development Director 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 regularly scheduled meeting of March 18, 2019.

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. NEW HEARING:

3.1 SENIOR ASSISTED LIVING AND MEMORY CARE FACILITY

The applicant proposes to demolish an existing 13,414 square foot office building to construct a 93-unit, 120 bed, 74,514 square foot, senior assisted living and memory care facility with 62 covered parking spaces.

LOCATION: 1301 E. LINCOLN AVENUE.

NOTE: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15332 (Class 32 – Infill Development Projects). The project would not trigger any exceptions of State CEQA Guidelines 15300.2 based on location, cumulative impacts, significant effects, location near a scenic highway, location on a hazardous waste site, or causing substantial adverse change to a historical resource because the project is not on an environmentally sensitive site, does not contribute to cumulative impacts, will not have a significant effect on the environment, is not near a scenic highway, is not on hazardous waste site, and is not a historical resources site. No environmental public review is required.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution No. 03-19:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING MAJOR SITE PLAN REVIEW NO. 0958-18, CONDITIONAL USE PERMIT NO. 3091-19, DESIGN REVIEW NO. 4959-18, A DENSITY BONUS, THREE DEVELOPMENT STANDARD WAIVERS, AND THE DEMOLITION OF AN EXISTING 13,414 SQUARE FOOT OFFICE BUILDING FOR THE CONSTRUCTION OF A 93-UNIT, 120 BED, 74,514 SQUARE FOOT, SENIOR ASSISTED LIVING AND MEMORY CARE FACILITY WITH 62 COVERED PARKING SPACES LOCATED AT 1301 E. LINCOLN AVENUE

4. ADJOURNMENT:

The next regular Planning Commission Meeting will be held on May 6, 2019.

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.