



# City of Orange Planning Commission Agenda Adjourned Regular Meeting

Monday, July 29<sup>th</sup>, 2019

**REGULAR SESSION**  
7:00 PM • Council Chambers

Commissioners:

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

Staff:

Anna Pehoushek,  
Assistant Community  
Development Director

Mary Binning  
Senior Assistant City Attorney

Robert Garcia  
Senior Planner

Ashley Brodtkin  
Associate Planner

Tiffany Chhan  
Planning Aide

Jessica Wang  
Administrative Specialist

Simonne Fannin  
Recording Secretary

Location:

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

Mailing Address

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

Telephone Number:

(714) 744-7220

**Notice to Public:**

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 1<sup>st</sup> and 3<sup>rd</sup> Mondays. You may also stream the meeting LIVE on the internet by logging onto the City of Orange website at [www.cityoforange.org](http://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 1<sup>st</sup> or 3<sup>rd</sup> 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 July 15<sup>th</sup>, 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 HEARINGS:**

**3.1 CONDITIONAL USE PERMIT NO. 3080-19--BACK IN THE DAY CLASSICS.**

A request to allow retail auto sales at an existing industrial building in the industrial manufacturing (M-2) zone.

**NOTE:** The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 – Existing Facilities) because the project consists of permitting retail auto sales and service and does not involve expansion of the existing building beyond that existing at the time of the City's determination. No public review is required.

**RECOMMENDED ACTION:**

Adopt Planning Commission Resolution No. 06-19 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING CONDITIONAL USE PERMIT NO. 3080-18 ALLOWING FOR RETAIL AUTO SALES AND LIMITED SERVICES IN THE INDUSTRIAL ZONE AT 1040 WEST HOOVER AVENUE.**

**3.2 TENTATIVE PARCEL MAP NO. 008-16 (TPM 2016-125), CONDITIONAL USE PERMIT NO. 3017-16, MAJOR SITE PLAN REVIEW NO. 0845-15, ADMINISTRATIVE ADJUSTMENT NO. 0243-16, AND MITIGATED NEGATIVE DECLARATION NO. 1845-16.**

A request to develop 278 multiple family residential apartment units with an internal parking structure and a commercial office parking structure on a 5.77-acre site to replace existing surface parking associated with existing office building at 3800 W. Chapman Avenue.

**NOTE:** Mitigated Negative Declaration No. 1845-16 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 City of Orange Local CEQA Guidelines. The Mitigated Negative Declaration finds that the project will have less than significant impacts to the environment, with the implementation of standard conditions and mitigation measures. The 20-day public review period was initiated on March 29, 2017, ending on April 17, 2017. The public review period was extended until December 3, 2018 at the request of the applicant. Copies of the document were available for public review at the three Libraries and at City Hall.

**RECOMMENDED ACTION:**

Adopt Planning Commission Resolution No. 14-19 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING TENTATIVE PARCEL MAP NO. 008-16, CONDITIONAL USE PERMIT NO. 3017-16, MAJOR SITE PLAN REVIEW NO. 0845-15, DESIGN REVIEW NO. 4843-16, ADMINISTRATIVE ADJUSTMENT NO. 0243-16, AND MITIGATED NEGATIVE DECLARATION NO. 1845-16 FOR THE DEVELOPMENT OF A HORIZONTAL MIXED-USE DEVELOPMENT ON A 5.77-ACRE SITE, CONSISTING OF 278 MULTIPLE FAMILY RESIDENTIAL APARTMENT UNITS WITH AN INTERNAL PARKING STRUCTURE AND A COMMERCIAL OFFICE PARKING STRUCTURE TO REPLACE EXISTING SURFACE PARKING ASSOCIATED WITH THE EXISTING OFFICE BUILDING LOCATED AT 3800 WEST CHAPMAN AVENUE.**

**3.3 TENTATIVE PARCEL MAP 009-16 (TPM 2016-126), CONDITIONAL USE PERMIT NO. 3020-16, MAJOR SITE PLAN REVIEW NO. 0846-15, DESIGN REVIEW NO. 4844-16, ADMINISTRATIVE ADJUSTMENT NO. 0244-16, AND ENVIRONMENTAL REVIEW NO. 1846-16.**

A request to develop 213 multiple family residential apartment units with an internal parking structure and a commercial office parking structure on a 8.94-acre site to replace existing surface parking located at an office complex addressed as 500 and 600 City Parkway West.

NOTE: Mitigated Negative Declaration No. 1846-16 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 City of Orange Local CEQA Guidelines. The Mitigated Negative Declaration finds that the project will have less than significant impacts to the environment, with the implementation of standard conditions and mitigation measures. The 20-day public review period was initiated on March 29, 2017, ending on April 17, 2017. The public review period was extended until December 3, 2018 at the request of the applicant. Copies of the document were available for public review at the three Libraries and at City Hall.

**RECOMMENDED ACTION:**

Adopt Planning Commission Resolution No. 15-19 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING TENTATIVE PARCEL MAP NO. 009-16, CONDITIONAL USE PERMIT NO. 3020-16, MAJOR SITE PLAN REVIEW NO. 0846-15, DESIGN REVIEW NO. 4844-16, ADMINISTRATIVE ADJUSTMENT NO. 0244-16, AND ENVIRONMENTAL REVIEW NO. 1846-16 FOR THE DEVELOPMENT OF A HORIZONTAL MIXED-USE DEVELOPMENT ON A 8.94-ACRE SITE, CONSISTING OF 213 MULTIPLE FAMILY RESIDENTIAL APARTMENT UNITS WITH AN INTERNAL PARKING STRUCTURE AND A COMMERCIAL OFFICE PARKING STRUCTURE TO REPLACE EXISTING SURFACE PARKING ASSOCIATED WITH THE EXISTING OFFICE BUILDING LOCATED AT 500 & 600 CITY PARKWAY.**

**3.4 CONDITIONAL USE PERMIT NO. 3083-19-- ORANGE SENIOR HOUSING**

A proposal to demolish an existing 10,589 square foot office building to construct a 74-unit senior affordable apartment building on a 1.54-acre site in the Commercial Professional (C-P) zoning district.

**NOTE:** Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15332 (Class 32 – In-fill Development Projects) because the project meets the following criteria:

The project would not trigger any exceptions from 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. 12-19 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING CONDITIONAL USE PERMIT NO. 3083-19, MAJOR SITE PLAN REVIEW NO. 0970-19, DESIGN REVIEW NO. 4970-19, TWO**

**CONCESSIONS, TWO DEVELOPMENT STANDARD WAIVERS, AND THE DEMOLITION OF AN EXISTING 10,589 SQUARE FOOT OFFICE BUILDING FOR THE CONSTRUCTION OF 74 SENIOR AFFORDABLE APARTMENTS LOCATED AT 1249 E. KATELLA AVENUE.**

**4. ADJOURNMENT:**

The next regular Planning Commission Meeting will be held on August 5<sup>th</sup>, 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.**