



**City of Orange
Planning Commission
Regular Agenda**

Monday, August 5th, 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

Gary Sheatz
City Attorney

Robert Garcia
Senior Planner

Jessica Wang
Administrative Specialist

Simonne Fannin
Recording Secretary

Location:

Council Chambers
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Orange, CA 92866

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(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: Trails at Santiago Creek

1.6 Assistant Community Development Director Reports

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

2. CONSENT CALENDAR:

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. CONTINUED HEARING:

3.1 General Plan Amendment No. 2018-0001, Zone Change No. 1286-18, Development Agreement No. 0005-18, and Environmental Review No. 1857-18. (Continued from July 15, 2019)

The proposed project proposes a Specific Plan consisting of: (1) 68.5 acres of open space including a 40.2-acre Greenway/Santiago Creek open space environment in the north portion of the site and a 28.3-acre Grasslands/Open Space element in the eastern portion of the site; and (2) 128 Single-Family Detached Residential units in the south-central and southwestern portion of the site (40.7 acres) commonly referred to as the Sully Miller property at 6145 East Santiago Canyon Road.

NOTE: Draft Environmental Impact Report (DEIR) No. 1857-18 was prepared in accordance with the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15070 et seq. and in conformance with the City of Orange Local CEQA Guidelines. The 45-day public review period was initiated on February 23, 2018, and ended on April 9, 2018. Staff received 130 comment letters during the public review period relative to the Draft EIR, that included comments related to air quality, biological resources, greenhouse gas (GHG) emissions, hazardous materials, hydrology and water quality, land use, traffic, and alternatives. Subsequently, the City prepared a Recirculated Draft EIR (RDEIR) to replace the DEIR in its entirety to address comments made on the technical analysis of the project. The RDEIR was prepared in accordance with the provisions of CEQA per State CEQA Guidelines Section 15070 et seq. and in conformance with the City of Orange Local CEQA Guidelines. The RDEIR was re-circulated from November 14, 2018 to December 31, 2018.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution PC No. 07-19 entitled:

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF ORANGE (A) CERTIFY THE ADEQUACY OF FINAL ENVIRONMENTAL IMPACT REPORT 1857-18 (SCH NO. 2017031020) (B) ADOPT FINDINGS OF FACT, (C) ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, (D) ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM, AND (E) IMPOSE OTHER PROJECT RELATED CONDITIONS FOR RELATED PROJECT ENTITLEMENTS FOR THE

CONSTRUCTION OF 128 NEW DETACHED SINGLE-FAMILY RESIDENCES AND APPROXIMATELY 68.5 ACRES OF OPEN SPACE ON A SITE COMMONLY REFERRED TO AS SULLY MILLER LOCATED AT 6145 EAST SANTIAGO CANYON ROAD, PREVIOUSLY IDENTIFIED AS 6118 EAST SANTIAGO CANYON ROAD.

Adopt Planning Commission Resolution PC No. 08-19 entitled:

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF ORANGE APPROVAL OF GENERAL PLAN AMENDMENT NO. 2018-0001, A REQUEST TO CHANGE THE GENERAL PLAN DESIGNATION OF AN APPROXIMATELY 109.2 ACRE SITE FROM LOW DENSITY RESIDENTIAL (LDR) (APPROXIMATELY 15.4 ACRES), RESOURCE AREA (RA) (APPROXIMATELY 77.3 ACRES), AND OPEN SPACE (OS) (APPROXIMATELY 16.5 ACRES) TO LOW DENSITY RESIDENTIAL (LDR) (APPROXIMATELY 40.7 ACRES), AND OPEN SPACE (OS) (APPROXIMATELY 68.5 ACRES) ON A SITE COMMONLY REFERRED TO AS SULLY MILLER LOCATED AT 6145 E. SANTIAGO CANYON ROAD, PREVIOUSLY IDENTIFIED AS 6118 EAST SANTIAGO CANYON ROAD.

Adopt Planning Commission Resolution PC No. 09-19 entitled:

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF ORANGE APPROVAL OF ZONE CHANGE NO. 1286-18, A REQUEST TO CHANGE THE ZONING FROM SAND AND GRAVEL (S-G) AND SINGLE FAMILY RESIDENTIAL 8,000 SQUARE FEET MINIMUM (R-1-8) TO SPECIFIC PLAN (SP) CONSISTING OF SINGLE FAMILY RESIDENTIAL R-1-8 AND R-1-10, AND OPEN SPACE ON A SITE COMMONLY REFERRED TO AS SULLY MILLER LOCATED AT 6145 E. SANTIAGO CANYON ROAD, PREVIOUSLY IDENTIFIED AS 6118 EAST SANTIAGO CANYON ROAD.

Adopt Planning Commission Resolution PC No. 10-19 entitled:

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF ORANGE APPROVAL OF DEVELOPMENT AGREEMENT NO. 0005-18 ON A SITE COMMONLY REFERRED TO AS SULLY MILLER LOCATED AT 6145 E. SANTIAGO CANYON ROAD, PREVIOUSLY IDENTIFIED AS 6118 EAST SANTIAGO CANYON ROAD.

4. ADJOURNMENT:

The next regular Planning Commission Meeting will be held on August 19th, 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.