

DEVELOPMENT AGREEMENT NO. 0005-18

RESOLUTION NO. PC 10-19

**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.**

WHEREAS, the Planning Commission has authority per Orange Municipal Code (OMC) Section 17.44.100 to make recommendations to the City Council to take action on Development Agreement No. 0005-18; and

WHEREAS, Development Agreement No. 0005-18 was filed by Milan REI X LLC in accordance with the provisions of the City of Orange Municipal Code; and

WHEREAS, Development Agreement No. 0005-18 was processed in the time and manner prescribed by state and local law; and

WHEREAS, the Planning Commission has recommended the City Council certify and adopt Environmental Impact Report No. 1857-18, which was prepared to analyze the potentially significant environmental impacts of the proposed Trails at Santiago Creek project located at 6145 East Santiago Canyon Road, including Development Agreement No. 0005-18; and

WHEREAS, the Planning Commission conducted a duly advertised public hearing on July 15, 2019, at which time interested persons had an opportunity to testify either in support of or opposition to the Project, including Development Agreement No. 0005-18.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council approve Development Agreement No. 0005-18 based on the following findings:

- 1. Is consistent with the objectives, policies, general land uses, and programs specified in the General Plan and any applicable specific plan or redevelopment plan.*

The Development Agreement and related enhanced public benefits offered in conjunction with the Trails at Santiago Creek project (General Plan Amendment No. 2018-0001, Zone Change No. 1286-18) are consistent with the objectives, policies, general land uses, and programs specified in the General Plan and any applicable specific plan or redevelopment plan.

The General Plan Housing Element calls for the City to encourage the production of infill housing, and recognizes the ongoing long-term demand for increased housing inventory in the community to serve a variety of citizens through providing diversified housing types and costs. In addition, the Natural Resources Element calls for the City to provide recreational use and the protection of natural resources and features in open space areas by promoting development of additional open spaces and access points adjacent to waterways and planned trails.

- 2. Is compatible with the uses authorized in the district or planning area in which the real property is located.*

The Development Agreement and related enhanced public benefits offered in conjunction with the Trails at Santiago Creek project (General Plan Amendment No. 2018-0001, Zone Change No. 1286-18) is compatible with the uses authorized in the district or planning area in which the real property is located in that the area is characterized, in part, by surrounding land uses such as single family residential and Santiago Oaks Regional Park.

The Development Agreement will support the associated General Plan Amendment and Zone Change that offers public improvements and recreation open space in the form of the acquisition of Ridgeline Golf Course, funding for equestrian and recreational purposes, funding for the Greenway, funding for Trail Improvements, and Circulation Improvements.

- 3. Is in conformity with the public necessity, public convenience, general welfare, and good land use practices.*

The Development Agreement and related enhanced public benefits offered in conjunction with the Trails at Santiago Creek project (General Plan Amendment No. 2018-0001, Zone Change No. 1286-18) are consistent with public necessity, public convenience, and general welfare through the added pedestrian safety along Santiago Canyon Road, trail linkage, construction of sidewalks where none currently exist, as well as traffic signal and intersection improvements.

The Development Agreement will support the associated General Plan Amendment and Zone Change in that the Trails at Santiago Creek project will provide a recreational trail system that avails the open space areas and the Santiago Creek environs to the community of Orange and the general public at large, as well as the project's residential neighborhood, and becomes an integral part of the City and County trail master plans via connectivity opportunities.

- 4. Will be beneficial to the health, safety, and general welfare consistent with the policy of the City with respect to development agreements as provided in Section 17.44.200.*

The development of the approximately 109 acre site removes the current sand and gravel use that is not compatible with the existing surround residential and open space uses in the area. The proposed project involves the development of 128 dwelling units on approximately 40.7 acres and approximately 68.5 acres will comprise natural hillsides, re-

established grasslands, a restored Santiago Creek riparian corridor and a managed vegetation/fuel modification zone.

5. *Will not adversely affect the orderly development of property in the City.*

The Development Agreement and related enhanced public benefits offered in conjunction with the Trails at Santiago Creek project (General Plan Amendment No. 2018-0001, Zone Change No. 1286-18) through the Trails at Santiago Creek Specific Plan, will ensure that it is compatible with the existing development of the surrounding area, in that the Specific Plans calls for development of single family residences and open space.

I hereby certify that the foregoing resolution was adopted on July 15, 2019, by the Planning Commission of the City of Orange by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Ernest Glasgow, Planning Commission Chair

Date