LEGAL NOTICE OF PLANNING COMMISSION PUBLIC HEARING ORDINANCE NO. 8-12, SANTA FE DEPOT SPECIFIC PLAN UPDATE; ORDINANCE NO. 9-12, ZONE CHANGE NO. 1255-09; AND EIR NO. 1820-09 AVAILABILITY OF RESPONSE TO COMMENTS/FINAL EIR

LOCATION: CITY OF ORANGE COUNCIL CHAMBERS

300 EAST CHAPMAN AVENUE

DATE: Monday, May 7, 2012

TIME: 7:00 P.M. (or as soon thereafter as the matter may be heard)

SUBJECT: SANTA FE DEPOT SPECIFIC PLAN UPDATE—ORDINANCE NO. 8-12, SANTE FE

DEPOT SPECIFIC PLAN UPDATE; ORDINANCE NO. 9-12, ZONE CHANGE NO.

1255-09; AND ENIVORNMENTAL IMPACT REPORT NO. 1820-09

PROPERTY

LOCATION: The approximate 101-acre proposed Santa Fe Depot Specific Plan Update area is irregular in

shape, but is generally bounded by Walnut Avenue to the north, Palmyra Avenue to the

south, Olive Street to the east and Parker Street to the west.

REQUEST: The Orange Santa Fe Depot Specific Plan Update (Specific Plan Update) is intended to provide City staff and decision makers, developers, and property owners with strong and

clear policies, development and design standards, design guidelines, and a vision that guides land use decisions, infrastructure improvements, design, and economic development

activities in the approximate 101-acre Specific Plan Update area.

The Specific Plan Update adds approximately 60 acres to the existing 1993 Santa Fe Depot Specific Plan planning area. The Specific Plan Update proposes nine base zoning districts and one overlay district. The Specific Plan Update identifies 11 sites (a single parcel or group of parcels) that are likely to be developed or adaptively reused by 2020. In general, development within the Specific Plan Update area would occur through adaptive reuse for parcels with historic buildings, infill development on vacant or under-utilized properties and redevelopment of lots without historic buildings. These likely-to-develop sites comprise approximately one-quarter of the total property in the Specific Plan Update area (i.e., 16.5 acres out of a total 64 developable (excluding roads and right-of-way) acres). The balance of the developable property in the Specific Plan Update area, approximately 47 acres, is assumed to remain essentially the same and deemed unlikely to be developed within the planning horizon (2020) of the Specific Plan Update based on existing development or use characteristics. Implementation of the Specific Plan Update would yield an additional 246 residential units and approximately 102,000 square feet of non-residential uses within the Specific Plan Update area beyond existing conditions, within the planning horizon year of 2020. Total anticipated buildout for the Specific Plan Update area including existing development, and development, redevelopment, and adaptive reuse within the likely-todevelop sites would yield up to 461 residential units and approximately 706,000 sq. ft. of non-residential uses.

Ordinance No. 8-12 adopts the updated boundaries and provisions of the new Specific Plan. Ordinance No. 9-12 adopts Zone Change No. 1255-09, establishing the zoning associated with the Specific Plan Update.

ENVIRONMENTAL

INFORMATION:

An Environmental Impact Report (EIR) has been prepared for the Santa Fe Depot Specific Plan Update in accordance with the California Environmental Quality Act. The public review period for the Draft EIR started on December 12, 2011 and ended on February 1, 2012.

RESPONSES TO COMMENTS MADE ON THE DRAFT EIR AND FINAL EIR ARE AVAILABLE IN THE FOLLOWING LOCATIONS:

- Orange Public Library & Local History Center (Main Library) (407 E. Chapman Avenue, Orange, CA 92866)
- Taft Branch Library (740 East Taft Avenue, Orange CA 92865)
- El Modena Branch Library (380 South Hews, Orange, CA 92865)
- Orange City Hall, Offices of the City Clerk and Community Development Department, 300 East Chapman Avenue, Orange CA 92866
- Online at: http://www.cityoforange.org/depts/commdev/default.asp . Follow the link under "Announcements" to Santa Fe Depot Specific Plan Update.

PROJECT

APPLICANT: CITY OF ORANGE

FURTHER

INFORMATION: To obtain further information about the project, please contact Anna Pehoushek, Principal

Planner, at the Planning Division of the City of Orange, 300 East Chapman Avenue at (714)

744-7228 or apehoushek@cityoforange.org.

If you challenge any decision to approve this request in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in the notice, or in a written correspondence delivered to the Planning Commission at, or prior to, the public hearing.