City of Orange
Planning Commission
Regular Meeting
Agenda

MONDAY, MARCH 3, 2014

REGULAR SESSION
7:00 PM • City Council Chambers

Commissioners:

William G. Steiner, Chair
Patricia "Pat" Buttress, Vice Chair
Adrienne Gladson
Daniel Correa
William "Bill" Cathcart

Staff:

Leslie Aranda Roseberry,
Planning Manager

Gary Sheatz,
Assistant City Attorney

Angie Ibarra,
Recording Secretary

Anne Fox,
Contract Planner

Chad Ortlieb,
Senior Planner

Location:

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

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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 Time Meeting Called 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: None

1.6 Planning Manager 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 FEBRUARY 19, 2014.

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 CONDITIONAL USE PERMIT NO. 2912-13; MAJOR SITE PLAN REVIEW 0745-13; AND DESIGN REVIEW COMMITTEE NO. 4700-13 – STORAGE WEST

The applicant proposes to demolish an existing two-story office/storage building on a property developed as a self-storage establishment and construct a three-story self-storage building in its place including related site improvements.

LOCATION: **681 S. TUSTIN STREET**

NOTE: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15332 (Class 32) because it consists of a project that can be characterized as in-fill development meeting the following criteria: (1) the project is consistent with the General Plan designation and all applicable General Plan policies as well as with applicable Zoning designation and regulations, (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses, (3) the project site has no value as habitat for endangered, rare or threatened species, (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality, and (5) the site can be adequately served by all required utilities and public services.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution 03-14 approving the demolition of an existing two-story office/storage building to construct a three-story self-storage unit building including related site improvements.

4. CONTINUED ITEMS:

4.1 GENERAL PLAN AMENDMENT (GPA 2009-002 – INCLUDES AMENDMENTS TO THE EAST ORANGE AND ORANGE PARK ACRES PLANS), ZONE CHANGE (ZC 1254-09), SPECIFIC PLAN (SP 001-09), TENTATIVE PARCEL MAP (TPM 2012-101), TENTATIVE TRACT MAP 17344 (TTM 0025-09), MAJOR SITE PLAN REVIEW (MJSP 0595-09), DESIGN REVIEW COMMITTEE (DRC 4413-09), DEVELOPMENT AGREEMENT (DA 5825) AND ENVIRONMENTAL IMPACT REPORT (EIR 1818-09) – RIO SANTIAGO

This item was continued from the February 19, 2014 Regular Meeting, January 27, 2014 Special Session, January 20, 2014 Regular Meeting and the Special Session on January 13, 2014.

The applicant proposes to change the General Plan and Zoning Designations for the 110 acre site and create a Specific Plan that would allow: a maximum of 130 single family homes; a maximum of 265 senior (age-restricted) housing units that could include up to a three story building; pay-for-use private recreational facilities which could include up to an 81,000 square foot building; and, open space areas north of and including Santiago Creek. Publicly available trails, publicly available open space and private streets are also proposed as part of the project.

LOCATION: **6118 East Santiago Canyon Road**

NOTE: The project is subject to environmental review per the provisions of the California Environmental Quality Act (CEQA). A Notice of Preparation (NOP) and Public Scoping Meeting Notice regarding the project were distributed to the public and public agencies via required noticing procedures. The NOP disclosed that the City intends to prepare an EIR for the project pursuant to CEQA and the CEQA Guidelines. The public and agency comment period ran from May 14, 2009 to June 12, 2009. A scoping meeting was held on May 14, 2009. As a result of the comments and concerns collected at the May 14, 2009 scoping session and during the public comment period, the applicant revised the project and a new NOP and Public Scoping Meeting Notice were distributed to the public and public agencies via required noticing procedures. The public and agency comment period ran from April 7, 2011 to May 9, 2011. The second scoping meeting was held on April 7, 2011. Comments received at both scoping sessions and during the public and agency comment period are contained in Appendix A of the DEIR.

4.2 DEVELOPMENT AGREEMENT 5825 – RIO SANTIAGO

This item was continued from the February 19, 2014 Planning Commission meeting.

Development Agreement 5825 is a proposed contractual agreement between the City and the applicant consistent with the requirements of the Orange Municipal Code. DA 5825 would vest development rights for the Rio Santiago project and would require conveyance of land for public use.

5. ADJOURNMENT:

The meeting was adjourned to the regularly scheduled meeting on Monday, March 17, 2014.

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.