#### **Minutes**

Planning Commission

July 6, 2011

City of Orange

Wednesday 7:00 p.m.

PRESENT: Commissioners Buttress, Gladson, Grangoff, Merino and Steiner

ABSENT: None

STAFF

PRESENT: Ed Knight, Assistant Community Development Director

Dan Ryan, Historic Preservation Planner Gary Sheatz, Assistant City Attorney Sandi Dimick, Recording Secretary

#### **ADMINISTRATIVE SESSION**

Chair Steiner opened the Administrative session @ 6:51 p.m. with a review of the Agenda. He stated there were two sets of minutes on the Consent Calendar and he would abstain from the motion for the minutes from the June 6, 2011 Planning Commission Meeting due to his absence. He asked Commissioner Gladson if she would be recused from the presentation of Agenda Item No. 3, Norred Residence. Commissioner Gladson stated no, she would be able to hear the item and participate in the discussion.

Chair Steiner asked if there were any questions on Agenda Item No. 3. Commissioner Buttress asked Staff if there was a change in the window configuration as there appeared to be a difference in plans submitted? Historic Preservation Planner, Dan Ryan, stated there had been a change. Commissioner Gladson stated they may not have received the corrected set of plans from the changes requested by the Design Review Committee in regards to the FAR issue. Mr. Ryan stated the new plans should reflect those changes. Commissioner Gladson stated the date on the plans she had were dated February and she asked if they had the proper set of plans? Mr. Ryan reviewed the plans and stated they were the correct copy.

Commissioner Merino asked if the architect on the project was a licensed architect. Assistant City Attorney, Gary Sheatz, stated yes and that had been determined per his conversation with Mr. Ryan. Chair Steiner asked if the FAR issue had been satisfied.

Mr. Ryan stated with a .42 FAR, both the 1<sup>st</sup> and 2<sup>nd</sup> story units were looked at and the overall FAR was compared with other projects in the area and to the project on Olive. In his presentation of the Staff Report he would clarify that issue.

Commissioner Merino asked if the applicant had indicated compliance with all the conditions imposed by the Design Review Committee. Mr. Ryan stated yes. Chair Steiner asked if the OTPA would have comments on the proposed project. Mr. Ryan stated he anticipated that the OTPA would be present.

Chair Steiner asked if there was anything additional from Staff. There was nothing further.

Administrative Session adjourned @ 6: 56 p.m.

### **PUBLIC PARTICIPATION: None**

### **REGULAR SESSION**:

### **Consent Calendar:**

# (1) APPROVAL OF MINUTES FROM THE REGULAR SCHEDULED MEETING OF JUNE 6, 2011

Commissioner Merino made a motion to approve the minutes from the regular scheduled Planning Commission Meeting of June 6, 2011 as written.

SECOND: Commissioner Buttress

AYES: Commissioners Buttress, Gladson, Grangoff, and Merino

NOES: None

ABSTAIN: Commissioner Steiner

ABSENT: None

MOTION CARRIED

# (2) APPROVAL OF MINUTES FROM THE REGULAR SCHEDULED MEETING OF JUNE 20, 2011

Commissioner Buttress made a motion to approve the minutes from the regular scheduled Planning Commission Meeting of June 20, 2011, with a correction as noted during the Administrative Session.

SECOND: Commissioner Merino

AYES: Commissioners Buttress, Gladson, Grangoff, Merino and Steiner

NOES: None ABSTAIN: None ABSENT: None

MOTION CARRIED

## (3) CONDITIONAL USE PERMIT NO. 2826-11 & DESIGN REVIEW COMMITTEE NO. 4541-11 – NORRED RESIDENCE

The applicant is proposing to demolish a 78 sq. ft. portion of an existing front duplex unit and construct a 618 sq. ft. addition on the first floor of the rear unit with a new 790 sq. ft. second-floor addition over the original one-story non-contributing duplex residence.

LOCATION: 623-627 E. Almond

NOTE: This proposed project is categorically exempt from the provisions

of the California Environmental Quality Act (CEQA) per State

CEQA Guidelines per the following sections:

1. Section 15303 – Class 3 – New Construction or Conversion of

Small Structures

2. Section 15302 – Class 2 – Replacement or Reconstruction consists of replacement or reconstruction of existing structures where the new structure will be located on the same site and have

substantially

### RECOMMENDED ACTION:

Adopt Planning Commissioner Resolution 15-11 approving a one and two-story addition to a non-historic one-story residence.

Historic Preservation Planner, Dan Ryan, presented a project overview consistent with the Staff Report.

Chair Steiner opened the item to any questions for Staff. There were none.

Chair Steiner invited the applicant to address the Commission.

Phil Bennett, address on file, stated he was the architect on the project and he was available for questions.

Chair Steiner asked if there were any supporters of the project who wished to speak on the project. There were none. Chair Steiner asked if there was anyone present who was opposed to the project who wished to speak. There were none.

Chair Steiner brought the item back to the Commissioner for further discussion or a motion.

Commissioner Gladson made a motion to adopt PC Resolution 15-11, approving CUP No. 2626-11 and DRC No. 4541-11-Norred residence, subject to the conditions contained in the Staff Report and noting the item was categorically exempt from CEQA.

SECOND: Commissioner Buttress

AYES: Commissioners Buttress, Gladson, Grangoff, Merino and Steiner

NOES: None ABSTAIN: None ABSENT: None

Commissioner Buttress stated she believed the proposed project would be a really nice addition. She had gone by the property and stated the project would blend in better with the neighborhood and it was great to see.

### (4) ADJOURNMENT:

Adjournment to the next regular Planning Commission Meeting scheduled for Monday July 18, 2011.

Commissioner Merino made a motion for adjournment to the next regular scheduled meeting of the Planning Commission on July 18, 2011.

SECOND: Commissioner Gladson

AYES: Commissioners Buttress, Gladson, Grangoff, Merino, and Steiner

NOES: None ABSTAIN: None ABSENT: None

**MOTION CARRIED** 

Meeting Adjourned @ 7:13 p.m.