

FINAL Minutes

Planning Commission
City of Orange

April 15, 2019
Monday 7:00 p.m.

PRESENT: Commissioners Glasgow, Willits, Simpson, Vazquez and Martinez

STAFF

PRESENT: Mary Binning, Senior Assistant City Attorney
Anna Pehoushek, Assistant Community Development Director
Chad Ortlieb, Senior Planner
Jessica Wang, Administrative Specialist
Simonne Fannin, Recording Secretary

REGULAR SESSION

1.1 **CALL TO ORDER:** Chair Glasgow called the meeting to order at 7:00 p.m.

1.2 **FLAG SALUTE:** Commissioner Willits led the flag salute.

1.3 **ROLL CALL:** Commissioners Glasgow, , Simpson, Martinez, Vazquez and Willits were present

1.4 **PUBLIC PARTICIPATION:**

Chair Glasgow opened the public hearing portion of the meeting. There were no speakers. The public hearing was closed.

1.5 **CONTINUED OR WITHDRAWN ITEMS:** None

1.6 **PLANNING MANAGER REPORTS:** None

1.7 **ANNOUNCEMENT OF THE APPEAL PROCEDURES**

2. **CONSENT CALENDAR:**

2.1 APPROVAL OF MINUTES FROM THE REGULARLY SCHEDULED MEETING OF MARCH 18, 2019.

A motion was made to approve the March 18, 2019 minutes as written:

MOTION: Commissioner Simpson
SECOND: Commissioner Martinez
AYES: Commissioners Glasgow, Willits, Simpson, and Martinez
NOES: None
ABSENT: None
ABSTAIN: Vazquez

MOTION CARRIED.

3. NEW HEARING

3.1 SENIOR ASSISTED LIVING AND MEMORY CARE FACILITY

The applicant proposes to demolish an existing 13,414 square foot office building to construct a 93-unit, 120 bed, 74,514 square foot, senior assisted living and memory care facility with 62 covered parking spaces.

LOCATION: 1301 E. LINCOLN AVENUE.

NOTE: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15332 (Class 32 – Infill Development Projects). The project would not trigger any exceptions of State CEQA Guidelines 15300.2 based on location, cumulative impacts, significant effects, location near a scenic highway, location on a hazardous waste site, or causing substantial adverse change to a historical resource because the project is not on an environmentally sensitive site, does not contribute to cumulative impacts, will not have a significant effect on the environment, is not near a scenic highway, is not on hazardous waste site, and is not a historical resources site. No environmental public review is required.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution No. 03-19:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING MAJOR SITE PLAN REVIEW NO. 0958-18, CONDITIONAL USE PERMIT NO. 3091-19, DESIGN REVIEW NO. 4959-18, A DENSITY BONUS, THREE DEVELOPMENT STANDARD WAIVERS, AND THE DEMOLITION OF AN EXISTING 13,414 SQUARE FOOT OFFICE BUILDING FOR THE CONSTRUCTION OF A 93-UNIT, 120 BED, 74,514 SQUARE FOOT, SENIOR ASSISTED LIVING AND MEMORY CARE FACILITY WITH 62 COVERED PARKING SPACES LOCATED AT 1301 E. LINCOLN AVENUE

Chad Ortlieb, Senior Planner provided an overview of the project consistent with the staff report.

Commissioner Willits asked staff if they received any correspondence regarding concerns about the project.

Mr. Ortlieb responded they haven't received any visits, calls or emails.

Commissioner Simpson asked staff if they reached out to the County and it is normal practice for the project to go back to the Design Review Committee.

Mr. Ortlieb responded that the project was posted in the appropriate areas and that a notice was published in the newspaper. Staff has not received any comments or concerns from the County. It is routine practice for the Design Review Committee to move the project

forward to the Planning Commission for approval and then have the applicant return to the Committee for further review of specific items.

Greg McCafferty, Sagecrest Development, explained the process of the development to date and provided some brief comments on the landscaping/tree reduction, fencing, characteristics of the site, architecture, community outreach, traffic flow and parking, by right uses and setbacks.

Hans Vanlighten, Attorney with Rutan and Tucker, explained the State Density Bonus Law (SB 1818) and how it applies to this site with regard to waivers and reductions. He also spoke of the findings in support of the Conditional Use Permit.

Philip, Kroskin, Senior Vice President of Sunrise provided photographs of other Sunrise locations around the country and an overview of the company's mission and objectives.

Richard Mathisrud, Pastor of Main Place Christian Fellowship, spoke in support of the project due to the need for assisted care facilities in Orange.

Chairman Glasgow closed the public hearing.

All of the Commissioners disclosed that they met with the applicant.

All of the Commissioners expressed their support for the project. They recognized the need for senior housing and a quality project in the area which fits in with the neighborhood and that it will reinvigorate the Brickyard area.

A motion was made to approve a Resolution of the Planning Commission of the City of Orange approving Major Site Plan Review No. 0958-18, Conditional Use Permit No. 3091-19, Design Review No. 4959-18, a density bonus, three development standard waivers, and the demolition of an existing 13,414 square foot office building for the construction of a 93-unit, 120 bed, 74,514 square foot, senior assisted living and memory care facility with 62 covered parking spaces located at 1301 E. Lincoln Avenue

- MOTION:** Commissioner Willits
- SECOND:** Commissioner Vazquez
- AYES:** Commissioners Glasgow, Willits, Simpson, Basque as and Martinez
- NOES:** None
- ABSENT:** None
- ABSTAIN:** None

MOTION CARRIED.

ADJOURNMENT:

The meeting was adjourned at 7:52 PM.

The next regular Planning Commission meeting will be held on May 6, 2019