

FINAL Minutes

Planning Commission
City of Orange

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

PRESENT: Commissioners Glasgow, Willits, Vazquez and Martinez

ABSENT: Commissioner Simpson

STAFF

PRESENT: Gary Sheatz, City Attorney
Anna Pehoushek, Assistant Community Development Director
Robert Garcia, 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. He added that public testimony will end at 11:00 PM due to the number of residents in the audience. The public hearing will remain open for further testimony at the Planning Commission meeting on August 5, 2019 at 7:00 PM.

1.2 FLAG SALUTE: Commissioner Martinez led the flag salute.

1.3 ROLL CALL: Commissioners Glasgow, Willits, Martinez and Vazquez
Commissioner Simpson absent.

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1.5 CONTINUED OR WITHDRAWN ITEMS:

Anna Pehoushek, Assistant Community Development Director stated a special meeting of the Planning Commission will be held on Monday, July 29, 2019 at 7:00 PM to hear items that would have otherwise been scheduled for this evening's meeting.

1.7 ANNOUNCEMENT OF THE APPEAL PROCEDURES

2. CONSENT CALENDAR:

2.1 APPROVAL OF MINUTES FROM THE REGULARLY SCHEDULED MEETING OF JULY 1, 2019.

A motion was made to approve the July 1, 2019 minutes as written.

MOTION: Commissioner Vazquez

SECOND: Commissioner Willits

AYES: Commissioners Glasgow, Willits, Vazquez and Martinez

NOES: None

ABSENT: Simpson
ABSTAIN: None

MOTION CARRIED.

3. NEW HEARING:

3.1 GENERAL PLAN AMENDMENT NO. 2018-0001, ZONE CHANGE NO. 1286-18, DEVELOPMENT AGREEMENT NO. 0005-18, AND ENVIRONMENTAL REVIEW NO. 1857-18M – TRAILS AT SANTIAGO CREEK.

NOTE: The proposed project proposes a Specific Plan consisting of: (1) 68.5 acres of open space including a 40.2-acre Greenway/Santiago Creek open space environment in the north portion of the site and a 28.3-acre Grasslands/Open Space element in the eastern portion of the site; and (2) 128 Single-Family Detached Residential units in the south-central and southwestern portion of the site (40.7 acres). The residential neighborhood will be accessed from East Santiago Canyon Road across from Nicky Way.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution PC NO. 07-19 entitled:

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF ORANGE (A) CERTIFY THE ADEQUACY OF FINAL ENVIRONMENTAL IMPACT REPORT 1857-18 (SCH NO. 2017031020) (B) ADOPT FINDINGS OF FACT, (C) ADOPT A STATEMENT OF OVERRIDING CONSIDERATIONS, (D) ADOPT A MITIGATION MONITORING AND REPORTING PROGRAM, AND (E) IMPOSE OTHER PROJECT RELATED CONDITIONS FOR RELATED PROJECT ENTITLEMENTS FOR THE CONSTRUCTION OF 128 NEW DETACHED SINGLEFAMILY RESIDENCES AND APPROXIMATELY 68.5 ACRES OF OPEN SPACE ON A SITE COMMONLY REFERRED TO AS SULLY MILLER LOCATED AT 6145 EAST SANTIAGO CANYON ROAD, PREVIOUSLY IDENTIFIED AS 6118 EAST SANTIAGO CANYON ROAD.

Adopt Planning Commission Resolution PC NO. 08-19 entitled:

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF ORANGE APPROVAL OF GENERAL PLAN AMENDMENT NO. 2018-0001, A REQUEST TO CHANGE THE GENERAL PLAN DESIGNATION OF AN APPROXIMATELY 109.2 ACRE SITE FROM LOW DENSITY RESIDENTIAL (LDR) (APPROXIMATELY 15.4 ACRES), RESOURCE AREA (RA) (APPROXIMATELY 77.3 ACRES), AND OPEN SPACE (OS) (APPROXIMATELY 16.5 ACRES) TO LOW DENSITY RESIDENTIAL (LDR) (APPROXIMATELY 40.7 ACRES), AND OPEN SPACE (OS) (APPROXIMATELY 68.5 ACRES) ON A SITE COMMONLY REFERRED TO AS SULLY MILLER LOCATED AT 6145 E. SANTIAGO CANYON ROAD, PREVIOUSLY IDENTIFIED AS 6118 EAST SANTIAGO CANYON ROAD.

Adopt Planning Commission Resolution PC NO. 09-19 entitled:

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF ORANGE APPROVAL OF ZONE CHANGE NO. 1286-18, A REQUEST TO CHANGE THE ZONING FROM SAND AND GRAVEL (S-G) AND SINGLE FAMILY RESIDENTIAL 8,000 SQUARE FEET MINIMUM (R-1-8) TO SPECIFIC PLAN (SP) CONSISTING OF SINGLE FAMILY RESIDENTIAL R-1-8 AND R-1-10, AND OPEN SPACE ON A SITE COMMONLY REFERRED TO AS SULLY MILLER LOCATED AT 6145 E. SANTIAGO CANYON ROAD, PREVIOUSLY IDENTIFIED AS 6118 EAST SANTIAGO CANYON ROAD.

Adopt Planning Commission Resolution PC NO. 10-19 entitled:

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.

Robert Garcia, Senior Planner, provided an overview of the request to develop the property consistent with the staff report.

Frank Elfend, with Elfend Associates, representing the project developer, provided a visual presentation of the project and community outreach process. He pointed out facts to correct inaccurate information circulating in the community.

Commissioner Vasquez asked staff to clarify why some of the monetary figures in the development agreement are more definitive than others.

Gary Sheatz, City Attorney, stated the development agreement contains the developer's offerings as negotiated by the City where the term "up to" is used. That figure would be determined by the city in coordination with the applicant, up to that amount.

Chair Glasgow opened the public hearing.

The following people spoke in opposition of this project:

1. Laurel Maldonado
2. Heidi Lucero
3. Michelle Drumonde
4. Dru Whitefeather
5. Sharon Mule
6. Michelle Gregary
7. Julie Maurer
8. Cindy Cousine

9. Don Bradley
10. John Reina
11. Cindy Reina
12. Janet Andrews
13. Paul Andrews
14. Carmen Ercell Bryant Jr.
15. Frank Lesinski
16. Jason Phlaum
17. Patrick Wheelock
18. Stephanie Lesinski
19. Sharon Seelert
20. Bailey DeWolf
21. Chuck Emanuel
22. Victoria Coonradt
23. Carolyn Aliotta
24. Sonya Evans
25. Gary Wright
26. David Hillman
27. Matt Wagner
28. Donna Crandall
29. Bonnie Robinson
30. Vickie Homer
31. Kim Plehn
32. Michael Wellborn
33. Susan Philipp
34. Katrina Kirkeby
35. Kathy Bonnaud
36. Bill Masters
37. Kelley Chaplin
38. Adrienne Gladson
39. Daniel Correa
40. Bob Kirkeby
41. Dan Swoish
42. Martha Wetzel

The following people spoke in favor of this project:

1. Nick Lall
2. Mike Spurgeon
3. Bob Myers

At 11:00 PM Chair Glasgow asked for a motion to continue the public hearing to August 5th 2019 and stated that residents who did not get to speak at this meeting will have an opportunity at that time.

A Motion was made to continue Item 3.1 General Plan Amendment No. 2018-0001, Zone Change No. 1286-18, Development Agreement No. 0005-18, and Environmental Review No. 1857-18M – Trails At Santiago Creek to a date certain of August 5, 2019.

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

MOTION CARRIED.

NOTE: Recess: 8:20 until 8:30 and 10:10 until 10:15

ADJOURNMENT:

The meeting was adjourned at 11:05 PM.

A special Planning Commission meeting will be held on July 29, 2019