

Pending Land Use Applications as of November 4, 2024

The table below contains a list of the active land use applications in the City. To find a specific location, the second column is organized alphabetically by street. Please feel free to contact the case planner if you have any questions regarding the project. If you have general questions, please call 714-744-7220.

Case type abbreviations/ Table Legend:					
AA –	Administrative Adjustment	ENV –	Environmental	TPM –	Tentative Parcel Map
ADR –	Administrative Design Review	GPA –	General Plan Amendment	TTM –	Tentative Tract Map
ADU –	Accessory Dwelling Unit	MJSP –	Major Site Plan Review	VAR –	Variance
CUP –	Conditional Use Permit	MNSP –	Minor Site Plan Review	ZC –	Zone Change
DRC –	Design Review	SLP –	Sober Living Facility Permit	○/●	In progress / completed
				–	

Street	FULL ADDRESS	ZIPCODE	PROJECT NAME	DESCRIPTION	PLANNER	SRC	COD	ZA	DRC	PC	CC	FINAL APPROVAL DATE	NOTES	Submittal Date	STATUS UPDATED (DATE ONLY)	APPLICANT NAME	APPLICANT EMAIL	APPLICANT PHONE
Agate	2089 N. Agate ST	92867	Cruz JADU	New 993 square foot detached ADU with two bedrooms and two bathrooms with 57 square foot attached entry porch. New 684 square foot three-car garage attached to new detached ADU. Convert existing attached garage into 433 square foot JADU with one bedroom and one bathroom. Construct new 337 square foot patio cover attached to primary residence.	Robert Garcia		Pending							10/10/2023		Antonio Ramirez Cruz		(714) 315-1411
Almond	515 E Almond Ave	92866	St. Johns Lutheran School	Preliminary review of a proposal to remodel an existing one-story school to add a new mezzanine. in the Old Towne Historic District.	Kevin Nguyendo	Pending			Pending					9/24/2024		Robert Kutner	rkutner@csaarc.com	(818) 802-1034
Almond	527 W Almond Ave and 180 S Cypress St	92866	Friends Church	Preliminary review of a proposal to operate a church, including sanctuary, coffee cafe, and offices within an existing warehouse and adjacent office building in the Old Towne Historic District.	Arlen Beck	Pending								8/6/2024		Kyle Zimmerman	kyle@friends.church	(949) 637-7646

Altura	2405 E. Altura Avenue	92867	Cagieas/Nguyen ADU	New detached 749 SF two bedroom and two bathroom ADU.	Kevin Nguyendo	Pending						8/1/2024		Elissa Michael	elissa.iach@gmail.com	(951) 988-7486	
Arlington	553 S Arlington Rd	92869	Millard Addition and ADU	New second story addition and convert existing living space on first floor into an ADU.	Ryan Agbayani							4/30/24 - Emailed applicant to request a status update.	10/12/2022	4/30/2024	Sondra Millard	sondramillard@gmail.com	(714) 803-8319
Atchison	186 N Atchison St	92866	Streamliner Lounge Signage	New signage for Streamliner Lounge	Angelo Huang			Pending					8/19/2024	9/16/2024	Max Mirbaz/Ali Tazerouni	streamlinerorange@gmail.com	(714) 494-5186
Barkley	413 E Barkley Ave	92867	Stout ADU	Construct a new detached 633 SF ADU.	Ryan Agbayani	Pending						4/30/24 - Emailed applicant to request a status update.	2/15/2023	4/30/2024	Roy Riveroy Jr	rriveroy@yahoo.com	(626) 827-1772
Batavia	1465 N Batavia St	92867	Anahiem Hyundai	Temporary vehicle storage yard for Anaeim Hyundai.	Kevin Nguyendo	Pending	Pending						9/5/2024		Ken Smirz	kens@hyundaianaheim.com	(714) 366-5647
Batavia	2011 and 2015 N. Batavia 715 and 845 W. Grove Avenue	92865	MS Internatoinal Inc. (MSI)	A proposal to permit the construction of a new 41,400 square foot three-story office building, interior tenant improvements to an existing warehouse building including converting 3,300 square feet to office/assembly area located at 845 W. Grove Avenue, demolish an existing 1,526 square foot office building located at 2011 N. Batavia Street, demolish an existing 6,530 square foot warehouse building located at 715 W. Grove Avenue, and related site improvements.	Ryan Agbayani			Approved	Approved			10/7/24 - PC approved project by a 7-0 vote.	3/21/2024	10/7/2024	MS International	raj@msisurfaces.com	
Batavia	2199 N Batavia St	92865	MSI	Exterior modification of an existing industrial building, interior tenant improvements, new exterior patio area, and related site improvements to accommodate warehouse and instructional training for MSI.	Ryan Agbayani	Approved						10/16/24 - CDD Determination Letter emailed to applicant.	7/3/2024	10/16/2024	Todd Nakanishi (MSI)	todd@fltwrkshp.com	(949) 293-3069

Boom	1201 E Boom Ave	92865	Kellison Addition	A proposal to add 925 square feet to an existing single story residence.	Kevin Nguyendo	Pending							7/8/2024		Timothy Arnold	timarnoldassoc@yahoo.com	(562) 944-3696
Bradbury	3126 E Bradbury Ct	92867	New SFD	New 9,403 square foot two-story single family residence.	Kevin Nguyendo								9/18/2024		Ramon Sanchez	cbhome626@gmail.com	(951) 727-6800
Brookside	2229 E. Brookside Avenue	92867	Alkaabi Addition	New 1,062 square foot second story addition.	Michael O'Toole	Pending							3/26/2024		Adele Alkaabi	dd_mak@yahoo.com	(714) 280-6467
Brookside	2342 E Brookside Ave	92867	Desai Addition	Proposed 1,097 square foot first and second floor addition to to existing single story residence.	Michael O'Toole	Pending					2/28/24 - Comment Letter #1 sent		1/30/2024		Chaitonaya Desai	chaitudesai@gmail.com	(714) 686-5925
Cambridge	231 N Cambridge St	92867	Gilroy ADU	Convert existing 403 SF detached carriage garage into a one bedroom and one bathroom ADU.	Angelo Huang	Pending							8/6/2024	9/20/2024	Mike Williams	mike@crossdesigninc.com	(714) 639-6200
Carleton	1239 E. Carleton Avenue	92867	Moen Residence	A proposal to construct a 1,000 square foot two story addition and attached one-car garage at an existing single story residence.	Michael O'Toole	Pending							10/11/2023	1/8/2024	Brent Moen	brentmoen@gmail.com	(909) 255-6730
Center	247 N Center St	92866	Healy Residence	A proposal to add 267 square feet to an existing 1,242 square foot residence in the Old Towne Historic District.	Ryan Agbayani			Pending			11/6/24 - Project is scheduled for a DRC public hearing.		5/14/2024	11/6/2024	Studio D, John Dilauro	studioJD@verizon.net	(714) 357-2206
Chapman	211 E Chapman Ave	92866	AT&T Wireless	Preliminary Review of a new roof mounted AT&T wireless communication facility on the Orange Elks Lodge building.	Arlen Beck	Pending							3/6/2024		Cingular Wireless PCS, LLC (AT&T Mobility)	sonal.thakur@eukongroup.com	(949) 557-1616
Chapman	211 E Chapman Ave	92866	AT&T Wireless	New WCF on roof top of Elk's Lodge building in the Old Towne Historic District.	Arlen Beck	Pending		Pending					8/27/2024		New Cingular Wireless LLC (AT&T Mobility)	sonal.thakur@eukongroup.com	(949) 557-1616
Chapman	845 E Chapman Ave	92866	Optum Signage	Install new channel letter signs on exterior elevations.	Michael O'Toole			Pending					6/27/2024		Mark Baines		

Chapman	2503 E Chapman Ave	92869	Chapman Yorba VIII SB 330	A proposal to construct 138 apartment units including 28 low income units within 11 three-story apartment buildings including attached single car garages on the ground level, eight garage structures, one office/multipurpose building, and one recreation area bathroom building totaling 185,419 SF and a 92,206 SF three-story self-storage building and associated parking.	Robert Garcia	Pending			Pending	Pending	Pending				Address is for reference only. The project site is south of the Santa Ana River at the intersection of Chapman Ave and Yorba St.	2/5/2024	9/3/2024	Robert C. Pack Stonefield Development	bobpack@stonefielddevelopment.com	(949) 581-4663
Chapman	2503 E Chapman Ave	92869	Chapman Yorba VIII	Proposed general plan amendment and zone change to allow for the development of 158 senior apartments and storage facility.	Robert Garcia	Pending			Pending	Pending	Pending				Address is for reference only. The project site is south of the Santa Ana River at the intersection of Chapman Ave and Yorba St.		9/3/2024	Robert C. Pack Stonefield Development	bobpack@stonefielddevelopment.com	(949) 581-4663
Chapman	3701 E Chapman Ave	92869	Americana Apartments ADU	Conversion of existing office space into 1,120 square foot ADU with two bedrooms and two bathrooms within apartment complex.	Angelo Huang	Pending										1/2/2024		Americana Apartments LP - Michael Brown	elderjessebrown@hotmail.com	(949) 309-9116
Chapman	394 W Chapman Ave	92866	American Barber Shop	New illuminated blade sign for American Barber Shop in the Old Towne Historic District.	Angelo Huang				Pending							6/11/2024	9/18/2024	Juan-Ospina	juan@lucasosigns.com	(714) 260-7447
Chapman	616 W Chapman Ave	92868	Bonjour Bed & Breakfast	Convert existing 1,111 square foot single family residence into a bed and breakfast in the Old Towne Historic District.	Ryan Agbayani	Pending			Pending					9/19/24 - SRC Comment Letter 3 emailed to applicant.	9/7/2023	9/19/2024	Ahmed Joseph Mahmoud	joseph.cscp@gmail.com	(714) 204-5649	
Clark	347 N Clark St	92868	Meyer Property	Conversion of an attached 364 SF garage and expansion of 145 SF into a 509 SF ADU.	Robert Garcia	Pending										4/10/2024	9/11/2024	Michelle Runyan	michelle@plansbybrian.com	(951) 520-7601
Cliffway	6123 E Cliffway Dr	92869	Morada Residence	A request to construct an addition, and outdoor recreation/entertainm	Michael O'Toole	Pending								Comment letter sent 7/18/2023		7/19/2023	Lane Curtis	lane.curtis@gmail.com	(714) 381-8393	

				ent facilities to an existing residence.													
Clinton	443 N Clinton St	92867	Benun Residence	A proposal for a 688 square foot addition to the first floor, 778 square foot new second floor addition, and 174 square foot garage addition to an existing single-story residence.	Michael O'Toole	Pending						comment letter 1 sent 4/11/24			Andrew Benun	andy@andtech.net	(714) 267-2639
Cloverdale	2328 E. Cloverdale Ave	92867	Cubacub Residence	A proposal to add 1,492 square feet and new rear patio to an existing single story residence.	Angelo Huang	Pending							10/22/2024		Raynatus Kamus	rrkamus.kcg@gmail.com	(949) 701-7013
Collins	540 E Collins Ave	92867	Luong ADU	New detached 1,183 SF two bedroom ADU.	Robert Garcia	Pending							12/19/2023		Hoa Luong	hoaluong24@yahoo.com	(714) 856-8999
Collins	1422 E Collins Ave	92867	Collins Ave ADU	Convert existing 374 SF attached garage into a one bedroom and one bathroom ADU.	Angelo Huang	Pending							9/30/2024		Gino Hartounian	GinoHartoun@gmail.com	(818) 268-1617
Court	4215 E Court Ave	92869	Garcia Residence	New two-story second unit.	Angelo Huang	Pending	Pending						10/23/2024		Alicia Pateyro Garcia	pateyrover7@hotmail.com	(714) 337-7965
Culver	512 E Culver Ave	92866	Rizio ADU	New detached 750 SF two bedroom and one bathroom ADU.	Kevin Nguyendo	Pending						Reviewing approval letter 10/04/2024	5/20/2024		Sergio Camacho		(714) 803-5243
Cummerland	1119 E Cummberland Rd	92865	1119 E Cummberland ADU	Convert existing attached garage into a 390 SF ADY.	Angelo Huang	Pending							10/23/2024		Haleh Johnson	haleh@hjarc.com	(562) 383-0244
Cypress	180 S Cypress St (See 527 W Almond Ave)	92866	Friends Church	Preliminary review of a proposal to operate a church.	Arlen Beck	Pending							8/7/2024				
Dunfield	2702 N Dunfield St	92865	Awischus Addition	A proposal to construct a 1,888 square foot first and second story addition, remodel, and new patio cover at an existing single story residence.	Arlen Beck	Pending									Bastian and Tiffany Awischus	bastianawischus@gmail.com	(562) 360-9435
Earlham	221 S Earlham St	92869	Earlham Duplex and ADU	A request to construct two new detached units and an attached ADU on the first floor of the rear unit.	Ryan Agbayani	Approved		Pending				9/11/24 - Met with Director, Principal Planner, and City Attorney's office to discuss project	8/24/2022	9/11/2024	Farshad Shagoshtashi	F-24158@gmail.com	(949) 202-8903

Feldner	260 S Feldner Rd	92868	Salgado ADU	New 689 square foot ADU with two bedrooms and one bathroom constructed on the second floor of a new 572 square foot detached garage with attached enclosed stairway.	Robert Garcia	Pending						Comments sent 8/11/23	6/27/2023	Vincent Vazquez	carvindesignanddrafting@gmail.com	(626) 522-2787	
Fern	1584 N Fern St	92867	Curcie ADU	Convert an existing 427 SF attached garage and add a new 358 SF second story for a new two story ADU.	Kevin Nguyendo	Pending							9/30/2024	John Lopez	anchor360designservices@gmail.com	(714) 351-9809	
Fernwood	3731 E. Fernwood Ave	92869	Resonable Accommodation	A request for a reasonable accommodation for an existing driveway width enlargement in the Eichler Historic District.	Angelo Huang	Pending							10/31/2024	Edward and Jane McCormick	janer.e.mccormick@gmail.com	(714) 801-4304	
Flower	300 S Flower St	92868	St. John Maron School	Request to allow a school use at an existing church	Michael O'Toole	Pending							12/14/2023	Tony Chemali	tony_shemali@yahoo.com	(714) 747-1077	
Glassell	149 N Glassell St	92866	Cali Dumpling Screening	Security and mechanical roof screening.	Michael O'Toole			Pending					11/4/2024	Jack Selman	jack@aoarchitects.com	(714) 639-9860	
Glassell	162 N Glassell St	92866	Soulland Lab	A request for an ABC Type 41 (On-Sale Beer and Wine- Eating Place) License at an art studio in the Old Towne Historic District.	Arlen Beck			Pending					4/29/2024	Soulland Lab, LLC	hello@soullandstudio.com	(714) 600-1467	
Glassell	304 N Glassell St	92866	Chapman University House Conversion	Interior renovation of a residential structure to convert into administrative offices for Chapman University.	Ryan Agbayani	Pending	Pending					7/26/24 - SRC Comment Letter emailed to applicant; pending resubmittal	6/27/2024	7/26/2024	Alisa Driscoll	driscoll@chapman.edu	(714) 289-2098
Glassell	870 N Glassell St	92867	Medical Office Building	Preliminary review for a proposed two story medical office building	Monique Schwartz	Pending							9/28/2022	Annie Tran		(714) 478-8665	
Glassell	870 N Glassell St	92867	Carrera Triplex	Preliminary application to demolish an existing 1,027 square foot 1 story landscape supplies building and construct a new 2 story, 3 attached dwelling unit multiple-family structure totaling 2,724 square feet. A General Plan Amendment and Zone Change would be	Monique Schwartz	Pending							7/13/2022	Raul Carrera	RR_Hauling@yahoo.com	(714) 737-1892	

				required for a formal application.													
Glassell	1095 N Glassell St	92867	Orange Wine Inc.	Request for an ABC Type 21 (Off-Sale General) License.	Arlen Beck				4/15/2024			2/5/2024		Mark Alballatc	alballatc@aol.com	(805) 341-2745	
Glassell	1190 N Glassell St	92867	Orange Liquor and More	New ABC Type 21 general alcohol for proposed convenience store	Arlen Beck				4/15/2024			6/18/2021		Farhan Aljiryas	fredjca@aol.com		
Glassell	2411 N Glassell St	92865	Warehouse/Logistics Facility	New 299,190 square foot industrial warehouse/logistics facility and related site improvements.	Ryan Agbayani	Pending		Pending	Pending			10/30/24 - Incomplete Letter emailed to applicant.	9/30/2024	10/30/2024	Carlos Serra	cserra@rexfordindustrial.com	(310) 703-2064
Glen Albyn	5230 Glen Albyn Ln	92869	Verizon Wireless	A request by Verizon Wireless to co-locate a non-stealth wireless communication facility on an existing 153 foot monopole, and ground mounted equipment.	Angelo Huang		Withdrawn					2/29/2024	10/15/2024	Verizon Wireless-Tom Derkas	tderkas@trunorthe.com	(925) 202-3333	
Grand	834 N Grand St	92867	Takeshita ADU	Conversion of an existing detached 396 SF garage into a one bedroom and one bathroom ADU, and an attached 56SF laundry room.	Angelo Huang		Pending					10/8/2024		Rolando Serrano	serranoarch11@gmail.com	(323) 508-6127	
Groveswood	7109 E. Groveswood Lane	92869	DeRossett Residence	Two-story addition to existing two-story single family residence.	Michael O'Toole		Pending					6/11/2024		John DeRossett	johnc@gcempire.com	(714) 337-8725	
Hamlin	624 N Hamlin St	92869	Garo ADU	New proposed attached 497 SF one bedroom and one bathroom ADU.	Angelo Huang		Withdrawn					8/5/2024	9/9/2024	Jose Moreno	jmrconsting@gmail.com	(626) 922-5013	
Handy	516 N Handy St	92867	Sotelo ADU	Convert existing attached garage and storage room into 706 square foot ADU with two bedrooms and one bathroom, and new laundry area for primary residence located under existing covered patio.	Robert Garcia		Pending					11/30/2023		Lindsey Sotelo	lj-sotelo@hotmail.com	(714) 591-6370	

Jewell	290 N Jewell Place	92868	Maldini Residence and ADU	A proposal to convert an existing one-story single family residence into an 886 square foot ADU with two bedrooms and two bathrooms, construct new attached one car garage/storage area, and construct new 2,250 square foot two story single family residence with attached two car garage.	Arlen Beck	4/15/2024							9/14/2023	11/27/2023	Micky Maldini	mickymaldini@gmail.com	(657) 363-9900
Jewell	290 N Jewell Place	92868	Govahi ADU	Convert existing 451 SF attached garage into an ADU.	Kevin Nguyendo	Pending							10/28/2024		Saman Govahi	roy@krhomesinc.com	(951) 809-3988
Katella	435 W Katella Ave	92867	Home Depot Christmas Tree Lot	Seasonal Christmas Tree Lot	Angelo Huang	Pending	Pending						10/23/2024		Doug King	asm-615@homedepot.com	(714) 273-9751
Katella	1132 E. Katella Ave	92867	Coastal Business Group	New 60 foot tall monopine wireless communication facility and related equipment enclosure within an existing shopping center.	Ryan Agbayani	Pending					6/5/24 - Incomplete Letter emailed to applicant.		5/6/2024	6/5/2024	Coastal Business Group, Jessica Grevin	jgrevin@coastalbusinessgroup.net	(949) 336-1550
Katella	1938 E Katella Ave	92867	American Tower	A proposal to remove and replace an existing CMU wall and wireless facility equipment.	Monique Schwartz	Pending								11/15/2022	American Tower		949-788-8900
Katella	1400 E Katella Ave	92867	Sign Program	Sign Program for multi-tenant commercial building.	Kevin Nguyendo	Pending							8/12/2024		Sean Baldwin	sean@newsignstandard.com	(949) 633-6320
Lemon	135 S Lemon St	92866	Smarty Social Blade Sign	A proposal for a new blade sign for Smarty Social in the Old Towne Historic District.	Michael O'Toole				Pending		Schedule for 9/18 DRC		5/16/2024	9/3/2024	Signage Solutions, Candi Gledhill	candig@signage-solutions.com	(714) 318-7654
Lincoln	420 W Lincoln Ave	92865	Commercial building expansion	A proposal to add 3,464 square feet to an existing multi-tenant commercial building and related site improvements.	Kevin Nguyendo	Pending			Pending				10/24/2024		Hitesh Patel	muffler1212@gmail.com	(630) 605-4035
Loretta	458 S Loretta Dr	92869	LAM ADU	New two story 800 SF detached ADU	Angelo Huang	Pending							10/23/2024		Thuy Lam	458loretta@gmail.com	(714) 251-1105
Main	146 S Main St	92868	La Casa De Marcos	A request for an ABC Type 41 (On-Sale Beer and Wine - Eating Place) license at a 2,557 square foot restaurant.	Michael O'Toole				Pending				4/24/2024		La Casa De Marcos	soniahuitron@yahoo.com	(951) 965-7755

Parker	354 N Parker St	92868	Kearl ADU	Covert existing garage and add 146 square feet for a 554 square foot ADU with two bedrooms and one bathroom. In addition, add 11 square foot laundry room to primary residence.	Angelo Huang	Pending							11/2/2023	9/11/2024	Jane Kearl	jkearl@wattieder.com	(949) 852-6705
Parker	378 N Parker St	92868	Meyer 378 N Parker	Conversion of an attached 406 SF garage and expansion of 146 SF into a 552 SF ADU.	Robert Garcia	Pending							4/15/2024	9/11/2024	Michelle Runyan	michelle@plansbybrian.com	
Parker	388 N Parker St	92868	Meyer 388 N Parker	Conversion of an existing 207 SF one car attached garage and expansion of 149 SF for a 356 SF one bedroom and one bathroom ADU.	Robert Garcia	Pending							2/28/2024	9/11/2024	Michelle Runyan	michelle@plansbybrian.com	
Parker	681 S Parker St	92868	Equipment Enclosure	New equipment enclosure visible from public right of way.	Angelo Huang	Pending	Pending						9/9/2024	10/8/2024	South Coast Electrical	jmcgallian@scfacilityservices.com	(714) 782-9640
Pixley	125 N Pixley St	92868	Reyes Garage	A proposal to remodel the interior of a 918 square foot single family residence and construct new 2-car garage in the Old Towne Historic District.	Arlen Beck			Pending					6/13/2023		Hipolito Serrano	facadesdesign151@gmail.com	(626) 922-0420
Pixley	345 S Pixley St	92868	Tsuno Addition	A proposal to add 446 square feet to the rear of an existing one story single family residence in the Old Towne Historic District.	Michael O'Toole			Pending					5/28/2024		ScottTsuno	tsunoscott@gmail.com	(310) 874-9768
Pixley	412 S Pixley St	92868	Regalado Addition	A proposal to rehab/remodel and add 340 square feet to an existing one-story single family residence, and relocated and rehab/remodel the existing garage in the Old Towne Historic District.	Michael O'Toole			Pending					5/30/2024		Mark Dwyer	marks@archdesignsol.com	(949) 887-2292
Plaza	71 Plaza Square	92866	AT&T NSB Site "CLL01157"	A request to establish a rooftop stealth screen wireless facility in the Old Towne Historic District	Alvin Nuval (Contract Planner)	Pending		Pending					5/31/2022	5/31/2022	Adrian Culici	adrian.culici@eukongroup.com	(949) 648-6995
Prospect	736 S Prospect St	92869	Addition and garage	Addition and new attached garage to existing one-story single family residence.	Kevin Nguyendo	Pending							9/25/2024		Meytal Naim	meytalnaim7@gmail.com	(818) 602-8889

Prospect	736 S Prospect St	92869	Addition and garage	New detached 1,000 SF two bedroom and two bathroom ADU.	Kevin Nguyendo	Pending						9/25/2024		Meytal Naim	meytalnaim7@gmail.com	(818) 602-8889		
Rancho Santiago	647 N Rancho Santiago Blvd	92869	Rancho Ridge (PUD)	A proposal to subdivide a vacant 1.93 acre parcel into 13 lots for the development of 13 two-story single family dwellings ranging between 2,425 to 2,759 square feet in size, and related site improvements.	Michael O'Toole	Pending		Pending	Pending	Pending			Incomplete Letter sent 6.23.23	5/17/2023	1/8/2024	Maile Green	minx75@gmail.com	(949) 508-0340
Riding	2603 E Riding Way	92867	Ruiz ADU	Convert existing detached garage into 665 square foot ADU with two bedrooms and one bathroom and demolish 500 square foot unpermitted structure attached to garage.	Robert Garcia	Pending							10/16/2023			Bulmaro Ruiz	bulmaro.ruizconstruction@gmail.com	(714) 353-5743
River	323 E River Ave	92866	Muhonen Residence	A request to construct a 934 square foot single family residence and 434 square foot detached garage on a vacant lot in the Old Towne Historic District.	Arlen Beck			Pending					2/20/2024			Michael Muhonen	mmunonen@choc.org	(714) 272-2448
Santa Cecelia	4111 N Santa Cecelia St	92865	Gonzales Residence	Addition of 993 square feet, interior remodel, new covered porch, and two new patio covers at an existing one-story single family residence.	Angelo Huang	Pending							10/1/2024			Steve Sennikoff	stevenb@sennikoffarchitects.com	(562) 344-5438
Santa Cecelia	4171 N Santa Cecelia St	92865	Dao Residnece	Addition of 800 square feet onto a single-family dwelling	Vidal F. Márquez	Approve					10/25/2022	Under plan check	6/6/2022	2/23/2023		Jason Gettlew	jason@gettlergc.com	(714) 316-4956
Santiago	2475 N Santiago Blvd	92867	Vo Subdivision	An SB-9 proposal to subdivide an existing 19,800 square foot lot into two parcels (Parcel 1: 8,100 sq. ft.), Parcel 2: 11,700 sq. ft.) for the development of two new residential units on Parcel 1 and one existing and one new residential unit and new detached garage on Parcel 2.	Arlen Beck	11/29/2023	Pending							10/31/2023	1/8/2024	Kenneth Vo	kennethvo@hotmail.com	(717) 697-9812

Santiago Canyon	1700 E Santiago Canyon Rd	92869	Santiago Hills II Planned Community	A request for approval of tentative tract maps and modified Planned Community standards and design guidelines for a 1,180 unit residential subdivision in the Santiago Hills II Planned Community. A modified Runoff Management Plan (ROMP) and modified Development Agreement are also included in this request. (This request is a modification to a previously-approved project. The previous approvals allow for a maximum of 1,746 units in Santiago Hills II).	Ryan Agbayani	Approved			Approved	Approved	Approved					Address is for reference location only. General project location is at the intersection of Jamboree Road and Chapman Avenue Various Approval dates. No current activity		Jamie Yoshida	jyoshida@irvinecompany.com	(949) 720-2702
Santiago Canyon	6118 E Santiago Canyon Rd	92869	SB 330 Creekside Village	SB 330: Preliminary review of a proposal to construct 231 residential units consisting of 183 market rate and 48 low income units.	Robert Garcia	Complete							10/16/2023	9/3/2024			Christopher Nichelson	chris@milancap.com	(714) 687-0000	
Santiago Canyon	6146 E Santiago Canyon Rd	92869	SB 330 Mara Brandman Arena	SB 330 - Preliminary review of a proposal to construct 118 three-story residential units (townhomes) consisting of 94 market rate and 24 low income units.	Robert Garcia	Complete							10/3/2023	9/3/2024			Daniel Dokhanian	dd@mullhollanddrive.com	(818) 602-6277	
Shaffer	976 N Shaffer St	92867	Nguyen Residence	New 5,817 square foot two story residence with attached three-car garage.	Michael O'Toole	Pending							11/15/2023	2/26/2024			John Cataldo Architects	johnc@johncataldo.com	(626) 799-4400	
Shaffer	976 N Shaffer St	92867	Nguyen Residence	New 992 square foot detached ADU with two bathrooms and new 659 square foot garage.	Michael O'Toole	Pending							12/13/2023				John Cataldo Architects	johnc@johncataldo.com	(626) 799-4400	
Shattuck	157 N Shattuck Pl	92866	Witt ADU	Conversion of garage into an ADU and attached permitted pool room.	Kevin Nguyendo	Pending							10/23/2024				Jarred Witt	jerewitt@gmail.com	(530) 515-3209	
Shattuck	364 S Shattuck Pl	92866	Stock Residence	Proposed 755 square foot addition and interior remodel to an existing single-story residence.	Kevin Nguyendo	Pending							7/30/2024				Benito Corona	bcndesigner@sbcglobal.net	(714) 371-7176	

Struck	534 W Struck Avenue	92867	Prologis Warehouse	A proposal to demolish an existing 40,000 square foot warehouse building and construct a new 211,456 square foot warehouse and related site improvements.	Monique Schwartz	Pending			Pending	Pending	Pending				Under review	4/5/2024		Prologis-Exchange Orange Industrial Ctr 6 LLC: Maggie Xu	mxu@prologis.com	(310) 759-5778
Summitridge	3628 E Summitridge Lane	92867	Marshall Residence	A proposal to demolish an existing residence and site improvements to construct a new 4,425 square-foot, two-story custom single-family dwelling with attached two-car garage	Ryan Agbayani	Approved	Approved								10/16/24 - CDD Determination Letter emailed to applicant.	6/18/2024	10/16/2024	Casey and Ramona Marshall	fyurball@aol.com	(714) 310-8897
Sycamore	1215 W Sycamore Ave	92868	Mendoza ADU	Convert existing attached garage into an ADU.	Arlen Beck		Pending									10/23/2024		Cesar Mendoza	mendozac777@gmail.com	(714) 269-1705
The City	625 The City Dr. South	92868	Watermarke Orange	A proposal to demolish an existing four-story office building and surface parking lot in order to construct a new multi-family apartment building containing a total of 401 units with shared amenities (21 units will be reserved for very low income households). The new building is five-stories tall and will be configured around a multi-level parking structure with 717 parking stalls.	Ryan Agbayani	Pending			Pending	Pending					7/26/24 - Incomplete Letter #2 emailed to applicant.	1/12/2024	7/26/2024	Jonny Schneider	jonny@wpipm.com	(909) 913-9003
The City	765 The City Drive South	92868	HiroNori Ramen ABC	A request for an ABC Type 41 (On-Sale Beer and Wine-Eating Place) License within an existing restaurant.	Kevin Nguyendo					Pending						10/2/2021		I Hiromichi Igarashi	orange@hironori.com	(323) 963-1874
The City	765 The City Drive South	92868	Master Sign Program Revision	Revisions to the existing master sign program for an existing commercial office building.	Kevin Nguyendo		Pending									10/16/2024		Chi Luong	chi.luong@astivahealth.com	(858) 860-4470
Toluca	405 E. Toluca Ave	92866		A proposal to add 449 square feet to the primary residence, demolish existing garage, construct new attached 499 square foot garage, and	Michael O'Toole				Pending							10/7/2024		Rafi Baghdasarian		(949) 524-6444

				construct new 949 square foot attached second unit.												
Tustin	125 N Tustin St	92867	Liquor King	New liquor store with ABC Type 21 (On-Sale General) license.	Arlen Beck				Pending			6/14/2024		Liquor King, Michael Zaky	liquorkingmanagement@gmail.com	(714) 804-8908
Tustin	595 N Tustin St	92867	Exterior Remodel	Exterior remodel of existing multi-tenant commercial building.	Michael O'Toole		Pending					11/21/2023	2/26/2024	Jessica Lee	jessica.k@designelim.com	(310) 650-6994
Tustin	1012 N Tustin St	92867	Dominic Veterinary	Addition, interior and exterior remodel of existing commercial building.	Arlen Beck	Pending		Pending				10/1/2024		Erik Jordan	allcountydesin@gmail.com	(562) 244-8638
Tustin	1400 N Tustin St	92867	Toyota of Orange	A request to demolish an existing service writer canopy and enclosed workstation building and construct a new attached, two story service writer building to accommodate a larger number of workstations, office, and storage areas, and site improvements to include improved on site circulation, outdoor customer waiting area, new security kiosk, and vehicle storage and delivery areas.	Arlen Beck	11/29/2023				Incomplete letter provided to applicant.		8/1/2023	12/12/2023	Toyota of Orange		(714) 639-6750
Tustin	1485 N Tustin St	92867	Toyota of Orange	A request to remodel the interior of an existing commercial building to accommodate 32 new vehicle service bays, parts storage, and ADA restrooms, and minor improvements to the building exterior.	Arlen Beck	3/20/2024	4/15/2024					8/1/2023	12/12/2023	Toyota of Orange		(714) 639-6750
Tustin	1855 N Tustin St	92865	Home Depot Christmas Tree Lot	Seasonal Christmas Tree Lot	Angelo Huang							11/1/2024		Home Depot #6965	michael_opera@homedepot.com	(714) 685-9360
Tustin	2091-2097 N Tustin St	92865	Metsovas Commercial Center	Exterior remodel of an existing 4,840 square foot commercial building and related site improvements.	Ryan Agbayani	Pending	Pending			10/8/24 - SRC Comment Letter emailed to applicant.		6/5/2024	10/8/2024	Kalliopi Metsovas	metsovas@sbcglobal.net	(714) 299-7583

Tustin	2200 N Tustin St	92865	The Village District at Orange	167 for sale townhomes, and 42 below market rate ADU's for a total of 209 units, totalling 263,054 square feet of residential development, and 1,500 square feet of nonresidential development	Chad Ortlieb	Occured											SRC occurred 6-14-23, 9-20-23, and 3-13-24	6/5/2023	6/19/2023	The Orange JCP project Owner, LLC, Peter Vanek	pvanek@integralcommunities.com	(949) 307-3482
Tustin	2355 N Tustin St	92865	Commercial/Retail Building	A request to construct a 5,330 square foot commercial/retail building with drive-through and related site improvements.	Kevin Nguyendo	Pending			Pending	Pending								8/20/2024		Stephen Thorp	sthorp@burnham-ward.com	(949) 992-2400
University	1 University Dr	92866	Chapman University Specific Plan Amendment #7	A proposal to update the Chapman University Specific Plan.	Anna Pehoushek/Ryan Agbayani	Pending			Pending	Pending	Pending								9/11/2024	John Moreland	jmoreland@ktgy.com	
Valencia	5526 E Valencia Dr	92869	Shariff ADU	Convert existing attached garage into a 564 square foot studio ADU with one bathroom, and 80 square foot storage room.	Angelo Huang	Pending												1/3/2024		Tasneen Shariff	globalts_inc@yahoo.com	(714) 588-3444
Vista Way	2641 E. Villa Vista Way	92867	Kim & Dohrmann ADU	Proposed new detached 983 SF ADU.	Arlen Beck	Pending												4/8/2024		Krystin Kim	krystinkim@gmail.com	(310) 418-1393
Walnut	1212 E Walnut Ave	92867	Kroh/Staph ADU	New detached 748 SF ADU (2 bedrooms 2 bathrooms) at rear of property	Ryan Agbayani	Pending												1/3/2023	5/13/2024	Michael Kroh	krohmedia@gmail.com	(949) 533-9575
Walnut	1222 E Walnut Ave	92867	Makelin ADU	New 798 square foot detached ADU with two bedrooms and two bathrooms.	Robert Garcia	Pending												9/26/2023		Vanessa Saavedra	vsaavedra@nexgenbuildingsla.com	(657) 206-3336
Walnut	1435 E Walnut Ave	92867	Gallegos ADU	Conversion of a detached 345 SF garage and addition of 447 SF to create a new 793 SF two bedroom and one bathroom ADU.	Angelo Huang	Pending												7/8/2024		Ismael Gallegos	ish26@att.net	(951) 818-1682
Walnut	3910 E Walnut Ave	92869	Mendez ADU	Conversion of an existing 520 SF second story above the garage into a two bedroom	Kevin Nguyendo	Pending												9/19/2024		J. Luis Mendez	pacificotg@sbcglobal.net	(714) 206-2570

				and one bathroom ADU.												
Walnut	3910 E Walnut Ave	92869	Mendez JADU	Conversion of 360 SF of living space into a one bedroom and one bathroom JADU.	Kevin Nguyendo	Pending						9/19/2024		J. Luis Mendez	pacificotg@sbcglobal.net	(714) 206-2570
Washington	629 E Washington Ave	92866	Monterrey House Move and Addition	A proposal to move and add 493 square feet to an existing single family residence.	Angelo Huang	Pending		Pending				9/3/2024		Lorena Lopez	planning@truplans.com	(714) 289-4652
Washington	4512 E Washington Ave	92869	Addition and second unit	Addition and new second unit	Michael O'Toole	Pending	Pending					9/26/2024		Rafi Baghdasari	rafi@epichomeremodeling.net	(714) 933-0362
Wonder View	991 N Wonder View Dr	92869	Molnar ADU	Convert a portion of an existing two-story detached accessory structure into an ADU with three bedrooms and three bathrooms, and new 660 square foot detached storage building.	Michael O'Toole	Pending					Incomplete letter sent 2/20/24	1/25/2024	2/26/2024	Frank and Chantal Molnar	chantalmolnar@gmail.com	(714) 270-4455
Woodland	796 S Woodland St	92869	Sanders Residence	Reasonable accommodation request to widen existing driveway in Eichler Historic District.	Angelo	Pending						11/4/2024		Tracy Sanders	mustangs.1@hotmail.com	(714) 998-8943
Boom	1201 E. Boom Avenue	92865	Boom Avenue Remodel, Addition, and Garage Workshop	Proposing a remodel, addition, and a new garage workshop at an existing one-story single-family residence	Kevin Nguyendo	Pending					Incomplete letter sent 7/31/2024	7/8/2024		Timothy Arnold	timarnoldassoc@yahoo.com	(562) 944-3696

Planner Contact Information:

<p>Robert Garcia Senior Planner (714) 744-7231 rgarcia@cityoforange.org</p>	<p>Monique Schwartz Senior Planner (714)744-7224 mschwartz@cityoforange.org</p>	<p>Arlen Beck Associate Planner (714) 744-7272 abeck@cityoforange.org</p>	<p>Chad Ortlieb Principal Planner (714) 744-7237 cortlieb@cityoforange.org</p>
<p>Ryan Agbayani Associate Planner 714) 744-7225 ragbayani@cityoforange.org</p>	<p>Michael O'toole Assistant Planner (714) 744-7203 motoole@cityoforange.org</p>	<p>Angelo Huang Planning Aide (714) 744-7203 ahuang@cityoforange.org</p>	