



# City of Orange Planning Commission Revised Regular Meeting Agenda

**MONDAY, DECEMBER 7, 2015**

## Commissioners:

Adrienne Gladson, Chair  
Daniel Correa, Vice Chair  
Doug Willits  
Ernest Glasgow  
Dave Simpson

## Staff:

Leslie Aranda Roseberry,  
Planning Manager  
  
Gary Sheatz,  
Senior Assistant City Attorney  
  
Sharon Penttila,  
Recording Secretary  
  
Jennifer Le,  
Acting Principal Planner  
  
Marissa Moshier,  
Historic Preservation Planner  
  
Chad Ortlieb,  
Senior Planner

## Location:

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

## Mailing Address

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## **REGULAR SESSION 7:00 PM • City Council Chambers**

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 wall 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 1<sup>st</sup> and 3<sup>rd</sup> Mondays. You may also stream the meeting LIVE on the internet by logging onto the City of Orange website at [www.cityoforange.org](http://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 1<sup>st</sup> or 3<sup>rd</sup> 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 Report
- 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 NOVEMBER 16, 2015.**

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 VARIANCE NO. 2237-15; MINOR SITE PLAN NO. 0828-15; AND ADMINISTRATIVE ADJUSTMENT NO. 229-15 – CASA TERESA OFFICE/RETAIL CONVERSION**

The property contains a single family residence that is proposed for conversion to office and retail use for Casa Teresa, a non-profit providing temporary housing and ongoing support to pregnant women. The existing building is a contributing historic resource within the Old Towne Historic District. Conversion from residential to commercial use requires Minor Site Plan Review. In order to provide parking behind the historic building, two Variances and two Administrative Adjustments are proposed as follows:

1. A Variance to allow a reduction in the required number of parking spaces from seven to five.
2. A Variance to allow a reduction in the required 25 foot wide two-way driveway to the existing 11 foot wide driveway.
3. An Administrative Adjustment to allow a reduction in the required 25 foot parking space back-up distance to 24 feet.
4. An Administrative Adjustment to allow a reduction in the required length of two parking spaces from 18 feet to 17 feet 4-3/4 inches.

**LOCATION:** 234 N. GLASSELL

**NOTE:** The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures), Section 15311 (Class 11 – Accessory Structures) and Section 15331 (Class 31 – Historical Resource Restoration/Rehabilitation) because the project involves conversion of an existing SFR to office/retail use and construction of a small parking lot at the rear of the property in an urbanized area.

#### **RECOMMENDED ACTION:**

Adopt Planning Commission Resolution 38-15 approving the allowance of a reduction in the required number of parking spaces from 7 to 5, allowing a reduction in the required driveway width from 25 feet to 11 feet, allowing a reduction in the required parking space back-up distance to 24 feet and allowing a reduction in the required parking space length to 17 feet 4.75 inches for 2 parking spaces.

### **4. ADJOURNMENT:**

**3.2 CONDITIONAL USE PERMIT NO. 2986-15 – FIT BODY BOOT CAMP**

The applicant proposes to establish an instructional fitness facility with 5-8 participants and one instructor in a 2,100 SF tenant space.

**LOCATION: 2775 N. ORANGE-OLIVE ROAD**

**NOTE:** The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 1301 (Class 1 – Existing Facilities) because the project consists of the operation and licensing of an existing private structure.

**RECOMMENDED ACTION:**

Adopt Planning Commission Resolution 39-15 approving an instructional fitness facility for up to 10 participants and two instructors.

**3.3 ZONE CHANGE 1275-14; MAJOR SITE PLAN 0649-10; DESIGN REVIEW NO. 4675-13; TENTATIVE PARCEL MAP 0005-14; AND MITIGATED NEGATIVE DECLARATION 1832-14 – METROLINK PARKING STRUCTURE**

The applicant proposes to construct a new parking structure at the northwest corner of Chapman Avenue and Lemon Street. The parking structure would contain 611 parking spaces on five levels (two below grade, one at grade and two above grade); 500 spaces would be for transit users and 111 spaces for general use.

**LOCATION: 130 N. LEMON**

**RECOMMENDED ACTION:**

Adopt Planning Commission Resolution 40-15 recommending to the City Council adoption of Mitigated Negative Declaration 1832-14 including adoption of a Mitigation Monitoring and Reporting Program; approval of Zone Change 1275-14, a Zone Change from Public Institution (Specific Plan) to Old Towne Mixed Use-15 (Specific Plan) and approval of Tentative Parcel Map 0005-14, Major Site Plan Review 0649-10 and Design Review No. 4675-13 for the Metrolink Parking Structure project.



#### **4. ADJOURNMENT:**

Adjourn to Monday, January 18, 2016. There will be no meeting on Monday, December 21, 2015 or Monday, January 4, 2016 due to the holidays and closure of City Hall. Merry Christmas and Happy New Year to everyone.

#### **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.