



Agenda Item

Planning Commission

Item #: 4.1.

1/22/2026

File #: 26-0002

TO: Chair and Members of the Planning Commission

THRU: Hayden Beckman, Planning Manager

FROM: Arlen Beck, Associate Planner

1. SUBJECT

Public Hearing to consider a request to establish an alternate parking rate and construct an addition to an existing commercial building for the site located at 1012 N. Tustin Street and a finding of CEQA Exemption (CUP25-0010).

2. SUMMARY

The applicant is proposing an 834 square-foot building addition, exterior façade improvements, interior remodel, new landscaping, and a revised parking lot layout and striping to accommodate a new veterinary hospital within an existing commercial building located at 1012 N. Tustin Street. The project also includes a request to establish an alternate parking rate for the two existing uses at the site.

3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. PC 01-26, approving Conditional Use Permit No. 25-0010 and Minor Site Plan Review No. 1181, for an 834 square-foot addition, exterior façade improvements, interior remodel, new landscaping, and a revised parking lot layout and striping to accommodate a new veterinary hospital within an existing commercial building, and to establish an alternate parking rate for the two existing uses at the site located at 1012-1016 N. Tustin Street.
3. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 of the State CEQA Guidelines.

4. PROJECT BACKGROUND

Property Information	
Applicant	Dominic To
Property Owner	JADS, LLC
Property Location	1012 N. Tustin Street
Existing General Plan Land Use Element Designation	General Commercial (GC)

Existing Zoning Classification	Limited Business (C1)
Old Towne	No
Site Size	21,248 sq. ft.
Circulation	The subject site is located on the west side of N. Tuolumne Street and is developed with two stand-alone commercial buildings. Access to the two buildings is by a shared driveway at the center of the lot from N. Tuolumne Street. A parking lot is located at the rear of the property, accessible via the shared driveway.
Existing Conditions	The 0.49-acre project site has an existing 1,800-square foot commercial building, and a 2,100-square foot commercial building that is currently occupied by a sporting goods retail store. Photographs of the site are provided in Attachment 5.
Surrounding Land Uses and Zoning	North: Limited Business (C1) - Multi-tenant commercial center with a mix of office, and personal services. South: Limited Business (C1) - Dentist Clinic and Professional Offices building. East: Limited Business (C1) - Across N. Tuolumne Street is a Medical office building and a professional office building. West: Multiple-Family Residential with Single-Family (R3 (A)) - Multi-family duplex and triplex residential.
Previous Applications/Entitlements	None.

5. PROJECT DESCRIPTION

The applicant proposes to establish a veterinary animal hospital offering a full range of veterinary services. Hours of operation are proposed from 9:00 a.m. to 8:00 p.m., seven days per week, with up to 10 employees. Grooming and boarding services are not proposed, although animals recovering from surgery may remain overnight as part of medical care.

The project includes an 834-square-foot addition to the existing vacant commercial building, requiring compliance with current development standards, including off-street parking. Because the proposed veterinary use requires more parking than the former beauty salon use, the project includes a request for an alternate parking rate to address on-site parking constraints, and a revised parking layout. The second building on the site will continue to operate as a retail use.

6. PROJECT ANALYSIS

The project includes coordinated exterior façade upgrades to both buildings to enhance visual consistency across the site. Aside from minimum number of off-street parking spaces required, the project complies with all applicable development standards.

Alternate Parking Rate:

Table 1 below outlines the minimum required number of off-street parking spaces required by the Orange Municipal Code based on the size of the building and use of that space.

Table 1. Parking Requirements for site per Orange Municipal Code Section 17.34.060(B)			
Land Use	Parking Ratio	Gross Floor Area	Parking Requirement
Veterinary clinic/hospital	5 spaces per 1,000	4,790 sq. ft.	24 spaces
General Retail	4 spaces per 1,000	2,173 sq. ft.	9 spaces
Total Parking Required Per OMC 17.34.060(B)			33 spaces

The proposed parking lot has a capacity of 24 spaces, resulting in a deficiency of 9 spaces in comparison with City's code requirement. However, the proposed parking lot cannot physically accommodate 33 off-street parking spaces. Per OMC §17.34.100, any nonresidential use may provide a parking demand study via the conditional use permit process to justify an alternate parking rate. The applicant has prepared a parking study identifying that empirical parking demand based on the actual operation of the uses on the site shows only 22 off-street parking spaces are needed, as outlined in Table 2 below.

Table 2. Empirical Parking Demand	
Land Use	Empirical Parking Demand Per Actual Operations
OC Sports Equipment	8 spaces
Veterinary Hospital	14 spaces
Total Parking Demand	22 spaces
Parking Capacity	24 spaces
Parking Redundancy	+2 spaces

With the empirical parking redundancy of two spaces, parking demands for the existing tenants and proposed operations of the subject veterinary hospital are expected to be adequately accommodated by on-site parking and no overflow to public roadways is anticipated. A more detailed analysis and methods are provided in the parking analysis prepared by K2 Traffic Engineering, Inc., provided as Attachment 6 to this staff report.

It is noted that, due to convenience and easy access, a number of customers may choose to park at the north side of the building, which belongs to the adjacent retail plaza. To address that likelihood, a condition of approval has been included in the Planning Commission Resolution requiring that on-site signage be clearly posted at the subject building to inform customers of parking availability at the rear of the building and discourage unauthorized parking on adjacent properties.

7. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Section 17.08.020 B.2.a. authorizes the Planning Commission to review and take final action on applications for Conditional Use Permits and Minor Site Plan Review. Footnote (b) of Table 17.08.020 of the OMC - Reviewing Bodies - states that when more than one

type of application is filed for a single project, the application requiring the highest level of approval shall dictate the review process for the entire group of applications. The Planning Commission is the highest level approving body for these applications.

8. PUBLIC NOTICE

Notice was provided to owners and tenants within 300 feet of the project and posted at the project site on or before January 8, 2026.

9. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing Facilities) because the project consists of an 834 square-foot addition, exterior façade improvements, interior remodel, new landscaping, and a revised parking lot layout and striping to accommodate a new veterinary hospital within an existing commercial building, and to establish an alternate parking rate for the existing uses at the site. There is no environmental public review required for a Categorical Exemption.

10. ADVISORY BOARD ACTION

Staff Review Committee:

The Staff Review Committee reviewed the project on October 31, 2024, and recommended approval.

11. ATTACHMENTS

- Attachment 1 Planning Commission Resolution No. PC 01-26
- Attachment 2 Vicinity Map
- Attachment 3 Project Plans
- Attachment 4 Applicant Business Narrative/Justification Letter
- Attachment 5 Site Photos
- Attachment 6 Parking Analysis