

August 19, 2024

Planning Commission Meeting

Written Public Comments

Item 4.1

Public Hearing to consider a Zone Text Amendments to Update Title 17 of the Orange Municipal Code (Zoning Ordinance) to amend provisions related to application, expiration, noticing requirements and time for appeal.

New eComment for Planning Commission

Adrienne Gladson submitted a new eComment.

Meeting: Planning Commission

Item: 4.1. Public Hearing to consider a Zone Text Amendment to Update Title 17 of the Orange Municipal Code (Zoning Ordinance) to amend provisions related to application expiration, noticing requirements, and time for appeal.

eComment: I support this clean-up action. I do have 2 questions. What's the reasoning to reduce the timing to file an appeal is 5 days in 17.08.050(D). Is this coming from new law? Orange rarely has appeals due to the heavy financial costs to a single resident or groups of residents and smaller mom and pop businesses. Applicants have those costs in their proforma. Our agree that our current 15 days is too long. My survey of other OC cities is their appeal period falls generally between 7 to 10 days with the caveat of it being extended if the day falls on the weekend, holiday, or non-working Friday. The action before you adds that new and much needed language to the code which leaves no ambiguity. I support the timing of the appeal to move down to 7 days and the new sentence added on when it is extended. For 17.08.040 (B) (4) the removed language in red is good but the end of this section notes the "notice shall be posted in at least three public places within City boundaries, including one place in the area directly affected by the proceeding". If I remember correctly, city policy gives direction on what the posting signs look like, its size and design, and that a total number of 3 are posted the property/area directly affected by the proceedings. I suggest staff explain if this should be further codified thru this action or stay as a policy? Thanks Commissioners for doing your homework, look at all sides of your actions, rely on good planning, following planning and environmental law, declosing ex parte communications, provide robust facts in making findings for approval or denial, and considering the short and long-term impacts of your decisions and recommendations. Adrienne Gladson, AICP