

**May 13, 2025**  
**City Council Meeting**

**Written Public Comments**

# General Public Comments

## Jennifer Connally

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**From:** Janice Brownfield  
**Sent:** Monday, May 12, 2025 5:20 PM  
**To:** City Council Public Comment  
**Subject:** Public Comment Non-Agenda Item

On May 12 the County was receiving public comments and holding a progress forum on its Climate Action Plan to provide an update on emission reduction targets, refined greenhouse gas inventories and a schedule for plan completion. The CAP will serve as a guide for Orange County cities to implement their own plans to improve the environment. Our City already has a Citywide Sustainability Plan, thanks to Chapman University, but is still waiting for your action since its receipt on May 14 last year.

By completing the plan, you can make our City eligible for grants to help provide "the community members' utmost concern" cited in the plan, which is "tree coverage." Grants are available to fund initiatives for planting of trees, which help reduce air pollution and hot temperatures. Since time is of the essence in protecting our health, you can also invite Orange residents and businesses to help finance tree planting, and also donate memorials, including benches. They could enhance our streets and parks, including Mayor Slater's proposed Nature Park at City Hall, and Santiago Creek, for which he envisions a "Grand Central Park." Citizen donations could augment grant funding for projects at Santiago Creek, for which City staff has previously found that vision plan to competitively position the City and non-profits to pursue.

Orange County cities that offer opportunities to donate trees include Garden Grove, which asks residents to "beautify their neighborhoods and contribute to the community by adopting a parkway tree." For \$75 that city provides and plants a tree, and handles all trimming and care, while residents are responsible for watering the tree. The program appears similar to our City's except its residents pay for the trees instead of receiving them for free. Fullerton offers a memorial tree (\$1,000), memorial kiosk (\$3,500) and memorial bench (\$3,200) donation program.

Another city, Lake Forest, also "encourages citizen participation in tree planting and provides an opportunity for urban forest enhancement while minimizing the financial responsibility of the City." For \$125, a suitable tree from a selected palette is planted at an available park. Recognition is given to citizen sponsors with dedication information published in a quarterly newsletter. They also receive a formal certification of dedication signed by its city council.

# Item 9.2

## Expansion of Permit Parking Area AA

## Gabrielle Hayes

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**From:** Maria Prado Flores  
**Sent:** Monday, May 12, 2025 10:19 AM  
**To:** Gabrielle Hayes  
**Subject:** FW: Neighborhood Parking Permit Program

I received a notice regarding a meeting considering Parking Permits on Mallard, Locust, and Jackson Ave.

My residence of more than 40 years is at 3203 E Jackson ave. I cannot attend the meeting, so I am addressing you in this correspondence. I understand that streets closer to Collins have had problems. I have never noticed parked cars that were here from other neighborhoods. WE have had trouble over the years with neighbors who rented multiple rooms in their homes out separately and frequently they parked in front of my home. When that has happened, it was addressed directly.

I do not prefer that a permit program is started on Jackson. I think it requires more effort, and communicates something to others that I don't prefer. I wanted to communicate my opposition before the meeting.

Susan R Anguiano  
Sent from my iPad

# Item 10.2

## Cypress Barrios Rezoning Ordinance



CITY OF ORANGE  
CITY CLERK

2025 MAY 13 PM 4: 12

May 13, 2025

City of Orange  
City Council  
300 E. Chapman Ave  
Orange, CA 92866

Re: Proposed Downzoning of Cypress Barrio Neighborhood

By email: [dan@danslater.com](mailto:dan@danslater.com); [dbilodeau@cityoforange.org](mailto:dbilodeau@cityoforange.org);  
[abarrios@cityoforange.org](mailto:abarrios@cityoforange.org); [jdumitru@cityoforange.org](mailto:jdumitru@cityoforange.org);  
[ktavoularis@cityoforange.org](mailto:ktavoularis@cityoforange.org); [anagutierrez@cityoforange.org](mailto:anagutierrez@cityoforange.org);  
[jgylllenhammer@cityoforange.org](mailto:jgylllenhammer@cityoforange.org); [councilinfo@cityoforange.org](mailto:councilinfo@cityoforange.org)

CC: [attyinfo@cityoforange.org](mailto:attyinfo@cityoforange.org); [cminfo@cityoforange.org](mailto:cminfo@cityoforange.org);  
[clerkinfo@cityoforange.org](mailto:clerkinfo@cityoforange.org); [pcoleman@cityoforange.org](mailto:pcoleman@cityoforange.org); [cdinfo@cityoforange.org](mailto:cdinfo@cityoforange.org);  
[rbunim@cityoforange.org](mailto:rbunim@cityoforange.org)

Dear City of Orange City Council,

The California Housing Defense Fund ("CalHDF") submits this letter as a public comment concerning item 10.2 on the agenda for the May 13, 2025 Council meeting, Zone Change No. 1267-12(B), a proposed downzoning of certain properties in the Cypress Barrio Neighborhood.

The proposed downzoning of this neighborhood would directly violate SB 330's prohibition on downzonings.

### **SB 330 Prohibits Downzonings**

The proposed action would downzone a portion of this City from Duplex Residential R2-6 to Single Family Residential R1. The purported reason for this is to comply with Government Code section 65860, which requires consistency between zoning and the general plan, and the area has a General Plan designation of low-density residential, or 2-6 dwelling units per acre.

However, given that the area in question was zoned R2-6 on January 1, 2018, the City is prohibited by state law from downzoning the area.

360 Grand Ave #323, Oakland 94610  
[hi@calhdf.org](mailto:hi@calhdf.org)

Gov. Code section 66300, subdivision (b)(1) (emphasis added):

Notwithstanding any other law except as provided in subdivision (h), with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:

(A) Changing the general plan land use designation, specific plan land use designation, **or zoning of a parcel or parcels of property to a less intensive use** or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district in effect at the time of the proposed change, below what was allowed under the land use designation or zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B) or subdivision (h). For purposes of this subparagraph, “reducing the intensity of land use” includes, but is not limited to, **reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or any other action that would individually or cumulatively reduce the site’s residential development capacity.**

The City is therefore prohibited from carrying out this illegal downzoning.

While it is true that Government Code section 65860 requires consistency between the zoning and the general plan, the City could comply with this state code requirement by increasing the density for the area in the General Plan.

### **Brown Act Issues**

CalHDF notes that the agenda, staff report, and resolution do not contain the proposed zoning map. While the ordinance refers to the proposed zoning map as “Exhibit B,” it is not actually in any of the materials provided for this meeting. It is therefore unclear which properties the City intends to rezone.

This omission raises substantial questions about whether the City is frustrating the intent of the Brown Act (Gov. Code, § 54950 et seq.), which requires that meetings of any legislative body “shall provide an opportunity for members of the public to directly address the legislative body on any item of interest to the public, before or during the legislative body’s consideration of the item. . . .” (Gov. Code, § 54954.3, subd. (a).) Ordinances rezoning parcels of land are considered legislative acts under state law, and are therefore subject to Brown Act requirements. (See *Arnel Dev. Co. v City of Costa Mesa*, 28 Cal.3d 511, 516 (1980); *San Diego Bldg.*

*Contractors Assn. v. City Council*, 13 Cal.3d 205, 208 (1974).) If the proposed zoning map is not made available to the public prior to the enactment of the rezoning ordinance, members of the public will not be able to adequately review and comment on the proposed standards.

Of note, if the proposed zoning map is made available to the Council during the meeting, then Government Code section 54957.5 imposes a variety of requirements on the City related to making the proposed zoning map available to members of the public.



The City's proposed downzoning of the Cypress Barrio neighborhoods violates SB 330. The City's failure to publish the proposed zoning map and reliance on a Planning Commission hearing from 2012 are also troubling and irregular. We therefore urge the City Council to reject this proposed rezoning, in accordance with its obligations under state law.

CalHDF is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at [www.calhdf.org](http://www.calhdf.org).

Sincerely,

Dylan Casey  
CalHDF Executive Director

James M. Lloyd  
CalHDF Director of Planning and Investigations

# City Council

Meeting Time: 05-13-25 18:00

## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
City Council	05-13-25 18:00	52	17	13	2	1

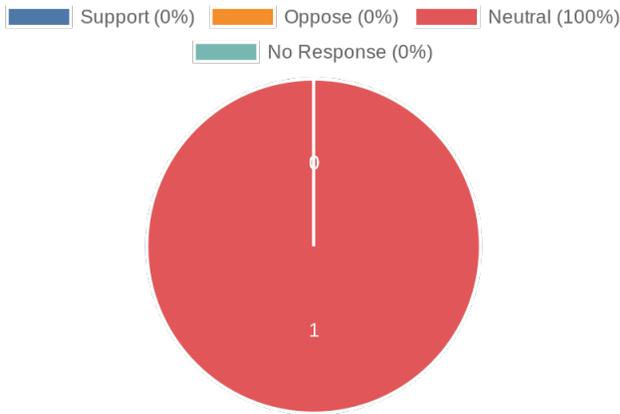
# City Council

05-13-25 18:00

Agenda Name	Comments	Support	Oppose	Neutral
9.1. Lottery selection for permits to sell Safe and Sane Fireworks.	1	0	0	1
9.2. Expansion of Permit Parking Area "AA" to include both sides of E. Avenida Palmar from west City limits to N. Thora Street and both sides of N. Sandpiper Circle, and establishment of Permit Parking Area "AB," to be comprised of both sides of N. Mallard Street from E. Locust Avenue to E. Jackson Avenue. Resolution Nos. 11606, 11607, or 11608.	14	13	0	0
9.3. Memorandum of Agreement between the City of Orange and the Mabury Ranch Homeowner's Association for tree maintenance. (Continued from April 8, 2025)	2	0	2	0

Agenda Item: eComments for 9.1. Lottery selection for permits to sell Safe and Sane Fireworks.

Overall Sentiment



**Guest User**

Location:  
Submitted At: 8:32am 05-13-25

Hello, my name is David Imboden, I am the President of the McPherson Education Foundation. We are an independent 501c3 Non-Profit that supports McPherson Magnet School, an Orange Unified K-8 Science, Math and Technology focused public school here in Orange. Unfortunately, I cannot be at the City Council meeting tonight as I'm supporting an OUSD District Advisory Meeting, my son is playing in the South Sunrise Little League playoffs and the Foundation also has our monthly Board meeting tonight.

I am disappointed in the City's inconsistency in determining "Qualified Organizations", specifically singling us out as an Affiliated Organization with the McPherson Magnet Parent, Teacher and Student Association (PTSA). Although it is true that we both support McPherson Magnet School, we are not "affiliated" in any way, we are completely independent of each other. While the list of Qualified Organizations have two organizations that are formally affiliated with the Orange Masonic Temple and another organization which is formally affiliated with the Orange Elks Lodge, which is also listed as a Qualified Organization, but these organizations are allowed to enter the lottery separately and were not forced to combine their application. Additionally, two Lutheran Schools and Churches, which are official Associated Members of Orange Lutheran High School, an organization that received an automatic booth, are also allowed to apply and separately. Clearly they are all affiliated.

In the list of qualified applications it states "These applicants would have been independently considered Qualified Organizations if not for multiple affiliate status and were therefore given the opportunity to combine their applications in lieu of having their applications disregarded. Each of these applying organizations accepted the offer to have their applications combined." Read it closely, we accepted the offer to have our applications combined because we were told both of our applications would be disqualified if we didn't. Not much of a "choice". The city even admits here that we are independently Qualified Organizations, but does not consistently apply the "multiple affiliate status" across the other Qualified Organizations.

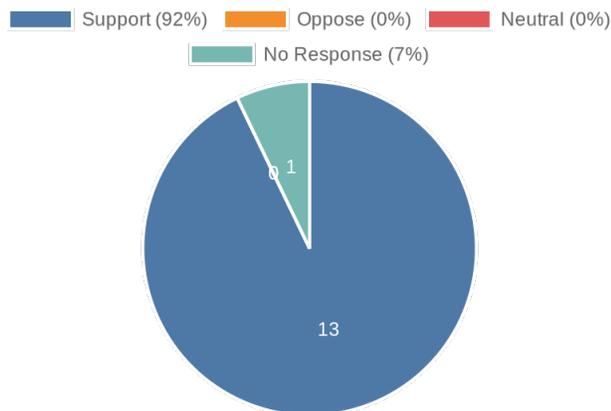
These booths have an opportunity to raises tens of thousands of dollars for these non-profits. Mayor Slater

emailed me back when I gave my concerns and he said "Obviously, this is our "first time at bat" in a long time regarding this issue and it may take a few swings to get it right. " So before the lottery takes place, our Mayor has already stated that this doesn't sound right, but is not suggesting any steps to repair the inequality that the City has given some organizations over others.

I strongly feel that if the City is going to allow these other affiliated organizations to be considered separate qualified organizations for the lottery, that McPherson Magnet PTSA and McPherson Education Foundation should get the same opportunity to enter the lottery separately as these other organizations have. If we are treated differently, it seems to look like the City is giving preferential treatment to private membership organizations and large religious organizations over public school organizations.

Agenda Item: eComments for 9.2. Expansion of Permit Parking Area "AA" to include both sides of E. Avenida Palmar from west City limits to N. Thora Street and both sides of N. Sandpiper Circle, and establishment of Permit Parking Area "AB," to be comprised of both sides of N. Mallard Street from E. Locust Avenue to E. Jackson Avenue. Resolution Nos. 11606, 11607, or 11608.

### Overall Sentiment



### Guest User

Location:

Submitted At: 5:07pm 05-13-25

I have owned 2 homes on E Jackson Ave over the past 20 years and I support all the streets being permitted due to the over-occupancy taking place across Collins Ave. This is the real issue and should be addressed in order to remove the excessive cars that have spilled across Collins into our neighborhood. The neighbors have joined together in unity (as you can see from the abundance of responses in just the last few days) to ensure all streets are included: In addition to Mallard, you must include Jackson, Monroe, and Locust to address the parking problem. Again, if the city wont enforce the rules on the opposite side of Collins, then we ask you to approve our respectful request to permit our neighborhood. Drugs, threats, trash, perversion, theft, and graffiti have all been witnessed from the vehicles that are not owned by the property owners in front of their homes. If the city does not address the matter, it will result in lower property values and the potential for significant damage and or bodily harm as neighbors that feel unsafe may lead to unnecessary escalations to protect their property.

Michael Christie

**Guest User**

Location:

Submitted At: 4:55pm 05-13-25

I support to permit the entire neighborhood! The problem has steadily gotten worse the last few years. More and more cars are parking on Mallard and on the surrounding streets from people who don't live in that neighborhood. There is constantly trash, commercial vehicles and a general level of disrespect.

Josh Levy

Mallard St.

**Guest User**

Location:

Submitted At: 3:06pm 05-13-25

We support to have permit in place as it is needed for safety our family and neighboring residents. We have experience abandoned cars in front of our house for days, people sitting in car lurking around, and cars speeding through the neighborhood. We don't feel safe to have our children playing in the front yard and cars parked blocking our mailbox - fearing that our mail could be stolen or tampered. We also experience having our trash cans moved on to the sidewalk making it difficult for Waste Management to work on Friday's trash day. The permit is needed.

Thank you - Dang, Avenida Palmar Orange CA 92869

**Guest User**

Location:

Submitted At: 2:30pm 05-13-25

I cannot attend the meeting tonight, but I definitely support 9.2. Expansion of Permit Parking Area "AA" for East Avenida Palmar. The root issue is boarding houses and apartment complexes without sufficient parking. Because of this, there are no spaces in front of my own house for my guests. They block the mailman, take up space for trash cans, and make it impossible to trim the curb area. They also sit in their cars for hours, smoking and pitching their cigarette butts in my yard. They have no respect because they don't live here. I would ask that N. Renee st. be re-evaluated and included. This street has become some sort of auto repair shop. Bumper to bumper cars with people hanging out at all hours. I'm sure it is very uncomfortable for the residents of the houses nearby. Thank you. Catherine Turley

Avenida Palmar

Orange, CA 92869

**Guest User**

Location:

Submitted At: 10:33am 05-13-25

Permit the entire neighborhood! We're tired of the junk cars, sex, trash, noise, this is a beautiful neighborhood. You have the petitions from all streets! In addition to Mallard, you must include Jackson, Monroe, and Locus!

**Joel Cassara**

Location:

Submitted At: 9:19am 05-13-25

For years, cars from across Collins would come and park in our neighborhood on an occasional basis and it was tolerated. The past 2 years, and especially this year, it has turned into a major problem. As a result of this problem, Locust (connecting street to Villa Park) has recently become a red curb on the Villa Park section and in just the past few weeks, the problem has become exponentially worse in our neighborhood and will continue if and when Mallard is permitted. As a result we are trying to be proactive and asking that the remainder of the entire neighborhood, Morgan, Locust including the half of Locust leading into Villa Park, Monroe and Jackson also be considered in this permit process.

Excluding the homes that are already in favor of permitting Mallard, I have collected signatures from an overwhelming majority of the neighborhood in favor of including their homes in this permit process. Petitions are attached. According to SECTION 10.30.020(A), we understand that we have 12 months to make this request if the problem persists, but it is obvious that it will as it has already started to happen. We are asking that we can be

spared the additional time to "wait it out" and just take care of the issue all at one time. Although the deeper part of the neighborhood is not completely impacted just yet, it is just a matter of time.

Thank you for your time and consideration!

- Joel Cassara

**Guest User**

Location:

Submitted At: 8:25am 05-13-25

Dear Orange City Council,

I am writing to support move to permit the rest of Mallard Street in our neighborhood. I would also like to request that you approve the permitting of the rest of our neighborhood that is not included in this motion. If Mallard Street is permitted all of the cars that currently park there will fill our streets as well. Thank you,

Jade Mounts

Locust Ave

**Guest User**

Location:

Submitted At: 5:46am 05-13-25

I am in support of permits for the entire neighborhood, not just Mallard, please include Locus Monroe and Jackson, time to protect our neighborhood and ensure the safety of our residents.

**Guest User**

Location:

Submitted At: 10:52pm 05-12-25

Unfortunately I am unable to attend the meeting regarding the street parking in the City of Orange. I am the owner of a home on Locust Avenue and I am in support of requiring changing the rule to require permitted parking on the street. People from across E Collin's park across the streets in our neighborhood and bring with it many problems. Not only is it hard to find parking for residents in our neighborhood, but people have been parking overnight on the street and sleeping in their cars. This is unsafe for the residents in our community. Having permitted parking will help ensure the safety of our neighborhood and keep the streets safe for children to play. Another consideration is that if the two adjacent streets are permitted, but not Locust, the problems will even get worse on our streets. This parking problem needs to be looked at wholistically with the entire neighborhood in mind. Thank you for your consideration.

Respectfully submitted,

Sondra Graver

Locust

**Guest User**

Location:

Submitted At: 8:29pm 05-12-25

Good evening City Council,

My wife and I have been residents of the City of Orange since 2004. We reside at 1038 N. Morgan Street. Unfortunately, we are traveling and unable to attend the 5/13 meeting. Parking from outside the neighborhood has been a problem for many years. Currently, half of the neighborhood requires parking by permit. Over the last several years, we have seen an influx of vehicles from neighborhoods across E. Collins Ave. Over time, the problem has migrated to streets beyond the posted permit signs. History has shown the problem will persist if our entire neighborhood does not extend permit requirements to ALL streets. As neighbors, we have signed petitions requesting the City Council extend the permit requirement to ALL streets, not just Mallard Street. As has been presented, the issue is more than a parking problem, but has brought other unwanted elements into the neighborhood from non-residents.

PLEASE SUPPORT MALLARD FROM LOCUST TO JACKSON WITH LOCUST, MONROE, JACKSON and MORGAN ALSO BEING PERMITTED. Thank you for considering this matter in its entirety, verses viewing the problem street by street. Let's learn from what history has already shown us. Thank you.

Sincerely,

Mark & Lisa Arcade

**Guest User**

Location:

Submitted At: 7:53pm 05-12-25

Please include Locust Ave between N Mallard and N Morgan in the parking permit area. The residents here also want permits required to park on our street. If you require permits for the nearby streets but not ours, then the problem will be greater on our street.

**Guest User**

Location:

Submitted At: 6:06pm 05-12-25

I was proactive and went ahead and got my parking permits. For some reason I got a ticket in my truck because the wheels are larger than 17 inches. Luckily I got it dismissed. I own a str rental at 3132 e locust and have paid the city over 40k in str taxes which I don't know why because you all are idiots. How about you pass this that way the ghetto people will stop parking their shitcars in the neighborhood. I have had a gun pulled on me from confronting the guys doing graffiti to calling the cops to break up a party bc all the cars at the short term rental. Cops won't do anything because they are lazy. This being passed would make cops' job easier and more income for the city on parking tickets. Just pass it and stop wasting so much time. Every homeowner supports this and the people who don't probably rent.

Adam winters

e locust ave

**Guest User**

Location:

Submitted At: 5:11pm 05-12-25

Hello- We live in this neighborhood and on our daily walks we see the results of other people using our streets for parking. Oftentimes there is litter, including fast food trash, soiled diapers, empty liquor bottles, drug paraphernalia and condoms left on the street, sidewalks and public easements. Parking rules are not respected with cars parking on corners blocking sidewalk ramp access. At night people loiter in their cars, some sleeping overnight which makes it feel unsafe to walk after sundown. Neighbors have relayed incidents of domestic violence, people having sex in their cars and similar disturbances with people who park in our neighborhood but do not live here. We are tired of picking up after others, especially when they do not respect our space. We are asking the Orange City Council to extend permit parking to the streets adjoining Mallard, to include Locust, Monroe, Jackson and Morgan. The permitting of Mallard will only push the cars from outside our neighborhood to the remaining unpermitted streets in our small area. Extending the permits to cover the rest of our neighborhood will not only save time and effort, but it will also protect the rest of our neighborhood from this unnecessary abuse. Thank you for your time and consideration.

Steve and Susan Lozano

**Guest User**

Location:

Submitted At: 3:07pm 05-12-25

SUPPORT MALLARD FROM LOCUST TO JACKSON WITH LOCUS, MONROE AND JACKSON ALSO BEING PERMITTED. COPY OF EMAIL BELOW:

Maria,

I received Mr. Tay's letter dated May 1, 2025 re: Mallard Parking between Locust and Jackson. I'm unsure if I can attend on 5/13, so per the letter I'm submitting a note to you to present to City Council for review.

I live at Jackson Ave, and I am for the permit program along Mallard.

Additionally, we've obtained signatures from the majority of residents on Jackson, Monroe and Locust who are in favor of permitting those streets as well. This is essential as just the permitting of Mallard will push vehicles onto these perpendicular streets. To my knowledge, the signatures for the side streets will be presented on 5/13 for the council's consideration. It's imperative we permit the remainder of the neighborhood all at once to fix the street

parking issue once and for all - cars are already pushing further down Mallard and into the aforementioned side streets as the City of Villa Park has painted their portion of Locus red to present congestion on their half of the street.

Finally, I would also encourage the City of Orange to investigate the occupancy issues at the apartments/condos on the other side of Collins, on Kathleen and Adele St., these homes are over-occupied, and many fire hydrants are blocked with vehicles which could present a life/safety issue.

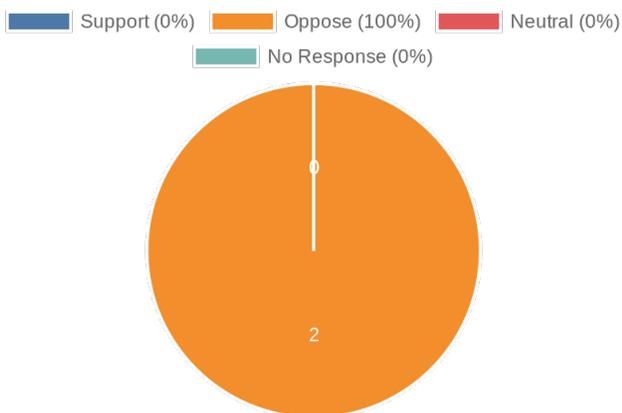
Many thanks for presenting my email to the council, I hope to attend and support my fellow neighbors in this endeavor.

Thank you,

Anthony Mazza  
Jackson Ave  
Orange CA 92867

Agenda Item: eComments for 9.3. Memorandum of Agreement between the City of Orange and the Mabury Ranch Homeowner's Association for tree maintenance. (Continued from April 8, 2025)

#### Overall Sentiment



#### Guest User

Location:  
Submitted At: 5:56pm 05-13-25

from Leslie Manderscheid - I live in Serrano Heights and walk/drive up and down Serrano Ave daily. NOTE correction to this Agenda Item is needed: It is Serrano AVENUE NOT BLVD. Additionally, I agree with general concept for Mabury Ranch HOA to transfer maintenance responsibility to the City of Orange with the proper liability agreement. However, I DISAGREE with Arborist Report that removal of 61 Pine trees is necessary for maintenance of the planters in question along south side of Serrano Ave. I agree with the general planting sight conditions, but STRONGLY DISAGREE with much of description of the condition of the 61 Canary Island Pines which are proposed to be removed. All but one is in need of removal. Additionally, there are no cracks nor repairs needed along the Mabury HOA wall along Serrano Ave. Maintaining these Pine trees will allow the many benefits

to be afforded the residents and community along Serrano Ave. these include

1. Shade
2. Windbreak
3. Privacy Screen
4. Erosion Control
5. Scent/Air Freshener
6. Respiratory Health – Pine needle vapors
7. Anti-inflammatory Properties
8. Stress Reduction – from pine tree aroma

Note that most of sidewalk cracks along Serrano are from the crape myrtle trees along the roadway side.

Lastly, it MUST be noted that the City of Orange has numerous other locations throughout the City in need of tree maintenance/removal, i.e., at Schaffer Park very close a wall and also some hanging over the roof of an apartment building and close to walls in Santiago Hills. Also, there are trees along Almond Ave near City Hall that literally have their trunk growing over the sidewalk! There are many, many more examples where real tree maintenance is needed with the City-owned properties. I could not download pictures to this site. Save money. Save the trees!

### **Guest User**

Location:

Submitted At: 1:22pm 05-13-25

We are opposed to the recommended removal of these trees as they provide Mabury Ranch residents valued noise attenuation along Serrano, as well as dirt and exhaust fume protection and a pleasing viewscape