

ORDINANCE NO. 06-26

**AN ORDINANCE OF THE CITY COUNCIL OF
THE CITY OF ORANGE APPROVING ZONE
CHANGE NO. ZC25-0002 TO CHANGE THE
ZONING CLASSIFICATION FROM LIMITED
BUSINESS TUSTIN REDEVELOPMENT
PROJECT AREA (C-TR) TO RESIDENTIAL
MULTIPLE FAMILY (R-3) ON A 4.23-ACRE
SITE LOCATED AT 2375 N. TUSTIN STREET**

**ZONE CHANGE NO. ZC25-0002
APPLICANT: CHAD BROWN, MELIA
HOMES**

WHEREAS, the City Council has authority per Orange Municipal Code (“OMC”) Section 17.10.020 and Government Code Section 65850 to adopt ordinances amending the City’s Zoning Ordinance and to approve Zone Changes; and

WHEREAS, the application for Zone Change No. ZC25-0002 was filed by Chad Brown, Melia Homes in accordance with the provisions of the OMC for a proposal to redevelop a vacant commercial site with 71, three-story single-family small lot homes, open space recreation area, guest parking, and related site improvements on a 4.23-acre site located at 2375 N. Tustin Street (“Project”); and

WHEREAS, the application for Zone Change No. ZC25-0002 was processed in the time and manner prescribed by state and local law; and

WHEREAS, applications for Mitigated Negative Declaration No. ENV25-0001, General Plan Amendment No. GPA25-0003, Tentative Tract Map No. TTM25-0001, Major Site Plan Review No. MJSP25-0002, and Administrative Design Review Design Review No. ADR25-0018 were filed concurrently with Zone Change No. ZC25-0002; and

WHEREAS, the Planning Commission conducted a duly advertised public hearing on April 6, 2026, considered public comments, and recommended approval of the project by a 4-2 vote to the City Council, including Zone Change No. ZC25-0002; and

WHEREAS, the City Council adopted Mitigated Negative Declaration No. ENV25-0001 and associated Mitigation Monitoring and Reporting Program, which was prepared to analyze potential environmental impacts of the Project, including Zone Change No. ZC25-0002 (“Zone Change”); and

WHEREAS, the City Council adopted Resolution No. 11685, adopting Mitigated Negative Declaration No. ENV25-0001, and approving General Plan Amendment No. GPA25-0003, Tentative Tract Map No. TTM25-0001, Major Site Plan Review No. MJSP25-0002, and

Administrative Design Review No. ADR25-0018 for a proposal to redevelop a vacant commercial site with 71, three-story single-family small lot homes, open space recreation area, guest parking, and related site improvements on a 4.23-acre site located at 2375 N. Tustin Street (“Project”); and

WHEREAS, the City Council conducted a duly advertised public hearing on May 26, 2026, at which time interested persons had an opportunity to testify either in support of or opposition to the project, including Zone Change No. ZC25-0002.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ORANGE DOES ORDAIN AS FOLLOWS:

SECTION I:

The existing zoning is depicted on the map attached hereto as Exhibit “A” and incorporated herein by reference. Section 17.06.030 of the Orange Municipal Code is amended in order to change the zoning classification by amending the zoning on the site as depicted on the map attached hereto as Exhibit “B” and incorporated herein by reference.

SECTION II:

1. The proposed Zone Change from Limited Business Tustin Redevelopment Project Area (C-TR) to Residential Multiple Family (R-3) makes the project’s zoning consistent with the Medium Density Residential General Plan (MDR) land use designation established by the project’s General Plan Amendment No. GPA25-0003, as required by law (Government Code Section 65860).

2. Table LU-3 in the General Plan Land Use Element indicates that residential zoning districts, including the R-3 and R-4 zones are compatible with the MDR General Plan land use designation established by the project’s General Plan Amendment No. GPA25-0003.

3. The R-3 zoning and implementation of the Small Lot Subdivision Development Standards allows a small lot residential development use and physical development conditions that are generally compatible with the Residential Multiple Family (R-3(A)) zoning to the north and south and Limited Business Tustin Redevelopment Project Area (C-TR) zoning to the west which accommodates a mix of retail and service commercial uses, and professional offices. The zoning supports the pattern of residential development to the north and south of the site on Tustin Street.

4. The proposed Zone Change furthers the goals and Policy Actions of the General Plan Housing Element and the City’s work toward meeting its Regional Housing Needs Allocation by contributing to the market-rate housing inventory in the community.

SECTION III:

The proposed Zone Change described in Section I is related to the public welfare, is consistent with the accompanying Mitigated Negative Declaration No. EMV25-0001, General Plan Amendment No. GPA25-0003, Tentative Tract Map No. TTM25-0001, Major Site Plan

Review No. MJSP25-0002, and Administrative Design Review No. ADR25-0018 filed herewith, and furthers the objectives and policies of the General Plan as is more specifically set forth in Resolution No. 11685, which is incorporated by reference as though fully set forth herein.

The proposed Zone Change from Limited Business Tustin Redevelopment Project Area (C-TR) to Residential Multiple Family (R-3) would make the proposed zoning classification consistent with the proposed General Plan land use designation. The Project would meet the Small Lot Subdivision Development Standards for the R-3 zone.

SECTION IV:

Mitigated Negative Declaration (MND) No. ENV25-0001 was prepared to evaluate the physical environmental impacts of the zone change and associated development project, in conformance with the provisions of the California Environmental Quality Act (CEQA) per state CEQA guidelines Section 15070 and the local CEQA Guidelines. No land use impacts have been identified in the MND. The MND finds that the project will have less than significant impacts to the environment, with the implementation of Project Design Features, Plans, Programs, and Policies, relating to Aesthetics, Air Quality, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Noise, and Tribal Cultural Resources, and Mitigation Measures relating to Biological Resources, Noise, and Tribal Cultural Resources.

SECTION V:

If any section, subdivision, paragraph, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subdivision, paragraph, sentence, clause and phrase thereof, irrespective of the fact that any one (or more) section, subdivision, paragraph, sentence, clause or phrase had been declared invalid or unconstitutional.

SECTION VI:

The City Clerk is hereby directed to certify the adoption of this Ordinance and cause the same to be published as required by law. This Ordinance shall take effect thirty (30) days from and after the date of its final passage.

ADOPTED this _____ day of _____, 2026.

Daniel R. Slater, Mayor, City of Orange

ATTEST:

Pamela Coleman, City Clerk, City of Orange

APPROVED AS TO FORM:

Nathalie Adourian, City Attorney, City of Orange

Attachments: Exhibits A & B

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF ORANGE)

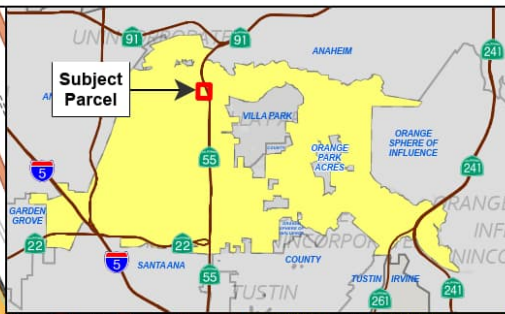
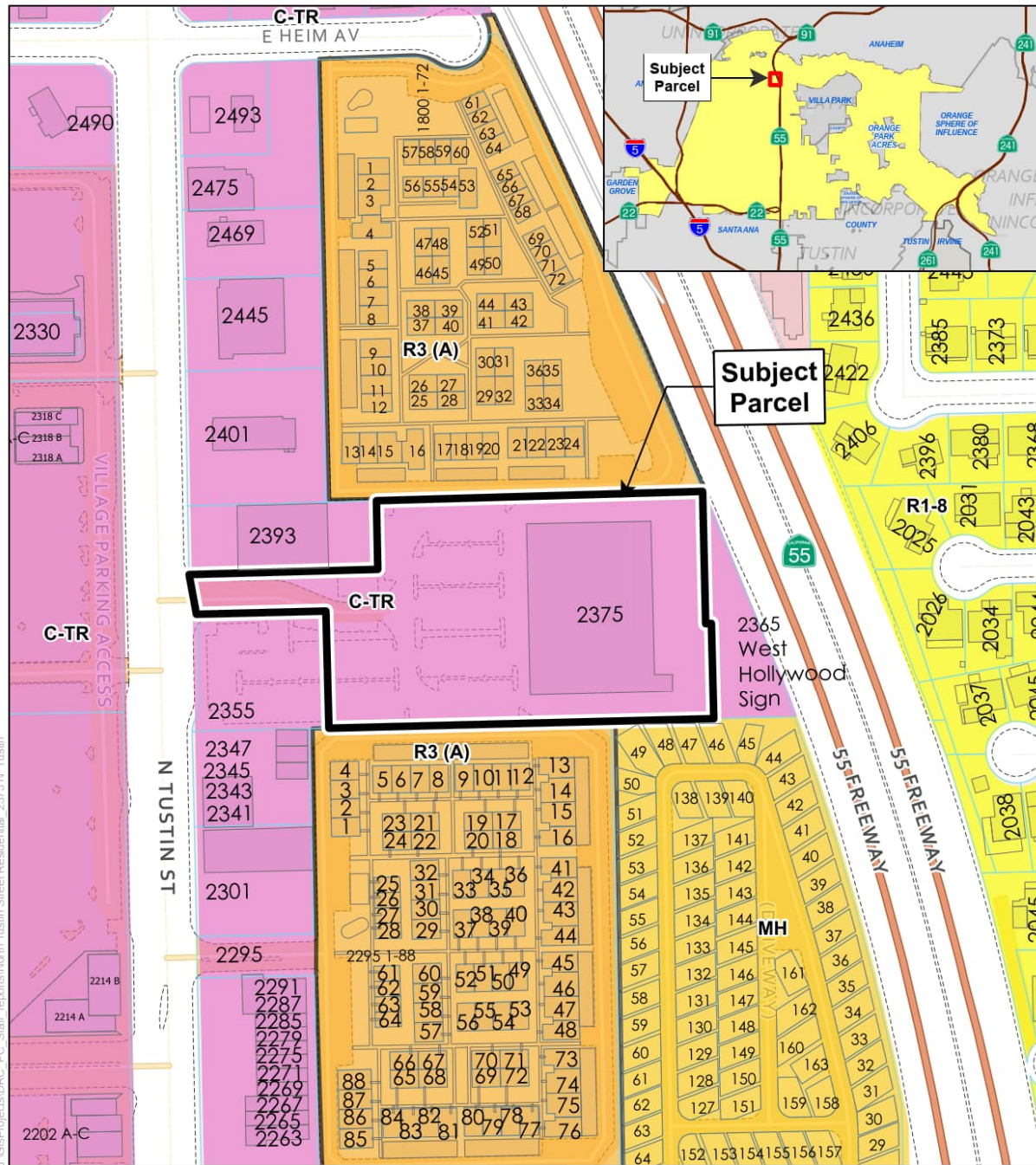
I, PAMELA COLEMAN, City Clerk of the City of Orange, California, do hereby certify that the foregoing Ordinance was introduced at the regular meeting of the City Council held on the 26th day of May, 2026, and thereafter at the regular meeting of said City Council duly held on the ____ day of _____, 2026 and was duly passed and adopted by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

Pamela Coleman, City Clerk, City of Orange

EXHIBIT A

Existing Zoning Map



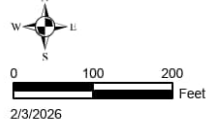
Legend

- Parcels
- Subject Parcel

Zoning

- C-TR
- MH
- OP
- R1-8
- R3 (A)

Zone Change No.: ZC25-0002
Address: 2375 N. Tustin Street
Existing Zoning: C-TR



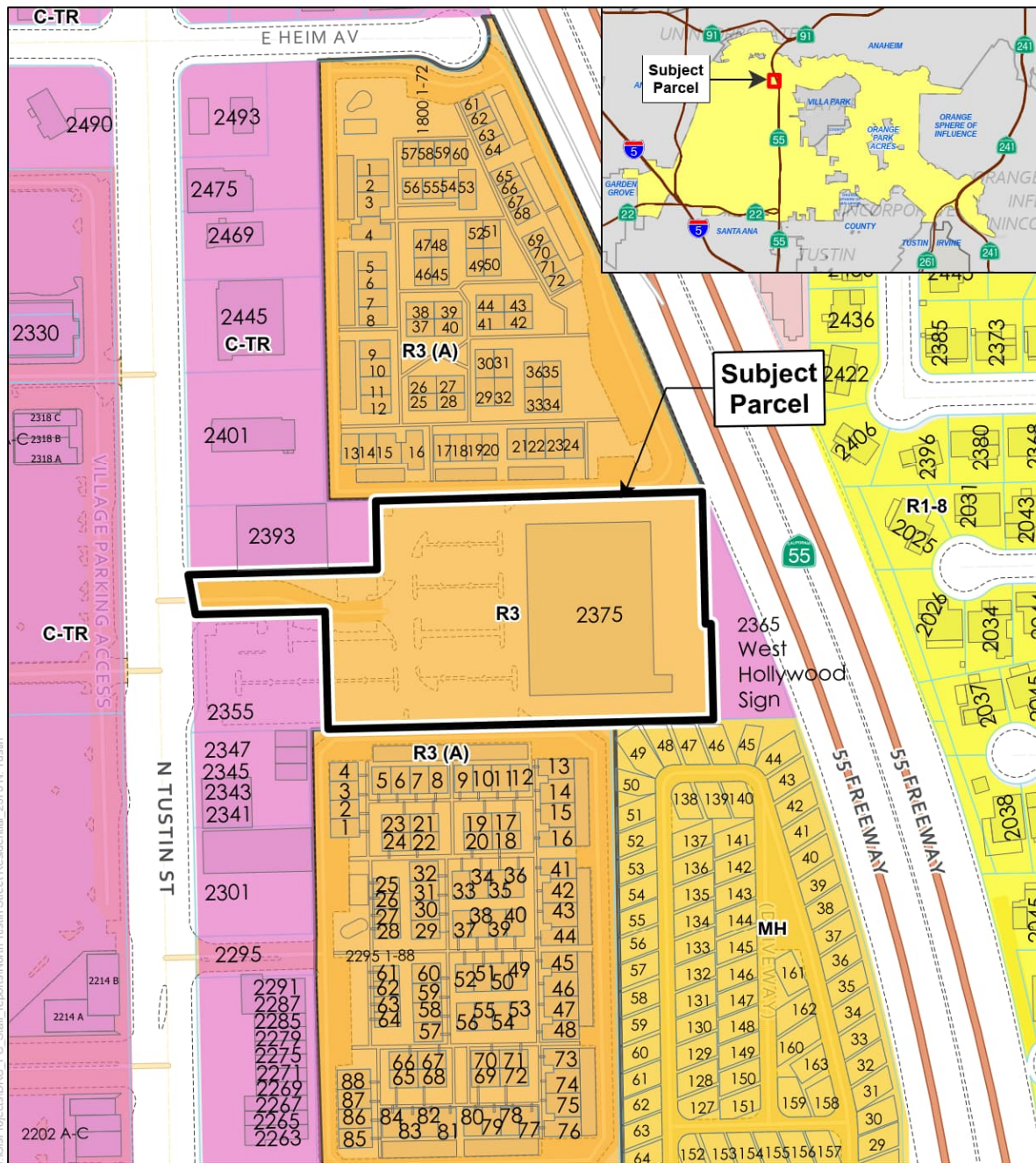
Source: City of Orange (2026)

CITY OF ORANGE

NORTH TUSTIN STREET RESIDENTIAL PROJECT

EXISTING ZONING MAP

EXHIBIT B Proposed Zoning Map





Legend

- Parcels
- Subject Parcel

Zoning

- C-TR
- MH
- R1-8
- R3 (A)
- R3

Zone Change No.: ZC25-0002
Address: 2375 N. Tustin Street
Proposed Zoning: R3



0 100 200
Feet

2/3/2026

Source: City of Orange (2026)

CITY OF ORANGE

NORTH TUSTIN STREET RESIDENTIAL PROJECT

PROPOSED ZONING MAP