

GENERAL PLAN AMENDMENT NO. GPA25-0003

RESOLUTION NO. PC 08-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE RECOMMENDING CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT NO. GPA25-0003, A REQUEST TO CHANGE THE GENERAL PLAN DESIGNATION FROM GENERAL COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL ON A 4.23-ACRE SITE LOCATED AT 2375 N. TUSTIN STREET

APPLICANT: MELIA HOMES, CHAD BROWN

WHEREAS, the Planning Commission has authority per Orange Municipal Code (OMC) Sections 17.10.010 and 17.10.020 to make a recommendation to the City Council to take action on General Plan Amendment No. GPA25-0003; and

WHEREAS, an application for General Plan Amendment No. GPA25-0003 was filed in accordance with the provisions of the OMC; and

WHEREAS, General Plan Amendment No. GPA25-0003 was processed in the time and manner prescribed by state and local law; and

WHEREAS, Zone Change No. ZC25-0002 to change the property's zoning designation from Limited Business Tustin Redevelopment Project Area (C-TR) to Residential Multiple Family (R-3), Tentative Tract Map No. TTM25-0001, Major Site Plan Review No. MNSP25-0002, Administrative Design Review No. ADR25-0018, and Mitigated Negative Declaration No. ENV25-0001 were filed concurrently; and

WHEREAS, the Planning Commission has recommended that the City Council adopt Mitigated Negative Declaration No. ENV25-0001, which was prepared to analyze potential environmental impacts of the proposed project located at 2375 N. Tustin Street, including General Plan Amendment No. GPA25-0003; and

WHEREAS, the Planning Commission conducted a duly advertised public hearing on April 6, 2026, at which time interested persons had an opportunity to testify either in support of or in opposition to the project, including General Plan Amendment No. GPA25-0003.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council approve General Plan Amendment No. GPA25-0003 based on the following findings:

SECTION 1 - FINDINGS

1. The requested General Plan Amendment to change the current land use designation for the project site from General Commercial, Max. 1.0 FAR (GC) to Medium Density Residential, 15-24 dwelling units per acre (MDR) is consistent with the land use designation to the north, as presented in Attachment "A" to this Resolution.
2. The land uses allowed under the MDR land use designation are compatible with the abutting Medium Density Residential (MDR) land use that would remain to the north, and General Commercial, Max 1.0 FAR (GC) land uses to the west, which accommodates a mix of retail and service commercial uses, and professional offices.
3. The proposed MDR land use designation enables the implementation of the Small Lot Subdivision Development Standards, which allows for the construction of small lot homes that provide a space-efficient and economical alternative to traditional single dwelling unit and multiple dwelling unit development. The project is consistent with the intent of the MDR land use designation, in that the project provides private and common open space with amenities, a pedestrian-friendly integration along the Tustin Street frontage, is adjacent to public transportation, and is in close proximity to commercial, retail, medical and professional offices, and recreational uses. If the proposed project and associated discretionary actions are approved, the project would be consistent with the site's new General Plan land use designation and would comply with the General Plan policies for MDR designated areas.
4. With adoption of General Plan Amendment No. GPA25-0003, in conjunction with the subject development proposal establishing the Medium Density Residential land use designation for the site, the project is consistent with the goals and policies stated within the City's General Plan in that the project will enhance and promote quality of life in the community by supporting and enhancing diverse living environments. The project transforms and revitalizes a vacant commercial site with a small lot residential development that provides a space-efficient and economical alternative to traditional options for home ownership in the City. The project provides architecture and landscape design that emphasizes pedestrian orientation and safe and convenient access between uses. The project brings a residential population into an area where goods and services are offered by local businesses, national retailers, and restaurants. The project supports the goals of the City's Housing Element by bringing forward housing that increases the inventory of housing and diversifies the housing types available in the community. The creation of infill housing is consistent with Housing Element Policy Action 7.

The project also provides housing in proximity to bus service located on both sides of Tustin Street in the vicinity of the project which contributes to the City's transportation network. Finally, providing housing in proximity to employment, services, and transit also supports the Natural Resources Element by establishing more efficient relationships between land uses that encourage public transportation and reduced dependence on traditional auto travel and associated vehicle trips in pursuit of reduced air pollution emissions.

5. Although the project does not involve a Candidate Housing Site identified in the General Plan Housing Element, the transition of the commercial site to 71 dwelling units contributes to the market-rate housing stock of the community and Regional Housing Needs Allocation.

SECTION 2 - ENVIRONMENTAL REVIEW

Mitigated Negative Declaration (MND) No. ENV25-0001 was prepared to evaluate the physical environmental impacts of the General Plan Amendment 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.

On February 5, 2026, a Notice of Intent to Adopt Mitigated Negative Declaration No. ENV25-0001 was filed with the Orange County Clerk Recorder, posted at the site in two locations, mailed to property owners and tenants within a 300-foot radius of the project site, potentially affected cities, public agencies, utility service providers, and published in the Anaheim Bulletin Newspaper on February 5, 2026. The public review period began on February 5, 2026, and ended on February 25, 2026. The Mitigated Negative Declaration was made publicly available at the Community Development Department, City Clerk's office, and the City's website.

Public comments on Mitigated Negative Declaration No. ENV25-0001 were received from the California Department of Transportation (Caltrans), Pala Band of Mission Indians, and six community members. Responses to comments addressing feedback relevant to environmental impacts received during the public review period were incorporated into the final Mitigated Negative Declaration. Comments did not change the conclusions of Mitigated Negative Declaration No. ENV25-0001.

BE IT FURTHER RESOLVED that the Planning Commission recommends to the City Council that the City's General Plan Map be amended to incorporate the new MDR land use designation as depicted on maps provided in Attachment "A".

ADOPTED this 6th day of April 2026.

Isaiah Leslie, Planning Commission Chair

I hereby certify that the foregoing Resolution was adopted by the Planning Commission of the City of Orange at a regular meeting thereof held on the 6th day of April 2026, by the following vote:

AYES:

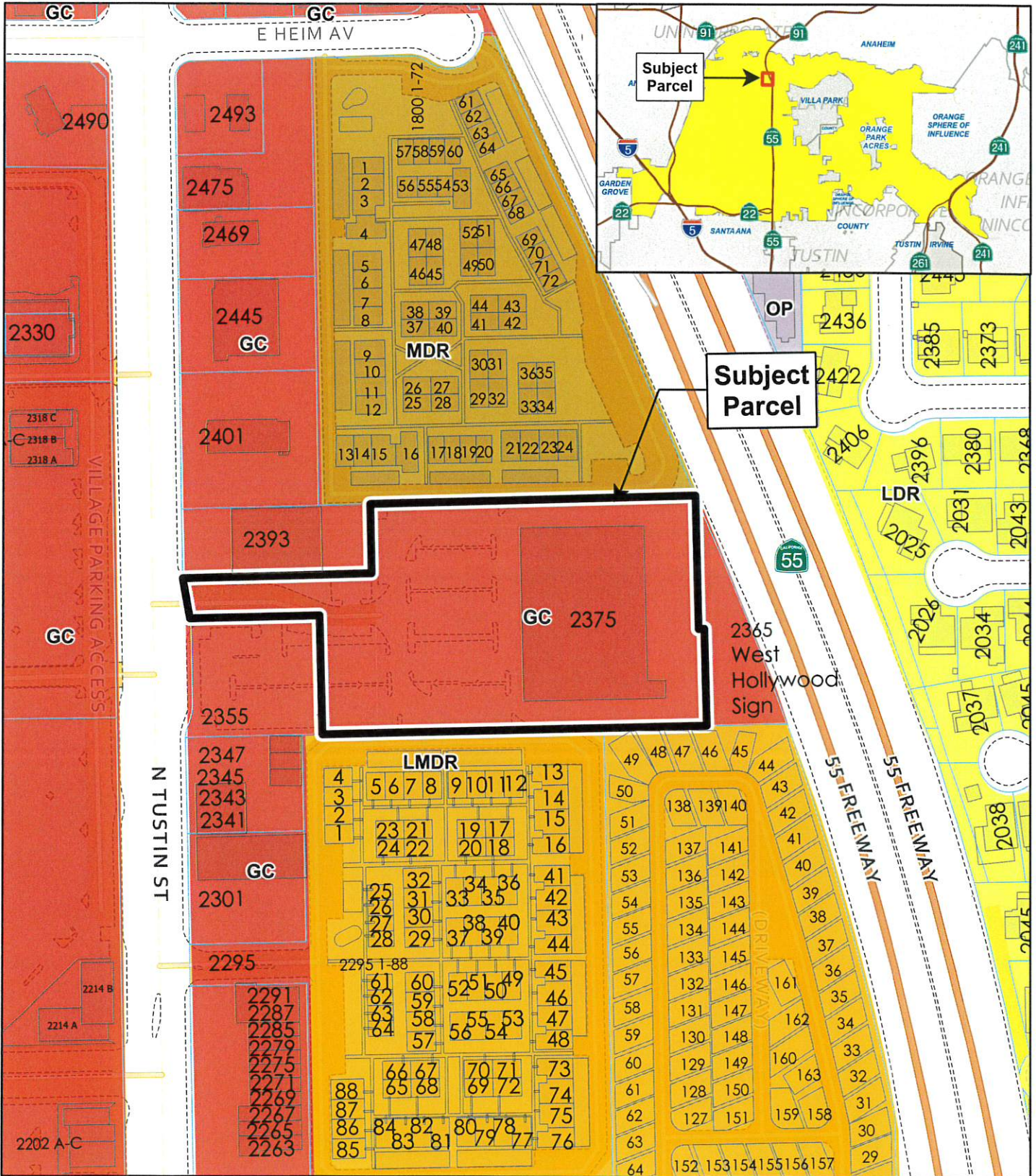
NOES:

RECUSED:

ABSENT:

Hayden Beckman
Planning Manager

ATTACHMENT A



- Legend**
- Parcels
 - Subject Parcel

- General Plan**
- Low Density Residential 2-6 du/ac
 - Low Medium Residential 6-15 du/ac
 - Medium Density Residential 15-24 du/ac
 - General Commercial Max. 1.0 FAR
 - Neighborhood Office Professional Max. 0.5 FAR

General Plan Amendment No.: GPA25-0003
Address: 2375 N. Tustin Street
Existing General Plan: General Commercial

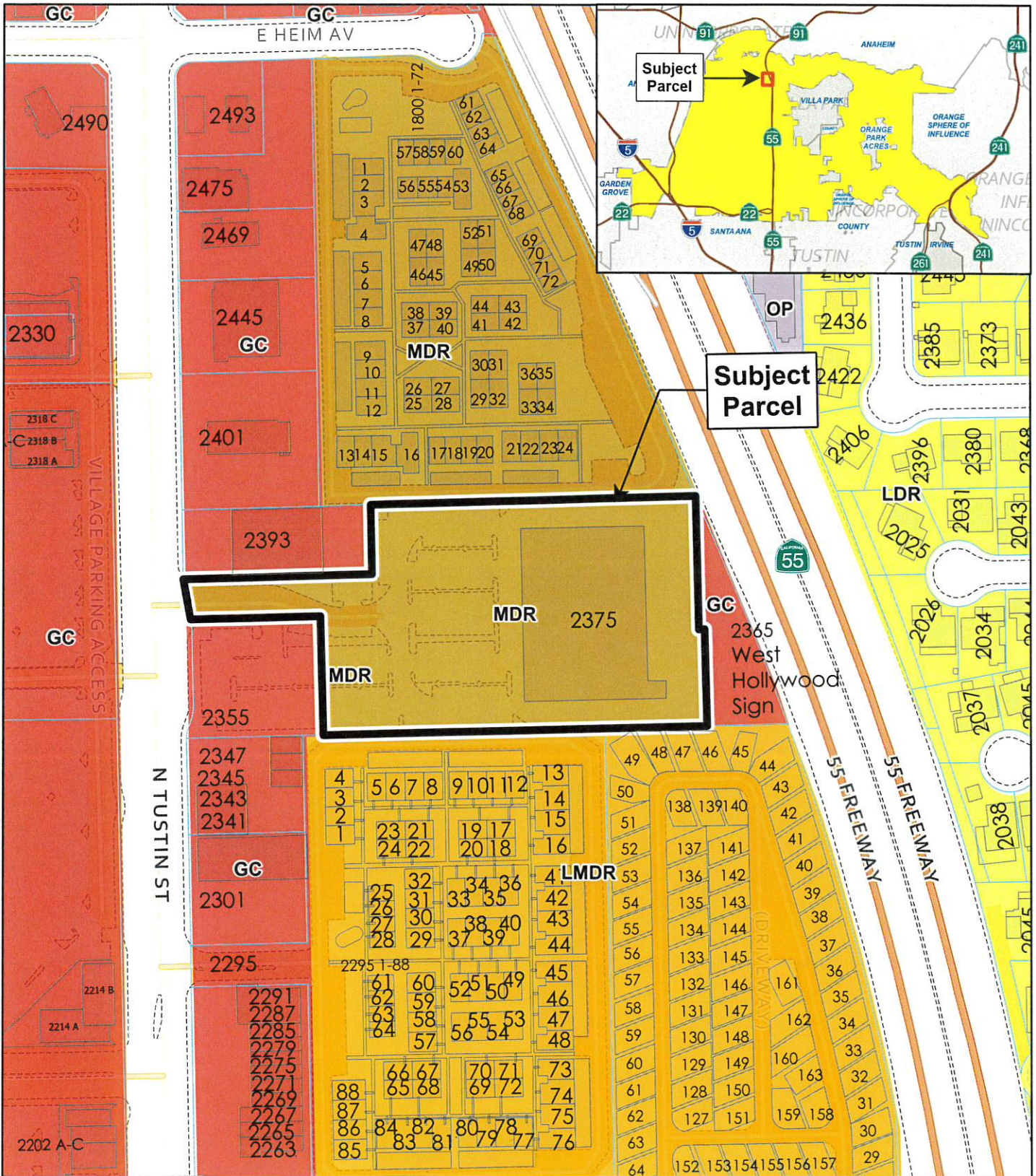


2/3/2026

Source: City of Orange (2026)

CITY OF ORANGE

NORTH TUSTIN STREET RESIDENTIAL PROJECT EXISTING GENERAL PLAN MAP



Legend

- Parcels
- Subject Parcel

General Plan

- Low Density Residential 2-6 du/ac
- Low Medium Density Residential 6-15 du/ac
- Medium Density Residential 15-24 du/ac
- General Commercial Max. 1.0 FAR
- Neighborhood Office Professional Max. 0.5 FAR

General Plan Amendment No.: GPA25-0003

Address: 2375 N. Tustin Street

Proposed General Plan: Medium Density Residential (15-24 du/ac)



2/3/2026

Source: City of Orange (2026)

CITY OF ORANGE

NORTH TUSTIN STREET RESIDENTIAL PROJECT PROPOSED GENERAL PLAN MAP