

**ZONE CHANGE NO. ZC25-0002**

**RESOLUTION NO. PC 09-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE RECOMMENDING CITY COUNCIL APPROVAL OF ZONE CHANGE NO. ZC25-0002 AND ADOPTION OF AN ORDINANCE TO CHANGE THE ZONING DESIGNATION FROM LIMITED BUSINESS TUSTIN REDEVELOPMENT PROJECT AREA TO RESIDENTIAL MULTIPLE FAMILY TO ESTABLISH CONSISTENCY BETWEEN THE MEDIUM DENSITY GENERAL PLAN LAND USE DESIGNATION AND ZONING CLASSIFICATION IN ACCORDANCE WITH STATE LAW ON A 4.23-ACRE SITE LOCATED AT 2375 N. TUSTIN STREET**

**APPLICANT: CHAD BROWN, MELIA HOMES**

**WHEREAS**, the Planning Commission has authority per Orange Municipal Code Section 17.10.020 to make recommendations to the City Council to take action on Zone Change No. ZC25-0002; and

**WHEREAS**, an application for Zone Change No. ZC25-0002 was filed in accordance with the provisions of the City of Orange Municipal Code (OMC); and

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

**WHEREAS**, General Plan Amendment No. GPA25-0003 to change the property's General Plan designation from General Commercial (GC) to Medium Density Residential (MDR), and Tentative Tract Map No. TTM25-0001, Major Site Plan Review No. MJSP25-0002, Administrative Design Review No. ADR25-0018, and Mitigated Negative Declaration No. ENV25-0001 were filed concurrently; and

**WHEREAS**, California Government Code Section 65860 requires consistency between a City's general plan and zoning designations; and

**WHEREAS**, the Planning Commission has recommended the City Council adopt Mitigated Negative Declaration No. ENV25-0001, which was prepared to analyze the potentially significant environmental impacts of the proposed project located at 2375 N. Tustin Street, including Zone Change No. ZC25-0002; 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 opposition to the project, including Zone Change No. ZC25-0002.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission recommends that the City Council approve Zone Change No. ZC25-0002 based on the following findings:

### **SECTION 1 - FINDINGS**

1. The proposed zone change for the project site 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 Land Use designation established by the Project's General Plan Amendment No. GPA25-0003, as required by law (Government Code Section 65860).
2. 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) 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.

### **SECTION 2 - ENVIRONMENTAL REVIEW**

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.

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 Zoning Map be amended to incorporate the new Residential Multiple Family zoning district as depicted on maps provided in Attachment "A".

**ADOPTED** this 6<sup>th</sup> day of April 6, 2026.

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Isaiah Leslie, Planning Commission Chair

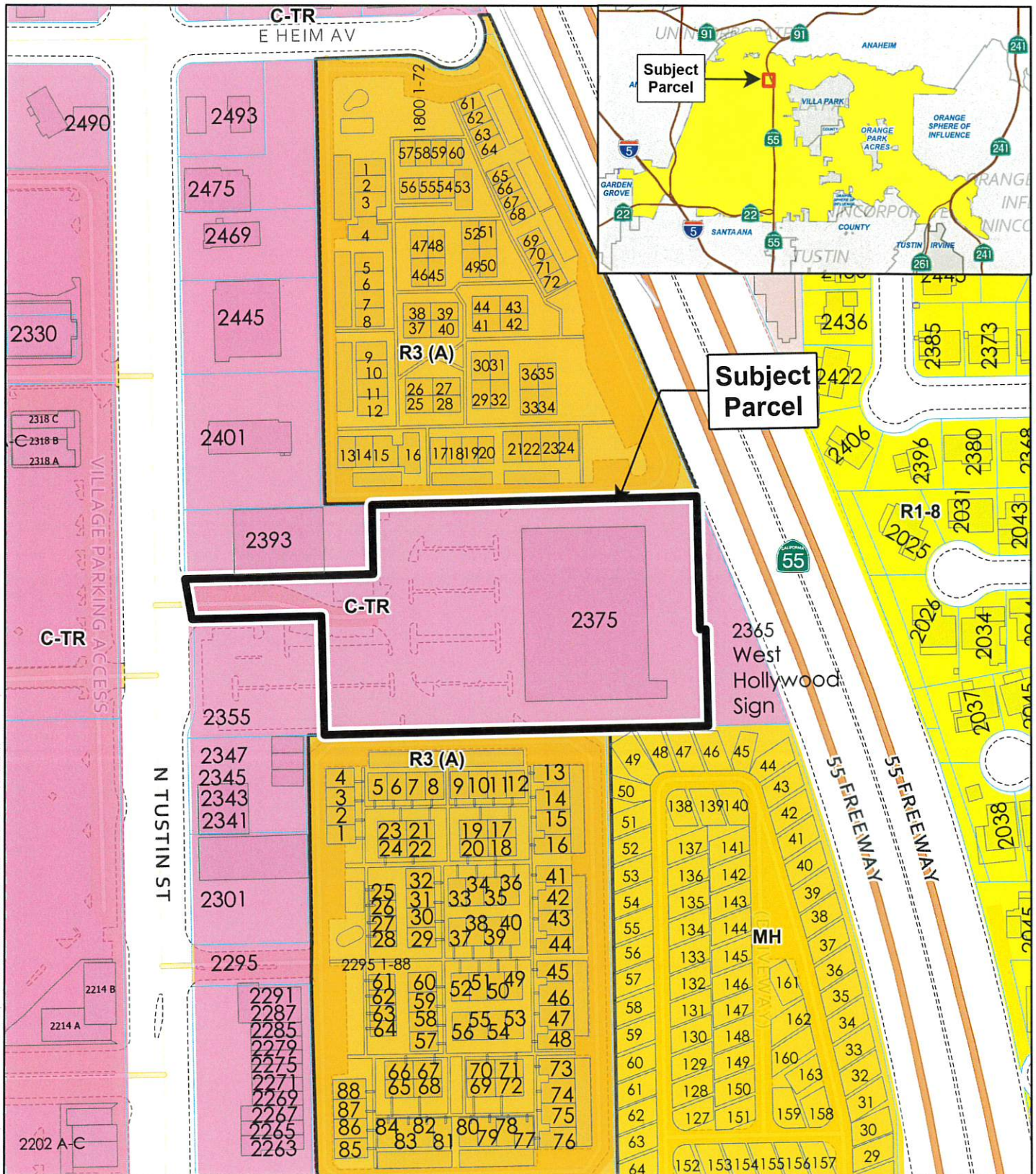
I hereby certify that the foregoing Resolution was adopted by the Planning Commission of the City of Orange at a regular meeting thereof held on the 6<sup>th</sup> day of April 2026, by the following vote:

AYES:  
NOES:  
RECUSED:  
ABSENT:

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Hayden Beckman  
Planning Manager

**ATTACHMENT A**



J:\GIS\Projects\DRK\_PC\_Staff\_reports\North Tustin Street Residential\_2375 N Tustin



- Legend**
- Parcels
  - Subject Parcel
  - Zoning**
  - C-TR
  - MH
  - OP
  - R1-8
  - R3 (A)

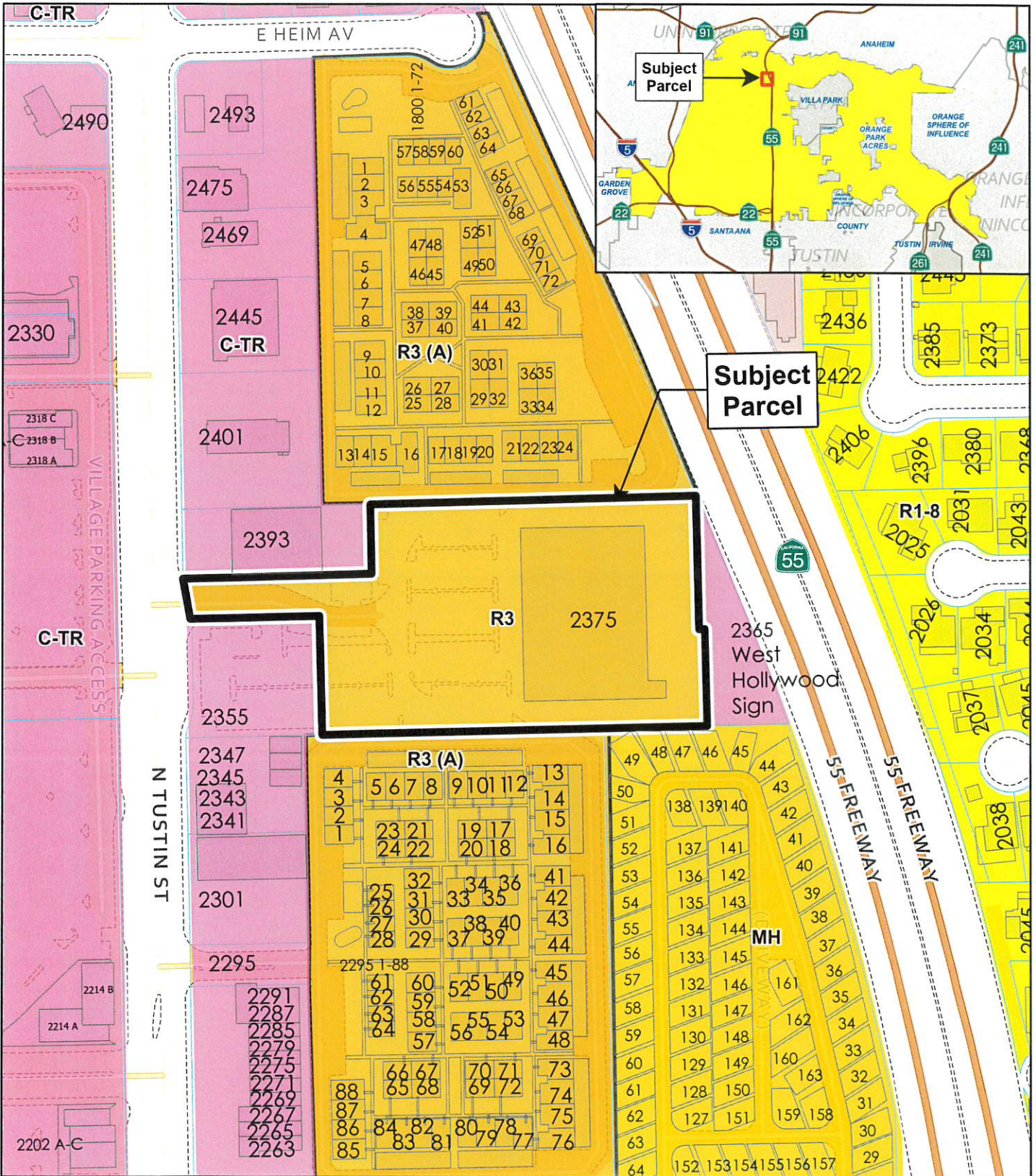
**Zone Change No.:** ZC25-0002  
**Address:** 2375 N. Tustin Street  
**Existing Zoning:** C-TR



2/3/2026

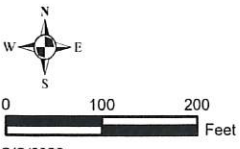
Source: City of Orange (2026)

CITY OF ORANGE  
**NORTH TUSTIN STREET RESIDENTIAL PROJECT**  
**EXISTING ZONING MAP**



Legend		Zoning	
	Parcels		C-TR
	Subject Parcel		MH
			OP
			R1-8
			R3 (A)
			R3

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



CITY OF ORANGE  
 NORTH TUSTIN STREET RESIDENTIAL PROJECT  
 PROPOSED ZONING MAP

Source: City of Orange (2026)