

ORDINANCE NO. 04-21

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORANGE APPROVING ZONE CHANGE NO. 1298-19 TO CHANGE THE ZONING OF A 60,670 SQUARE FOOT SITE FROM SINGLE-FAMILY RESIDENTIAL TO PUBLIC INSTITUTION ON PROPERTY LOCATED AT 383 S. BATAVIA STREET AND 802 W. CULVER AVENUE

APPLICANT: ORANGE COUNTY RONALD MCDONALD HOUSE

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 code and to approve Zone Changes; and,

WHEREAS, an application for Zone Change (ZC) No. 1298-19 was filed by Orange County Ronald McDonald House in accordance with the provisions of the OMC; and,

WHEREAS, the application for ZC No. 1298-19 was processed in the time and manner prescribed by state and local law; and,

WHEREAS, the City Council adopted Mitigated Negative Declaration No. 1868-19, which was prepared to analyze potential environmental impacts of the proposed Orange County Ronald McDonald House expansion consisting of construction of a three-story, 17,325 square foot addition to the Orange County Ronald McDonald House at 383 S. Batavia Street with associated surface parking, landscaping, and utilities and conversion of a historic single-family residence at 802 W. Culver Avenue to an associated office on a 60,670 square foot site, including ZC No. 1298-19 ("Project"); and,

WHEREAS, the City Council adopted Resolution No. 11311, a Resolution of the City Council of the City of Orange approving General Plan Amendment No. 2019-001 to change the General Plan Designation of a 60,670 square foot site from Low Density Residential (LDR) to Public Facilities and Institutions (PFI) on property located at 383 S. Batavia Street and 802 W. Culver Avenue; and,

WHEREAS, California Government Code Section 65860 requires consistency between a city's General Plan and zoning designations; and,

WHEREAS, the Planning Commission conducted a duly advertised public hearing on February 17, 2021, considered public comments, and recommended approval of the Project, including ZC No. 1298-19, to the City Council; and,

WHEREAS, the City Council conducted a duly advertised public hearing on April 13, 2021, at which time interested persons had an opportunity to testify either in support of or opposition to the Project, including ZC No. 1298-19.

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

SECTION I:

1. The proposed zone change for the Project site from Single-Family Residential (R-1-6) to Public Institution (PI) makes the Project's zoning consistent with the Public Facilities and Institutions General Plan land use designation established by the Project's General Plan Amendment No. 2019-001, as required by law.
2. The PI zoning and development standards allow a range of uses associated with institutions and service organizations and physical development conditions that are compatible with the Single-Family Residential (R-1-6) zoning to the north and east, the Office Professional (OP) zoning to the south, and the Public Institution zoning to the west.

SECTION II:

The existing zoning is depicted on the map attached hereto as Exhibit "A" and incorporated herein by reference. The Orange Municipal Code is amended in order to change the zoning classification by amending the zoning on the sites as depicted on the map attached hereto as Exhibit "B" and incorporated herein by reference.

SECTION III:

Mitigated Negative Declaration No. 1868-19 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 City of Orange Local CEQA Guidelines. No land use impacts have been identified in the Mitigated Negative Declaration. The Mitigated Negative Declaration finds that the project will have less than significant impacts to the environment, with the implementation of the mitigation measures addressing potential impacts to Biological Resources, Cultural Resources, Geology/Soils, and Tribal Cultural Resources, and standards conditions therein.

SECTION IV:

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 _____, 2021.

Mark A. Murphy, Mayor, City of Orange

ATTEST:

Pamela Coleman, City Clerk, City of Orange

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

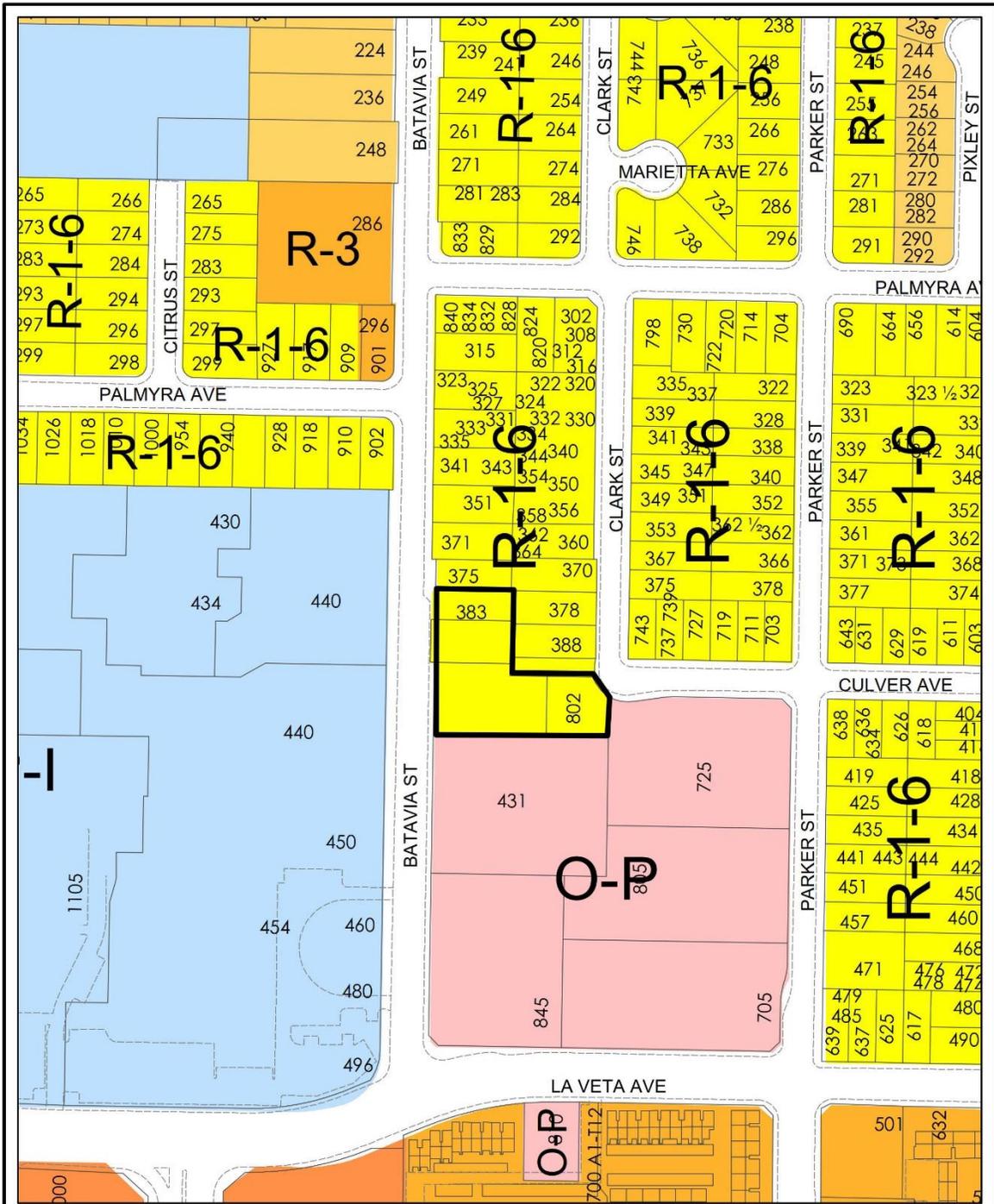
I, PAMELA COLEMAN, City Clerk of the City of Orange, California, do hereby certify that the foregoing Ordinance was introduced at the regular meeting of the City Council held on the ___ day of _____, 2021, and thereafter at the regular meeting of said City Council duly held on the ___ day of _____, 2021 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



LEGEND

 Project Site

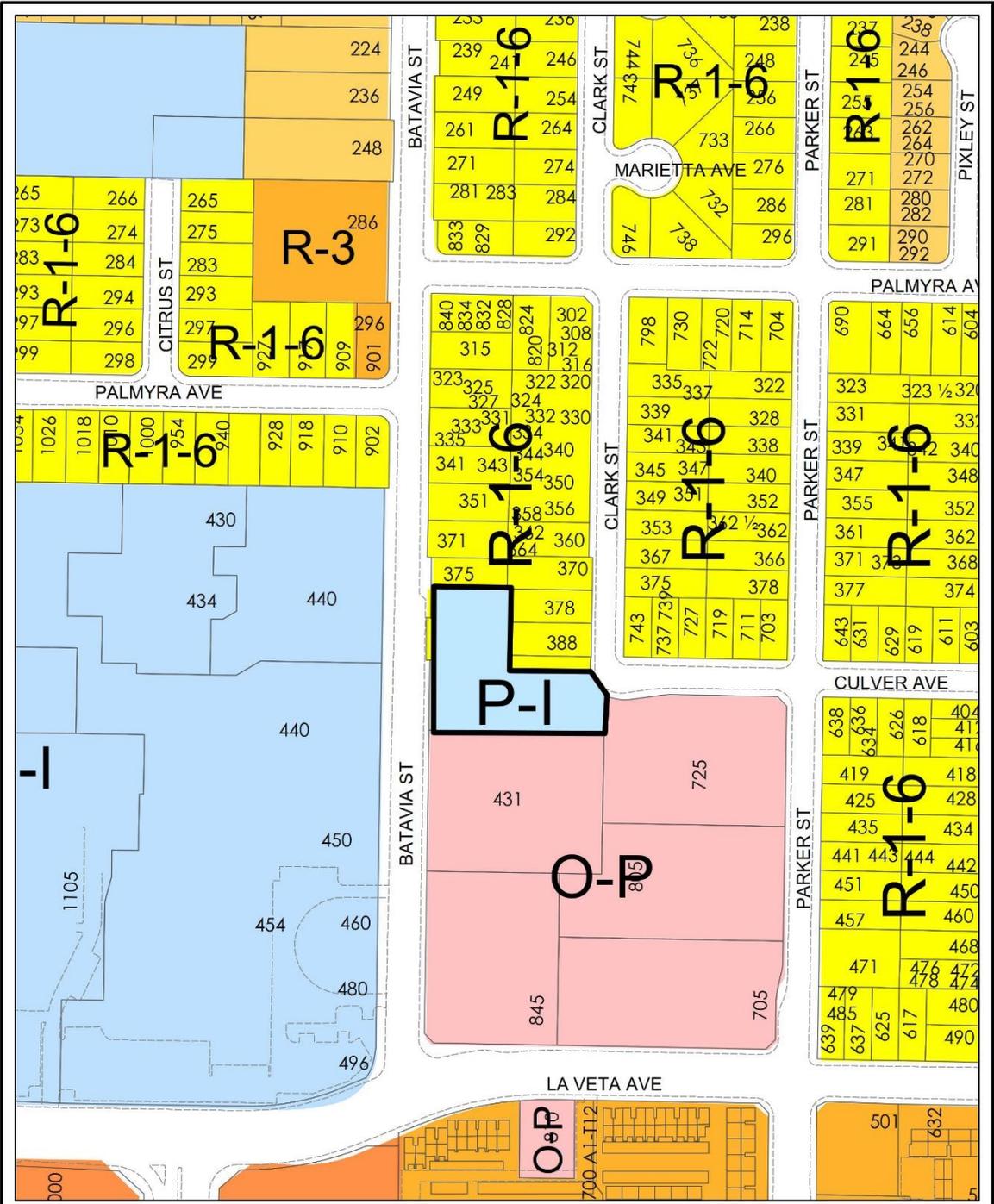
Zoning Classification
383 S. Batavia & 802 W. Culver Ave
APN-041-131-29 & APN-041-140-23
Existing = (R-16)



Date: 1/27/2021

EXHIBIT "B"

PROPOSED ZONING



LEGEND

 Project Site

Zoning Classification
 383 S. Batavia & 802 W. Culver Ave
 APN-041-131-29 & APN-041-140-23
 Proposed = (P-1) Public Institution



Date: 1/27/2021