



Agenda Item

Planning Commission

Item #: 3.2.

8/18/2025

File #: 25-0461

TO: Chair and Members of the Planning Commission

THRU: Hayden Beckman, Planning Manager

FROM: Monique Schwartz, Senior Planner

1. SUBJECT

Time extension of entitlements, including Conditional Use Permit, Major Site Plan Review, Design Review, and Environmental Impact Report for the Prologis truck terminal project, located at 534 W. Struck Avenue.

2. SUMMARY

A request to extend the entitlements for a proposal to demolish an existing 40,000 square-foot manufacturing facility building in order to construct a new 57,900 square-foot truck terminal facility.

3. RECOMMENDED ACTION

Approve a two-year time extension for Conditional Use Permit No. 3137-21, Major Site Plan Review No. 1039-21, Design Review No. 5028-21, and EIR No. 1870-20 (SCH No. 2021090399).

4. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Section 17.08.060 authorizes the Planning Commission, upon written request prior to expiration, to grant up to a two-year extension of time of any approved permit application, upon presentation of extenuating circumstances, subject to the contingency that no conditions are added, deleted, or modified. Such time extension shall not require public notice.

5. DISCUSSION AND BACKGROUND

On August 22, 2023, the City Council adopted Resolution No. 11487 (Attachment 2) certifying Final EIR No. 1870-20 (SCH No. 2021090399), adopting a Mitigation Monitoring and Reporting Program and Findings of Fact, and approving Conditional Use Permit No. 3137-21, Major Site Plan Review No. 1039-21, and Design Review No. 5028-21 to demolish an existing 40,000 square foot manufacturing facility in order to construct a new 57,900 square foot truck terminal that includes 52,900 square feet of warehouse space, 5,000 square feet of office space, an accessory 5,400 square-foot maintenance building, and related site improvements. The staff report and minutes from the hearing are included as Attachments 3 and 4.

The applicant has not pursued the project due to the unexpected collapse of lease negotiations with a prospective tenant for a truck terminal use and challenging market conditions. In response, Prologis is currently pursuing new entitlements for construction of a 213,572 square-foot warehouse facility, a

450 square foot detached pump house, and related site improvements consisting of Conditional Use Permit No. 3221, Major Site Plan Review No. 1166, Design Review No. 5140, and Environmental Review No. 1889, an Addendum to Certified EIR No. 1870-20 (SCH No. 2021090399). The updated application reflects a shift in development strategy based on current market demands.

The requested entitlement extension would provide the applicant the option to pursue the previous truck terminal project rather than the current warehouse facility project, if that is what the market demands.

On July 15, 2025, the Community Development Department received a written request from the project applicant (Attachment 1), requesting that a time extension be granted for the project entitlements. The time extension would begin on August 22, 2025 and expire on August 22, 2027. No changes have been proposed to the approved plans or entitlements.

6. ATTACHMENTS

- Attachment 1 Extension Request Letter, dated July 15, 2025
- Attachment 2 City Council Resolution No. 11487
- Attachment 3 August 22, 2023 City Council Staff Report
- Attachment 4 August 22, 2023 City Council Meeting Minutes