

**GENERAL PLAN ZONING CONSISTENCY  
PUBLIC SCHOOLS**

**RESOLUTION NO. PC 09-24**

**A RESOLUTION OF THE PLANNING COMMISSION  
RECOMMENDING THE CITY COUNCIL APPROVE  
ZONE CHANGE NO. 1313-24 BY ADOPTING AN  
ORDINANCE RE-ZONING PUBLIC SCHOOL SITES TO  
THE PUBLIC INSTITUTION ZONING CLASSIFICATION  
TO ESTABLISH CONSISTENCY BETWEEN THE PUBLIC  
FACILITIES AND INSTITUTIONS GENERAL PLAN LAND  
USE DESIGNATION AND ZONING CLASSIFICATION OF  
THE PUBLIC SCHOOL SITES IN ACCORDANCE WITH  
STATE LAW**

**APPLICANT: CITY OF ORANGE**

**WHEREAS**, the 2010 City of Orange General Plan Land Use Element establishes a land use designation of “Public Facilities and Institutions” (PFI Land Use Designation) for certain public school sites throughout the City; and

**WHEREAS**, while the consistent Zoning Classification for the PFI Land Use Designation is “Public Institutions” (PI), certain public-school sites have Zoning Classifications ranging from Residential Single Family, Residential Multiple Family, and Recreation Open Space, which are not consistent with the PFI Land Use Designation; and

**WHEREAS**, State law contained in California Government Code §65860 requires consistency between a city’s General Plan and Zoning; and

**WHEREAS**, because the current Zoning Classification for public-school sites city-wide are inconsistent with the PFI Land Use Designation, which is contrary to State law, the City wishes to re-zone those certain public-school sites by adoption of proposed Zone Change No. 1313-24 (Proposed Ordinance); and

**WHEREAS**, the Planning Commission, having considered the proposed Ordinance to re-zone public school sites citywide at a public hearing held on April 1, 2024, including review of the staff report and having received public testimony on the item, has determined the proposed Ordinance is justified and recommends approval thereof.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission recommends the City Council approve the subject proposed Ordinance, as depicted on maps included in Attachment A to this Resolution, attached hereto, based on the following findings:

## SECTION 1- FINDINGS

1. The proposed Ordinance implements the General Plan Land Use Element by establishing Public Institution zoning on public school properties developed with public school campuses and facilities.
2. The proposed Ordinance applies zoning to individual properties that achieves consistency with the City's General Plan land use designations for those properties.
3. The proposed Ordinance maintains the residential development potential of the school sites being re-zoned from Residential to Public Institutions given that zone's accommodation of residential development affiliated with the institutional use at an intensity allowed under the maximum floor area ratio allowed under the General Plan.

## SECTION 2-ENVIRONMENTAL REVIEW

Final Program Environmental Impact Report (EIR) No. 1815-09 for the Comprehensive General Plan Update was certified on March 9, 2010 and prepared in accordance with the California Environmental Quality Act (CEQA). The proposed activity is within the scope of the previously approved General Plan and is adequately described in the previously certified General Plan Program EIR for purposes of CEQA.

**BE IT FURTHER RESOLVED** that the Planning Commission recommends that the City's Zoning Map be amended as depicted on maps provided in Attachment A.

ADOPTED this 1<sup>st</sup> day of April 2024.



Alison Vejar, Planning Commission Vice 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 1<sup>st</sup> day of April 2024, by the following vote:

AYES: Vejar, Martinez, Maldonado, Tucker, McCormack

NOES: None

ABSENT: Vazquez, Simpson

A handwritten signature in black ink, appearing to read "Anna Pehoushek", written over a horizontal line.

Anna Pehoushek

Assistant Community Development Director

**EXHIBIT A**  
**RESOLUTION NO. PC 09-24**

**ZONE CHANGE NO. 1313-24**  
**GENERAL PLAN-ZONING CONSISTENCY**  
**PUBLIC SCHOOL SITES**

**ORDINANCE NO. ##-24**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORANGE APPROVING ZONE CHANGE NO. 1313-24 RE-ZONING PUBLIC SCHOOL SITES TO THE PUBLIC INSTITUTION ZONING CLASSIFICATION TO ESTABLISH CONSISTENCY BETWEEN THE PUBLIC FACILITIES AND INSTITUTIONS GENERAL PLAN LAND USE DESIGNATION AND ZONING CLASSIFICATION OF THE PUBLIC SCHOOL SITES IN ACCORDANCE WITH STATE LAW**

**ZONE CHANGE NO. 1313-24  
APPLICANT: CITY OF ORANGE**

**WHEREAS**, the 2010 City of Orange General Plan Land Use Element established a land use designation of “Public Facilities and Institutions” (PFI Land Use Designation) for public school sites throughout the City; and

**WHEREAS**, while the consistent Zoning Classification for the PFI Land Use Designation is “Public Institutions” (PI) Zone, public-school sites have Zoning Classifications including Residential Single Family, Residential Multiple Family, and Recreation Open Space, which are not consistent with the PFI Land Use Designation; and

**WHEREAS**, State law contained at California Government Code §65860 requires consistency between a city’s General Plan and Zoning; and

**WHEREAS**, because the current Zoning Classification for these certain public-school sites are inconsistent with the PFI Land Use Designation, which is contrary to State law, the City wishes to re-zone those certain public-school sites by adoption of proposed Zone Change No. 1313-24 (Proposed Ordinance); and

**WHEREAS**, the Planning Commission, having considered the proposed Ordinance and Zone Change at a public hearing held on April 1, 2024, including review of the staff report and having received public testimony, has determined the proposed amendment is justified and recommends approval thereof; and

**WHEREAS**, the City Council held a duly advertised public hearing on \_\_\_\_\_, 2024 for the purpose of considering Zone Change No. 1313-24 as it pertains to citywide public school sites upon the properties shown in the attached Exhibit “A”;

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

**SECTION II:**

The proposed zone changes described in Section I are related to the public welfare, required by California Government Code Section 65860 and consistent with Final Program Environmental Impact Report (EIR) No. 1815-09 for the Comprehensive General Plan Update, certified on March 9, 2010, and prepared in accordance with the California Environmental Quality Act (CEQA). The proposed zone changes are within the scope of the previously approved General Plan and are adequately described in the previously certified General Plan Program EIR for purposes of CEQA.

**SECTION III:**

A summary of this ordinance shall be published and a certified copy of the full text of this ordinance shall be posted in the Office of the City Clerk at least 5 days prior to the City Council meeting at which this ordinance is adopted. A summary of this ordinance shall also be published once within 15 days after the ordinances passage in a newspaper of general circulation, published, and circulated in the City of Orange. The City Clerk shall post in the Office of the City Clerk a certified copy of the full text of such adopted ordinance along with the names of those City Councilmembers voting for and against the ordinance in accordance of Government Code Section 36933. This ordinance shall take effect 30 days from and after the date of its final passage.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2024.

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Daniel R. Slater, Mayor, City of Orange

**ATTEST:**

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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 \_\_\_\_\_, 2024, and thereafter at the regular meeting of said City Council duly held on the \_\_\_ day of \_\_\_\_\_, 2024, was duly passed and adopted by the following vote, to wit:

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

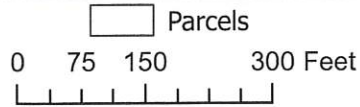
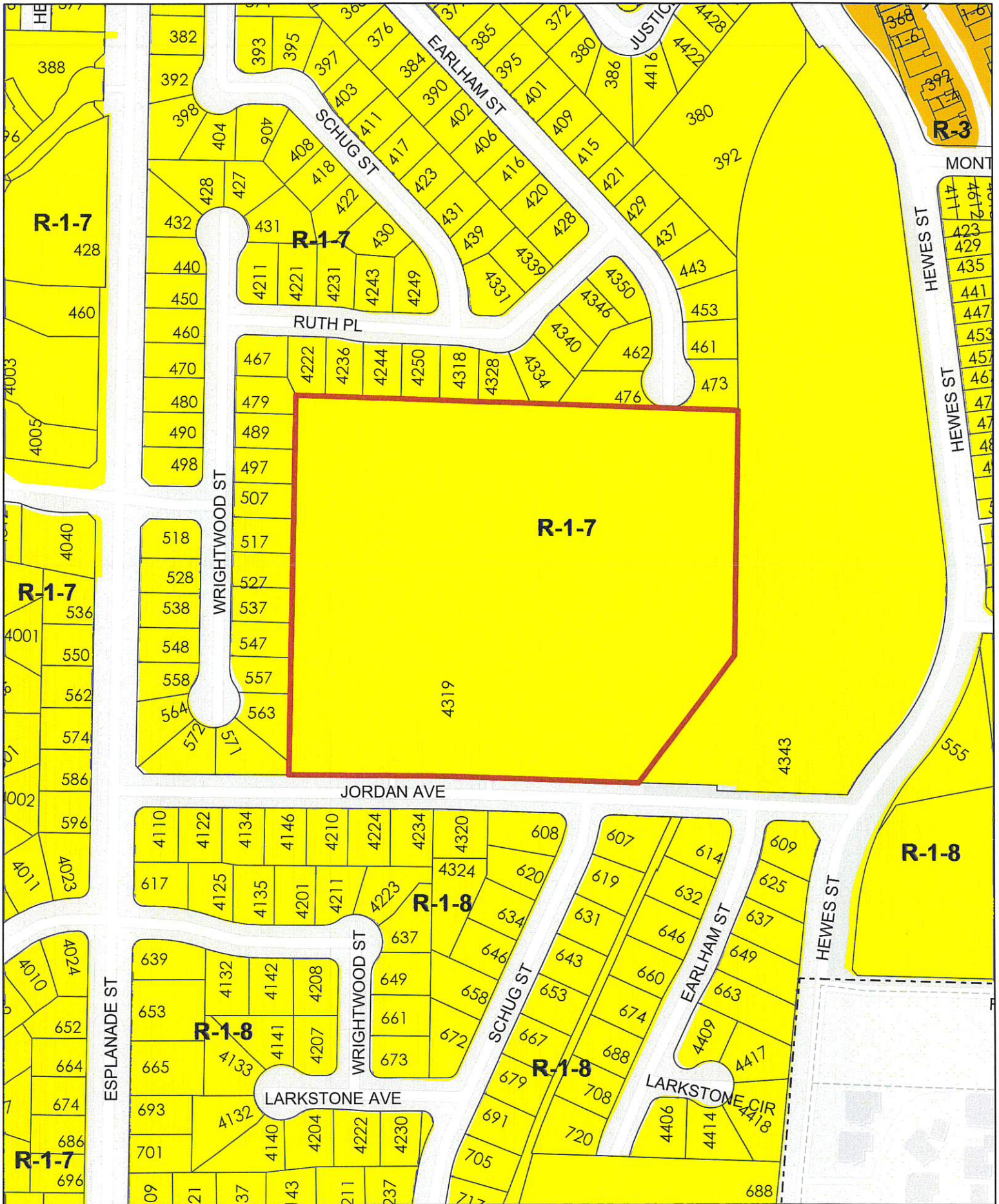
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Pamela Coleman, City Clerk, City of Orange

**EXHIBIT A**

**ZONE CHANGE NO. 1313-24  
GENERAL PLAN-ZONING CONSISTENCY  
PUBLIC SCHOOL SITES**





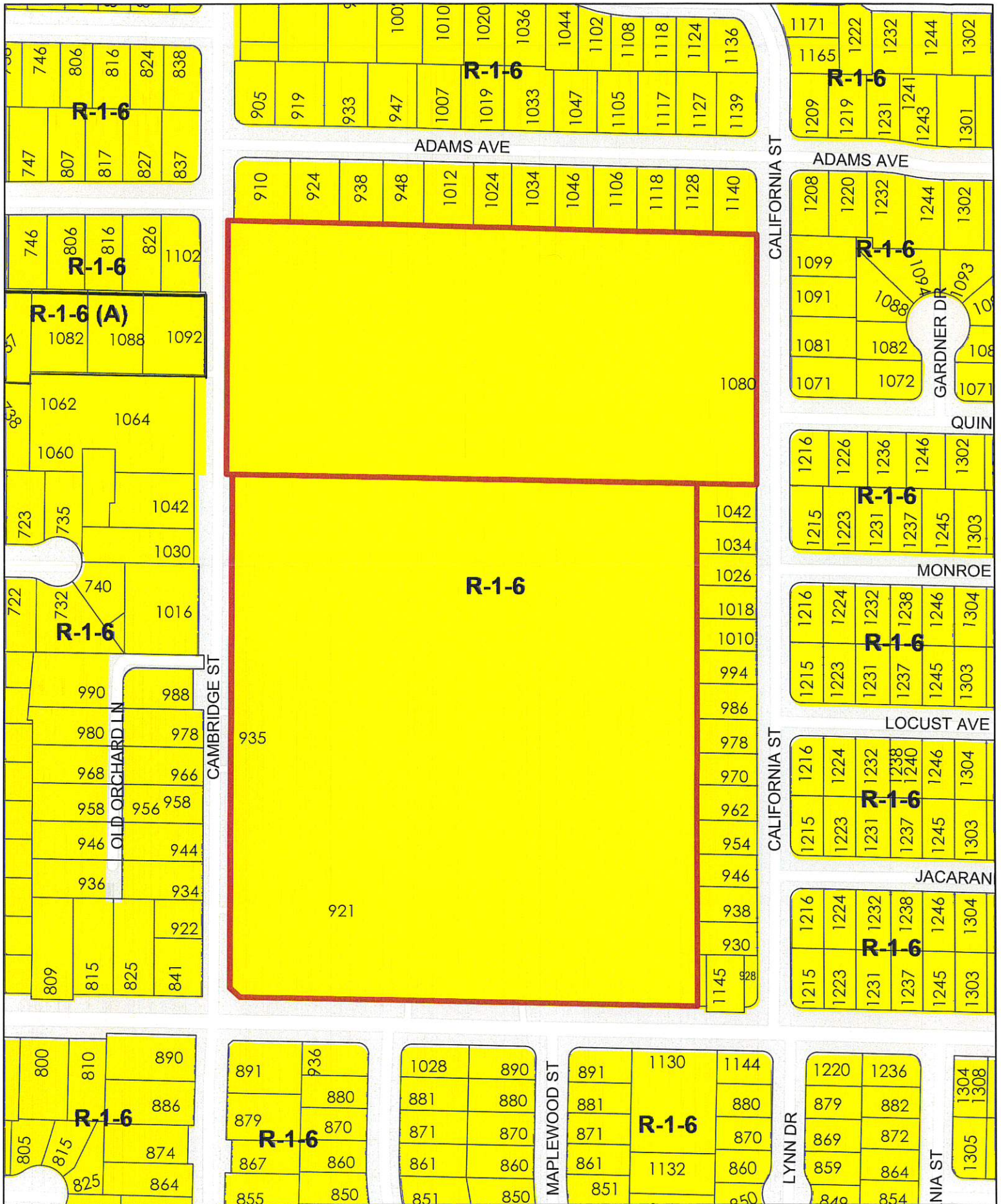
# Zone Change #1310-24

## EXISTING ZONING

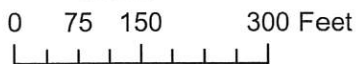
Jordan Academy | 4319 E Jordan Ave

Date Created:  
3/19/2024





Parcels

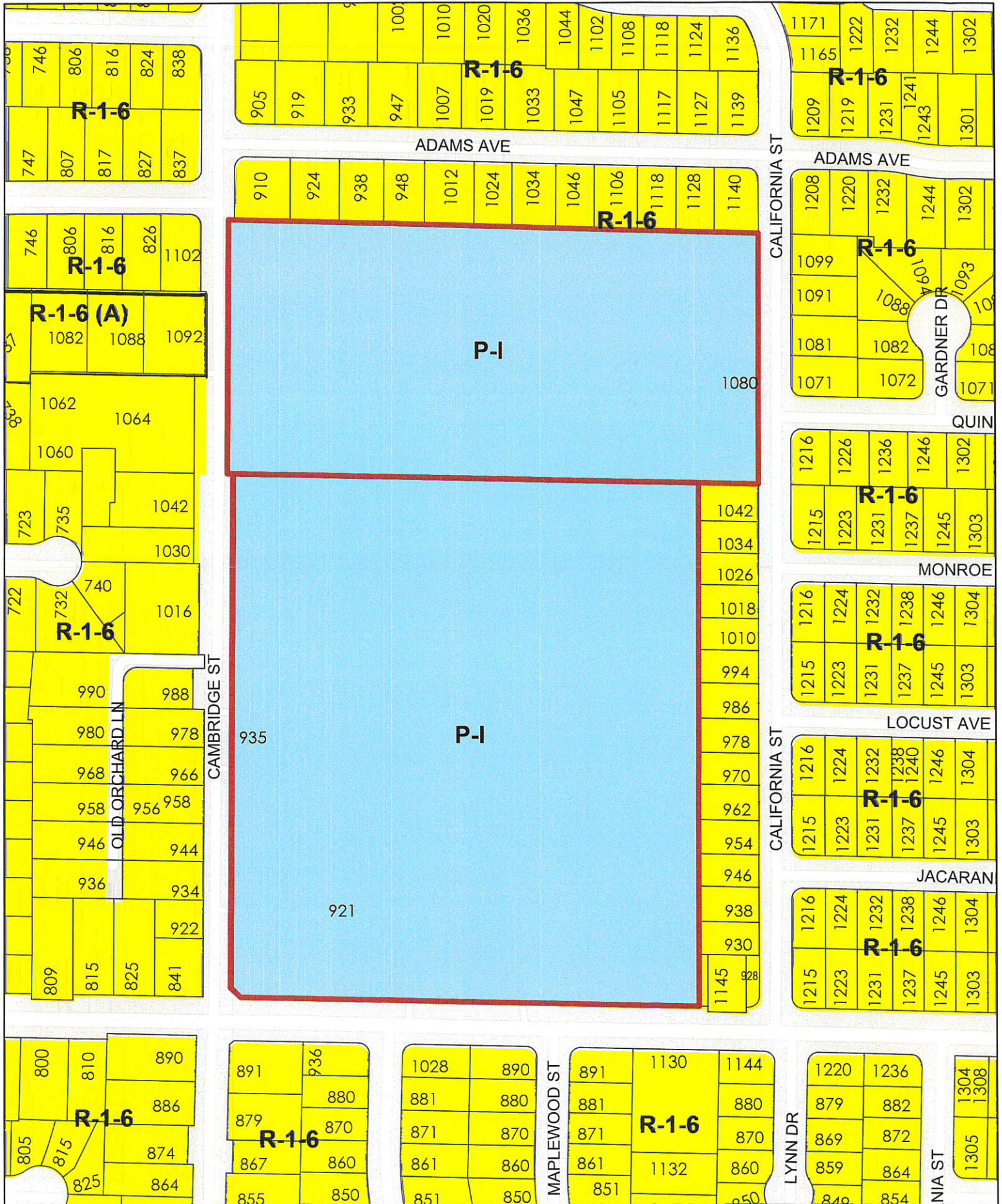


# Zone Change #1310-24

## EXISTING ZONING

Date Created:  
3/19/2024

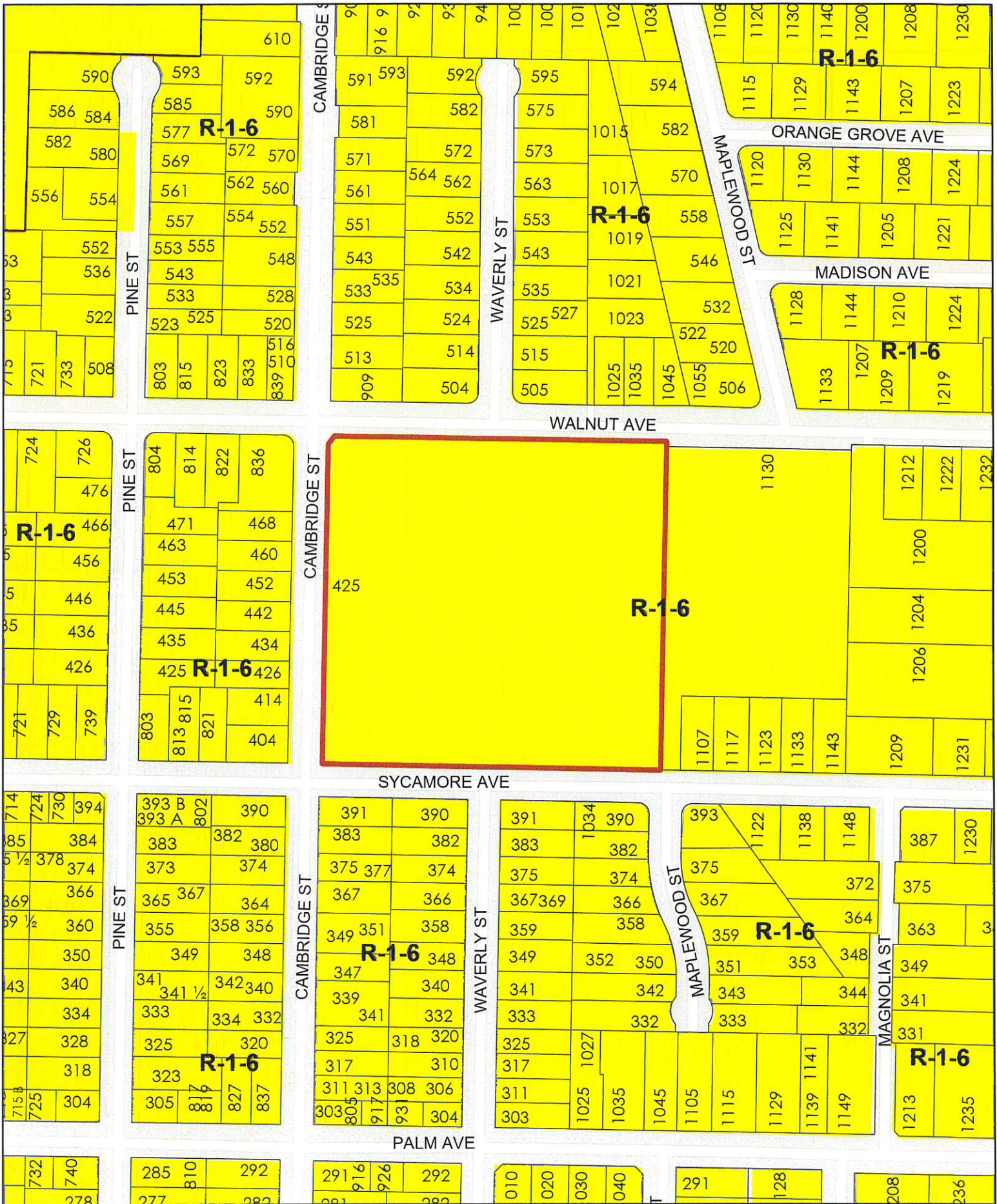
California Inspire Academy | 1080 N California St



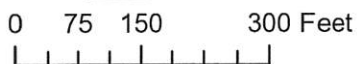
# Zone Change #1310-24 PROPOSED ZONING

California Inspire Academy | 1080 N California St

Date Created:  
3/19/2024

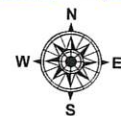


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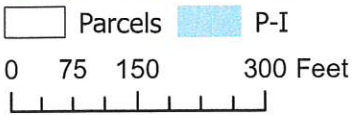
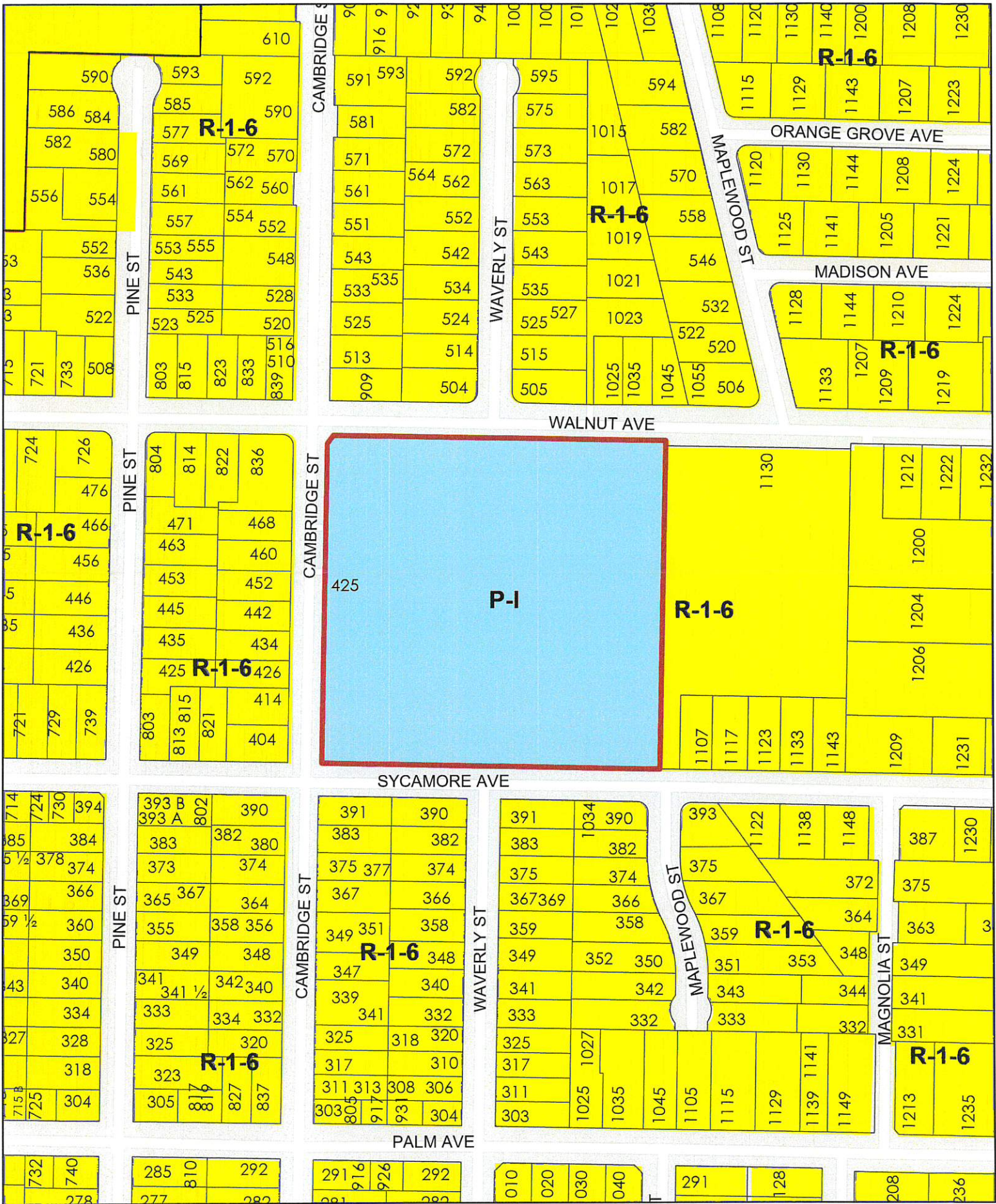
# Zone Change #1310-24

## EXISTING ZONING

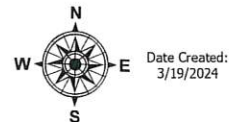


Date Created:  
3/19/2024

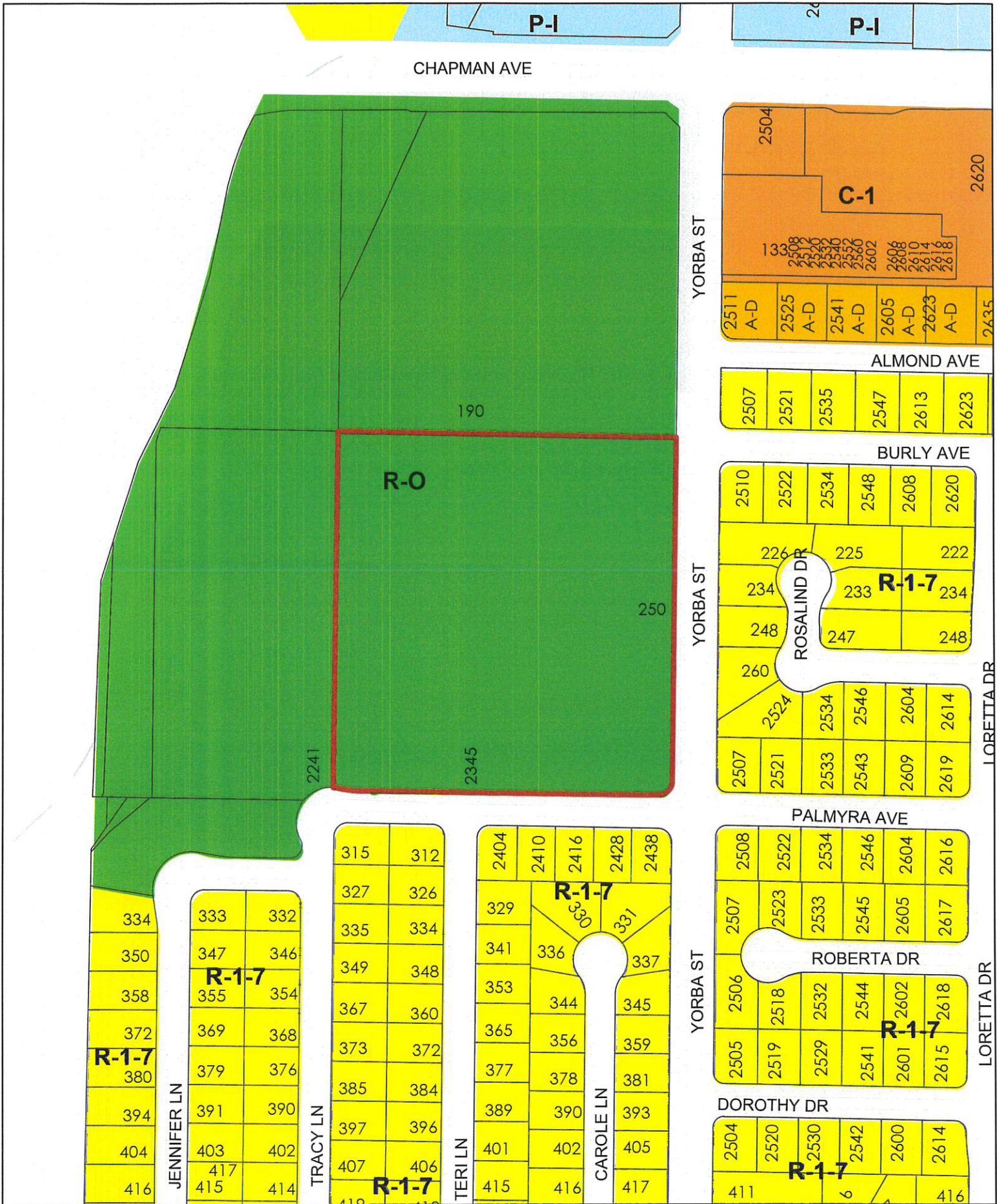
Cambridge Elementary School | 425 N Cambridge St



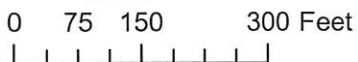
# Zone Change #1310-24 PROPOSED ZONING



*Cambridge Elementary School | 425 N Cambridge St*



Parcels

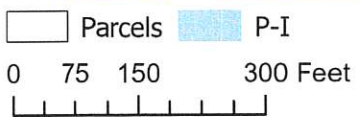
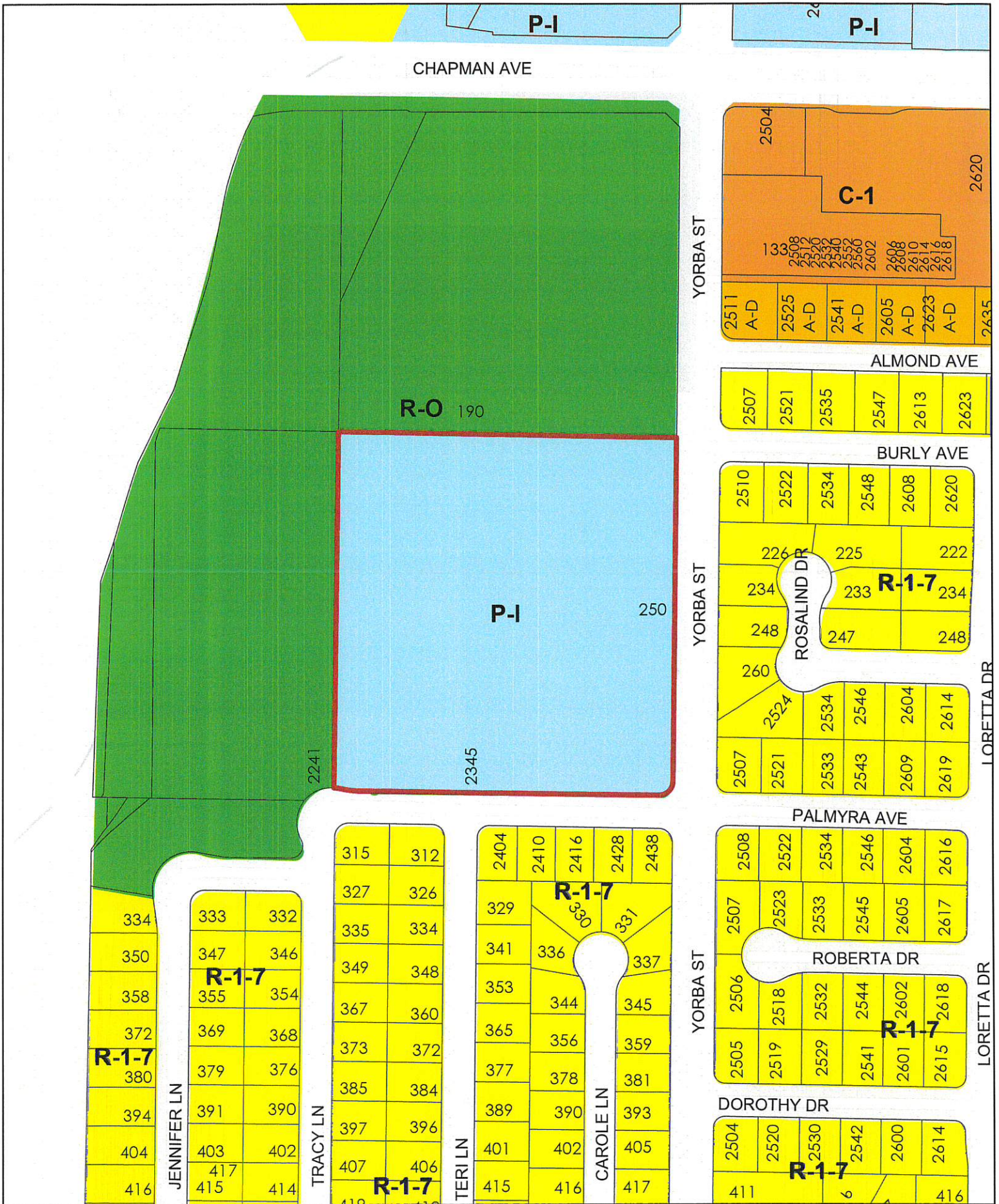


# Zone Change #1310-24

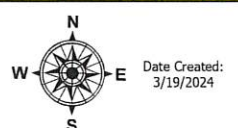
## EXISTING ZONING

Date Created:  
3/19/2024

Early Learning Center/Parkside/EDGE | 2345 E Palmyra/250 S Yorba St

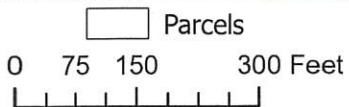
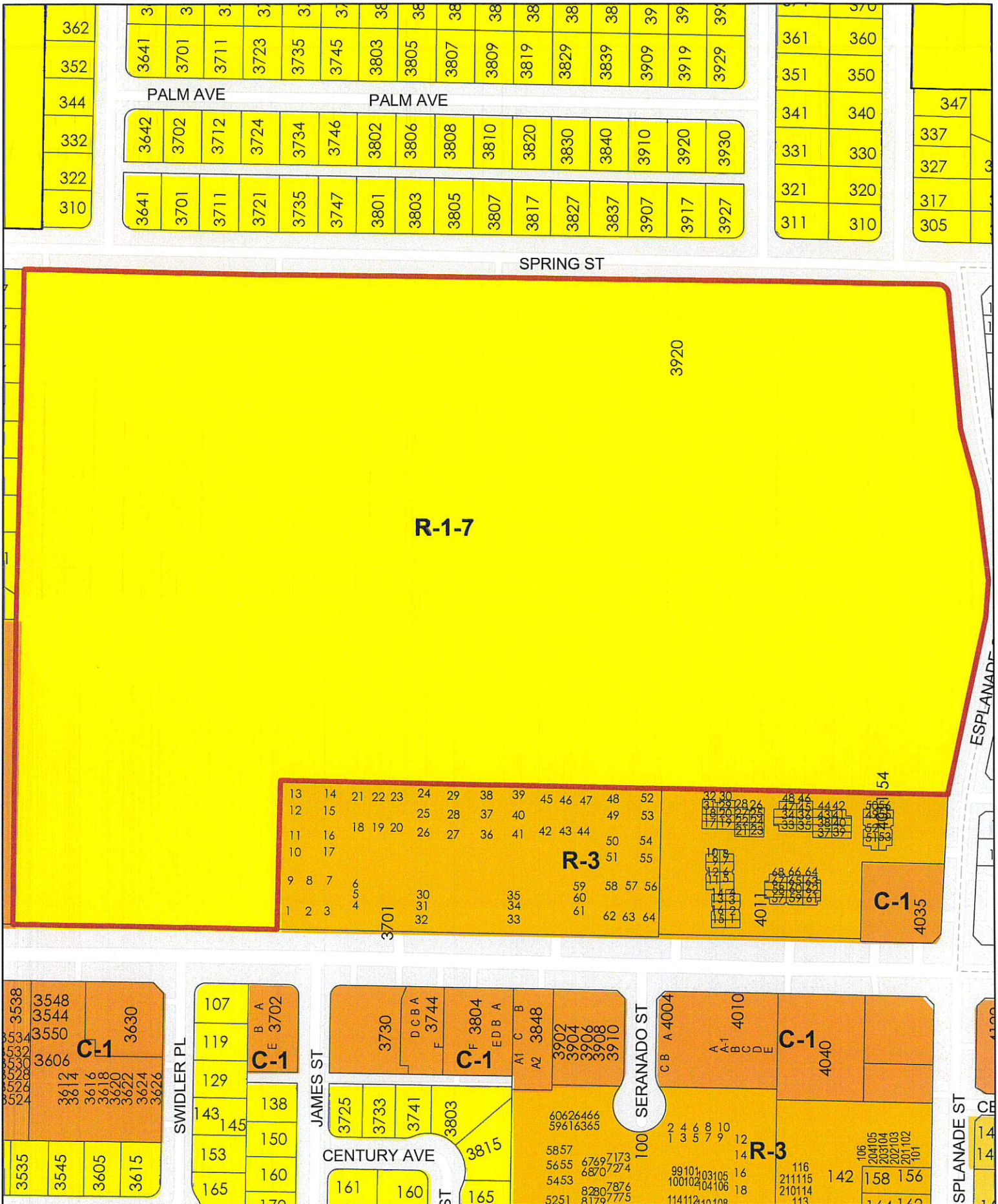


# Zone Change #1310-24 PROPOSED ZONING



Early Learning Center/Parkside/EDGE | 2345 E Palmyra/250 S Yorba St



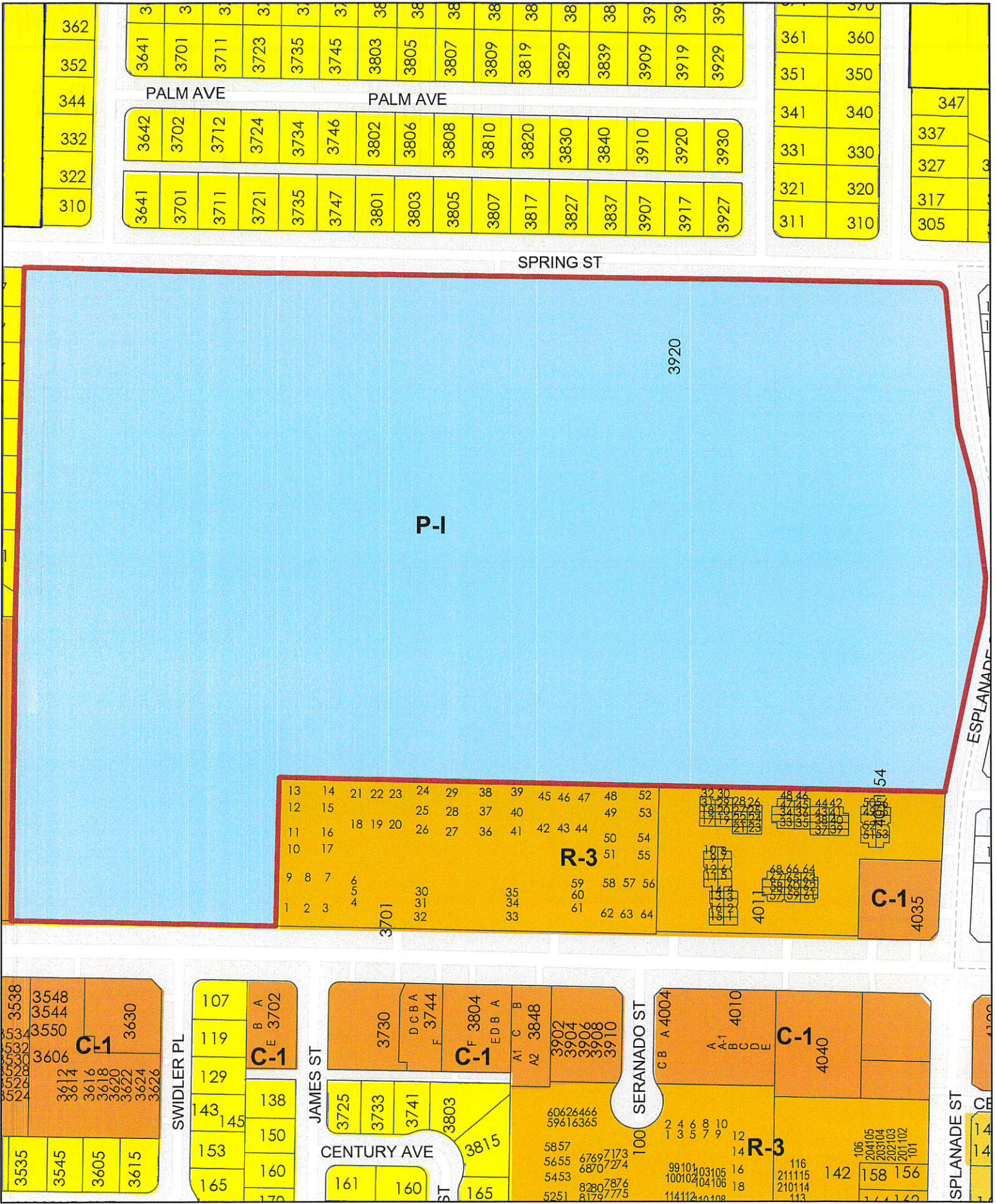


# Zone Change #1310-24

## EXISTING ZONING

*El Modena High School | 3920 Spring St*

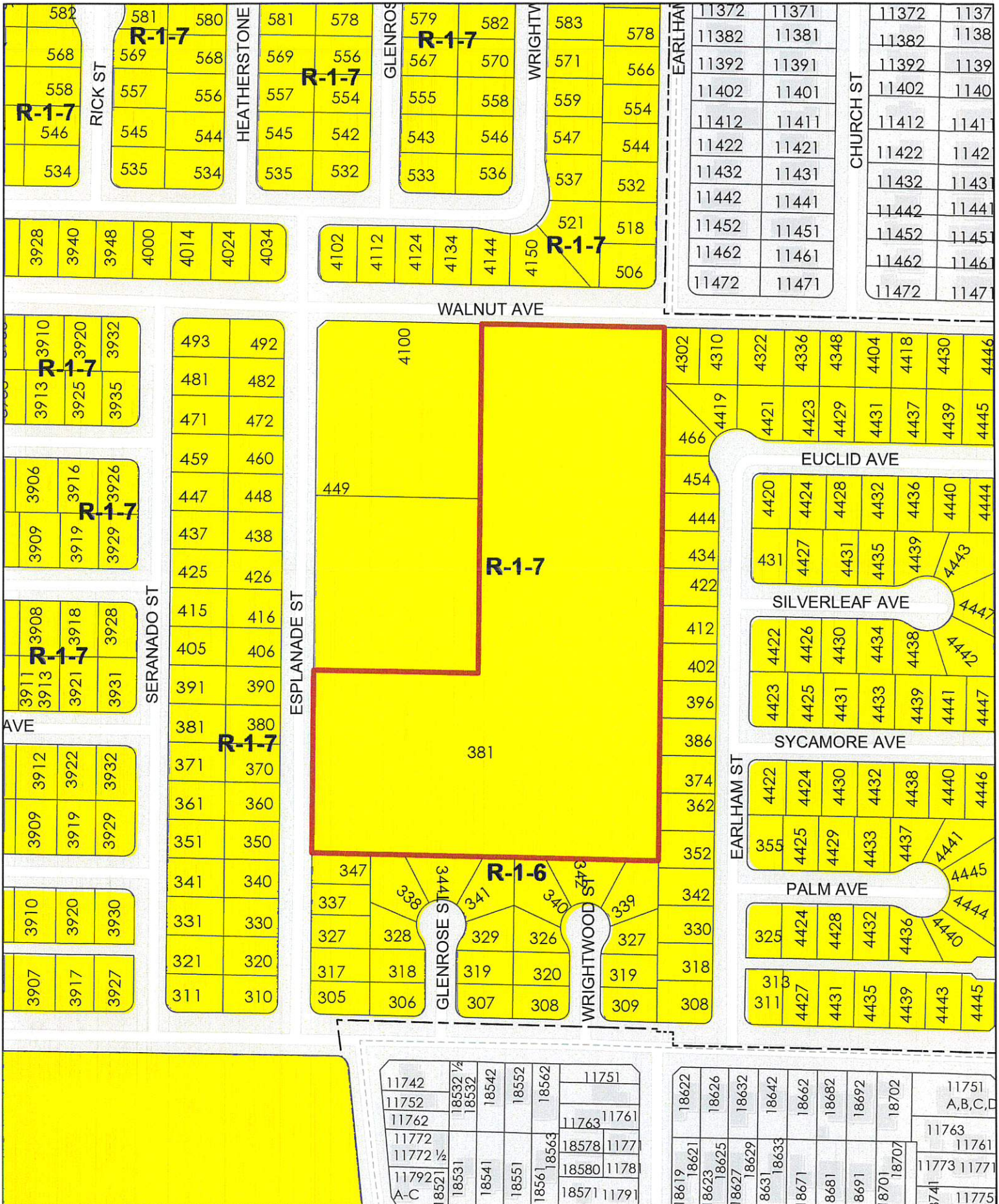




# Zone Change #1310-24 PROPOSED ZONING

El Modena High School | 3920 Spring St

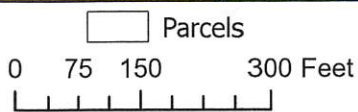


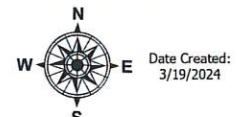


# Zone Change #1310-24

## EXISTING ZONING

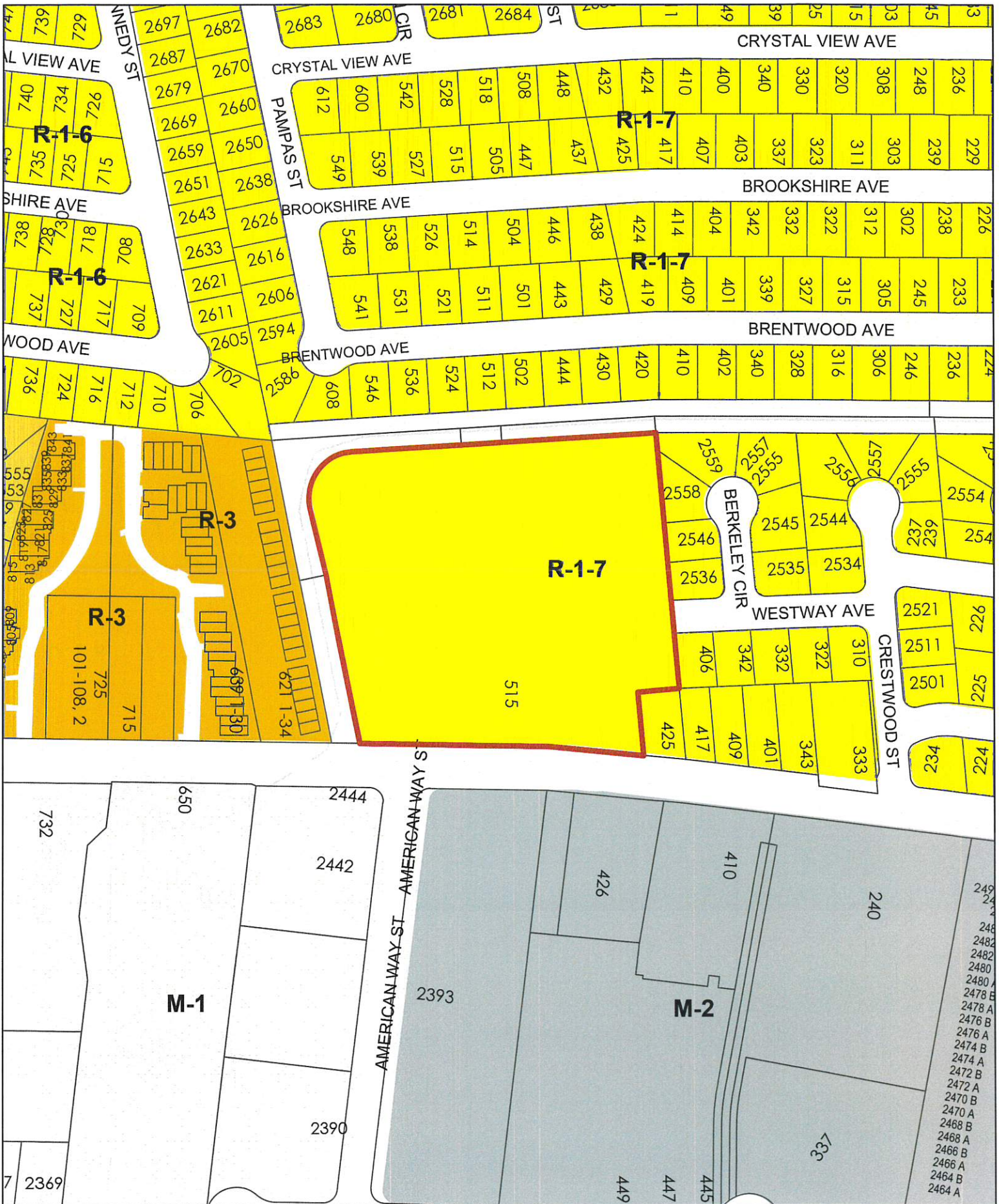
*Esplanade Elementary School | 381 N Esplanade St*



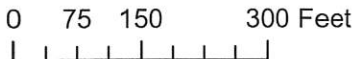


# Zone Change #1310-24 PROPOSED ZONING

*Esplanade Elementary School | 381 N Esplanade St*



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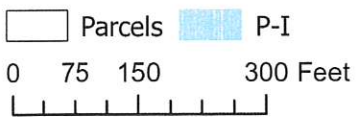
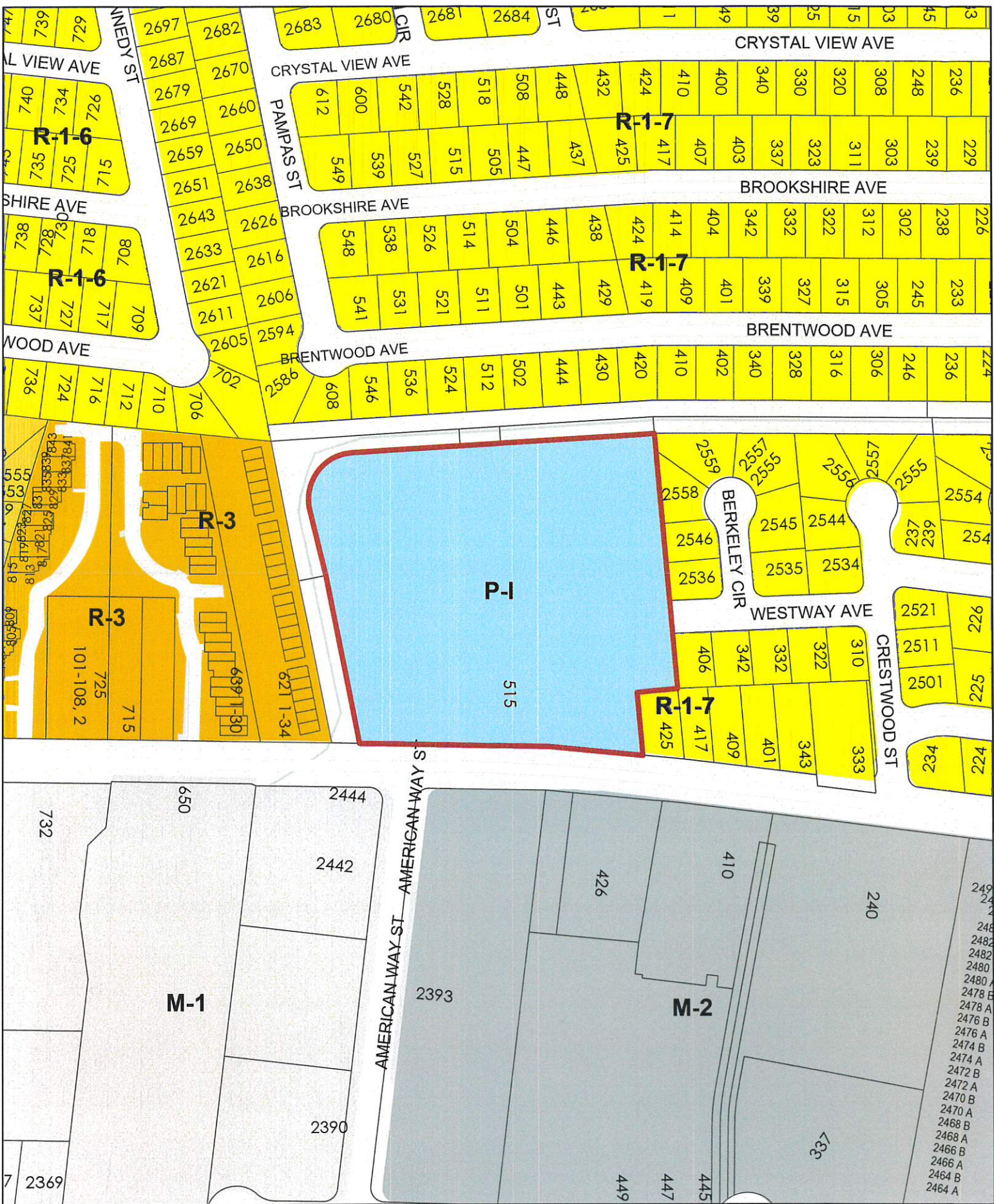
# Zone Change #1310-24

## EXISTING ZONING



Date Created:  
3/19/2024

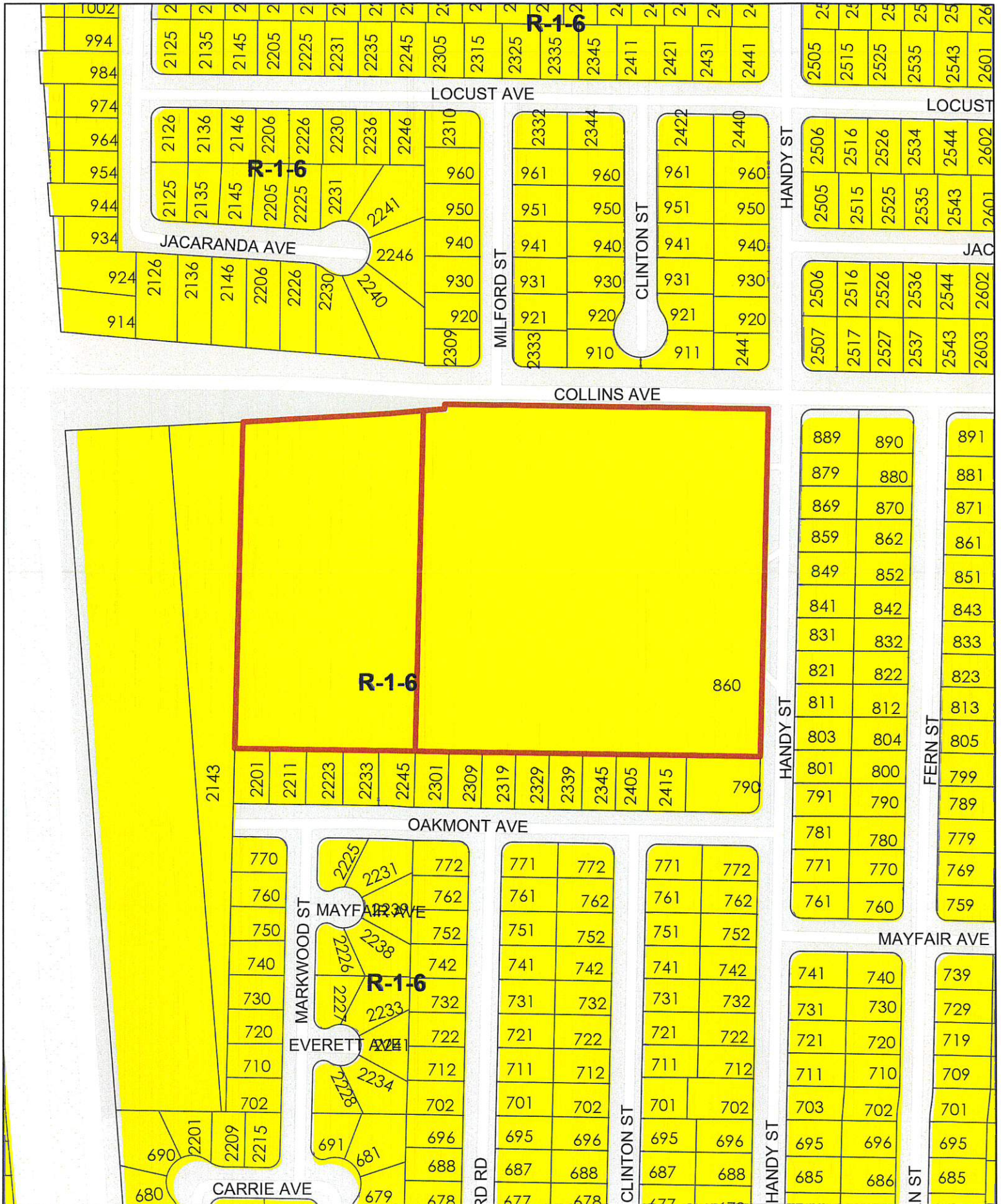
Fletcher Academy | 515 W Fletcher Ave



# Zone Change #1310-24 PROPOSED ZONING

Fletcher Academy | 515 W Fletcher Ave



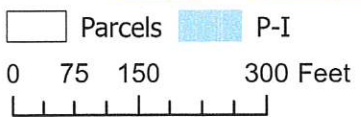
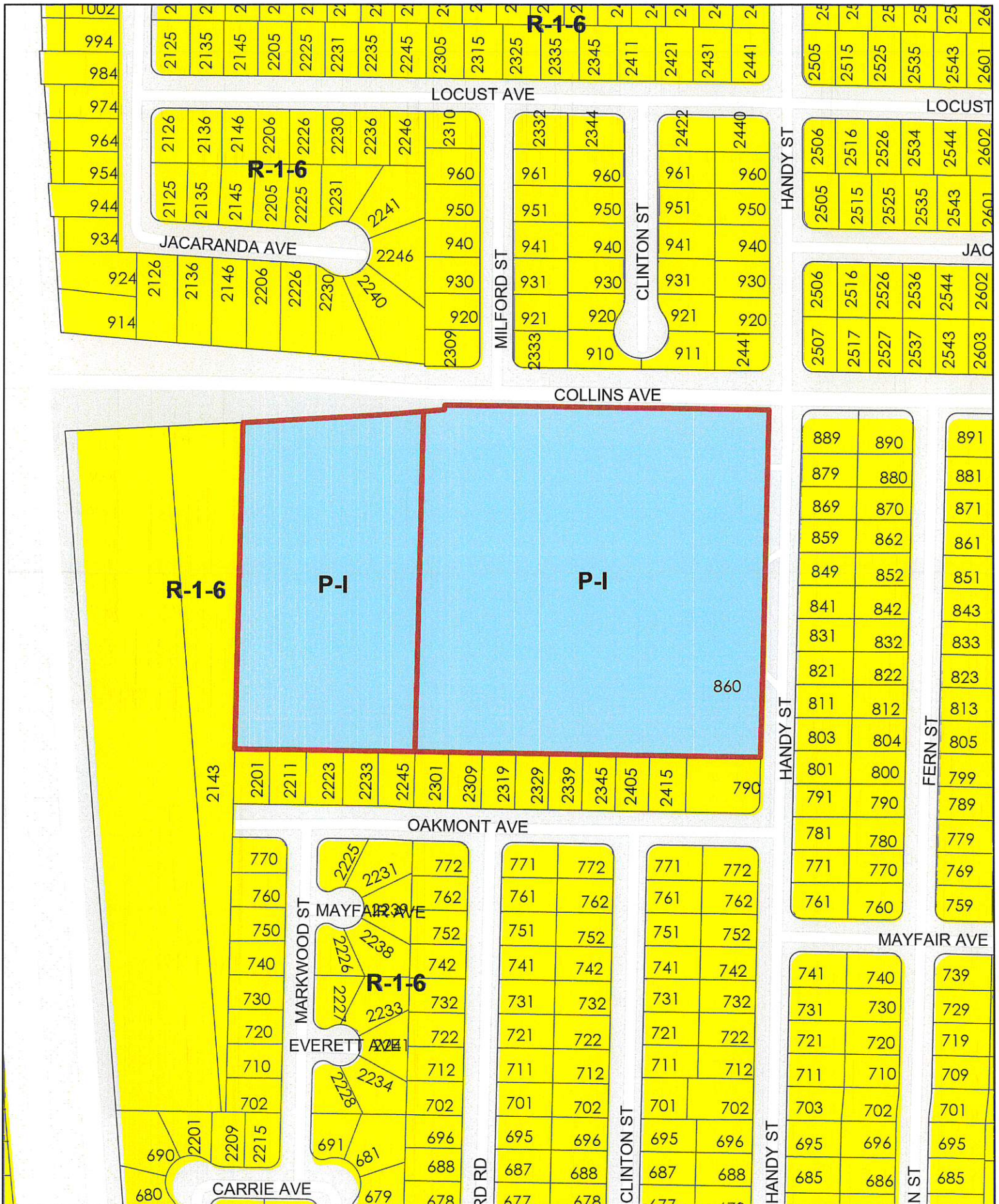


# Zone Change #1310-24

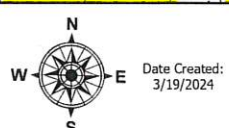
## EXISTING ZONING

*Handy Elementary School | 860 N Handy St*

Date Created:  
3/19/2024

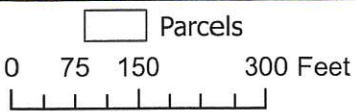
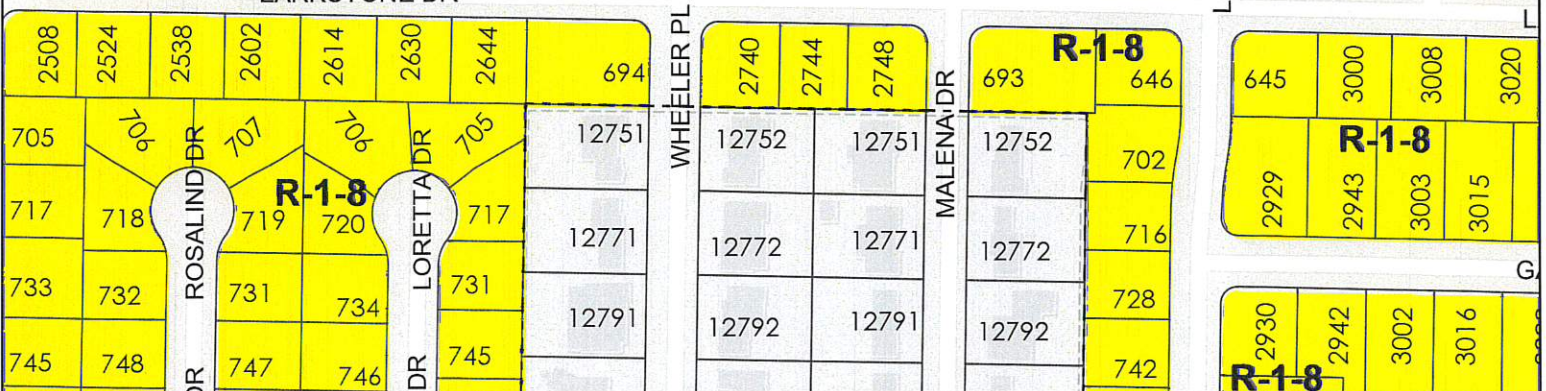
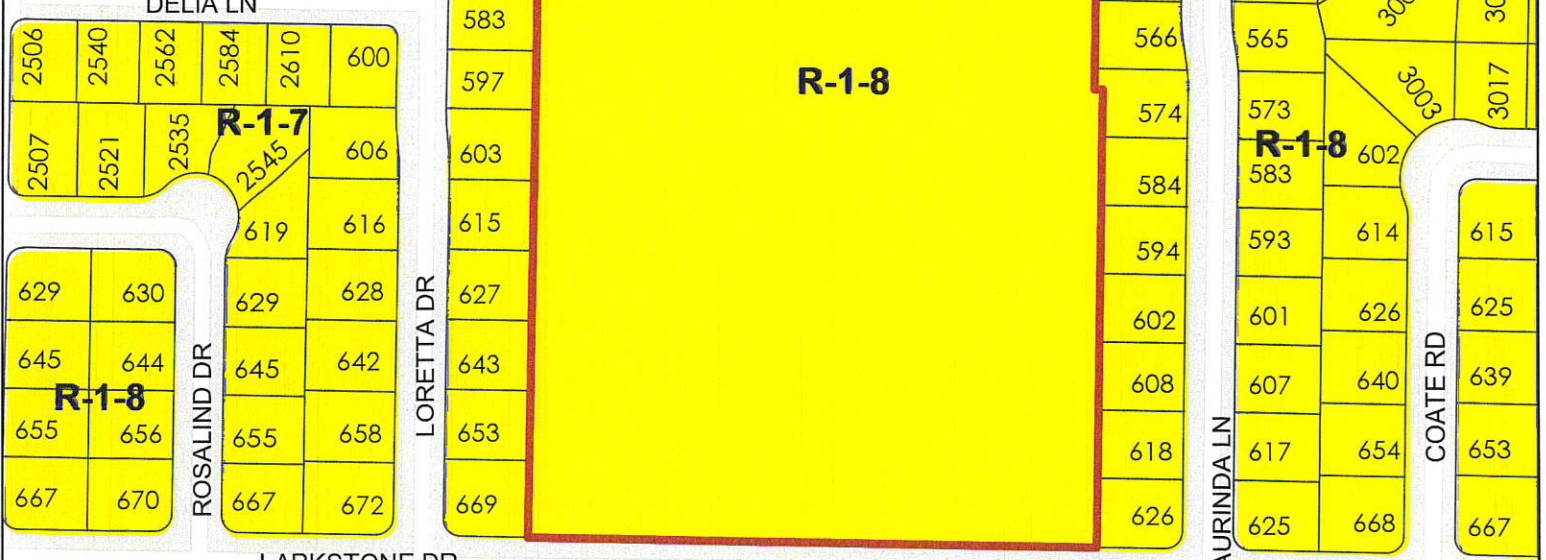
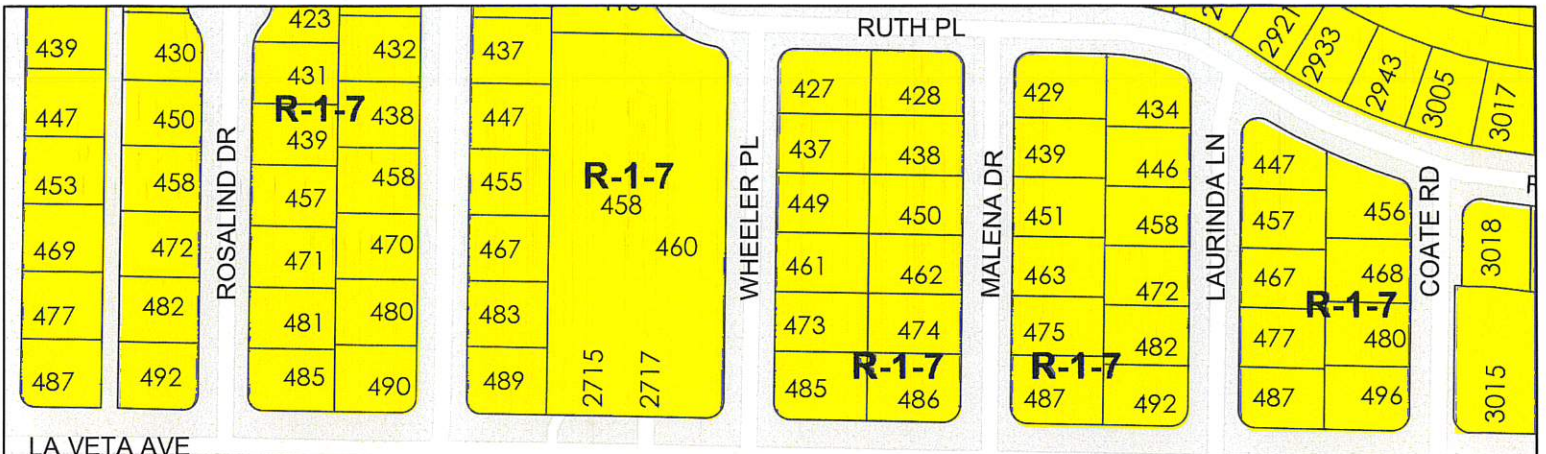


# Zone Change #1310-24 PROPOSED ZONING



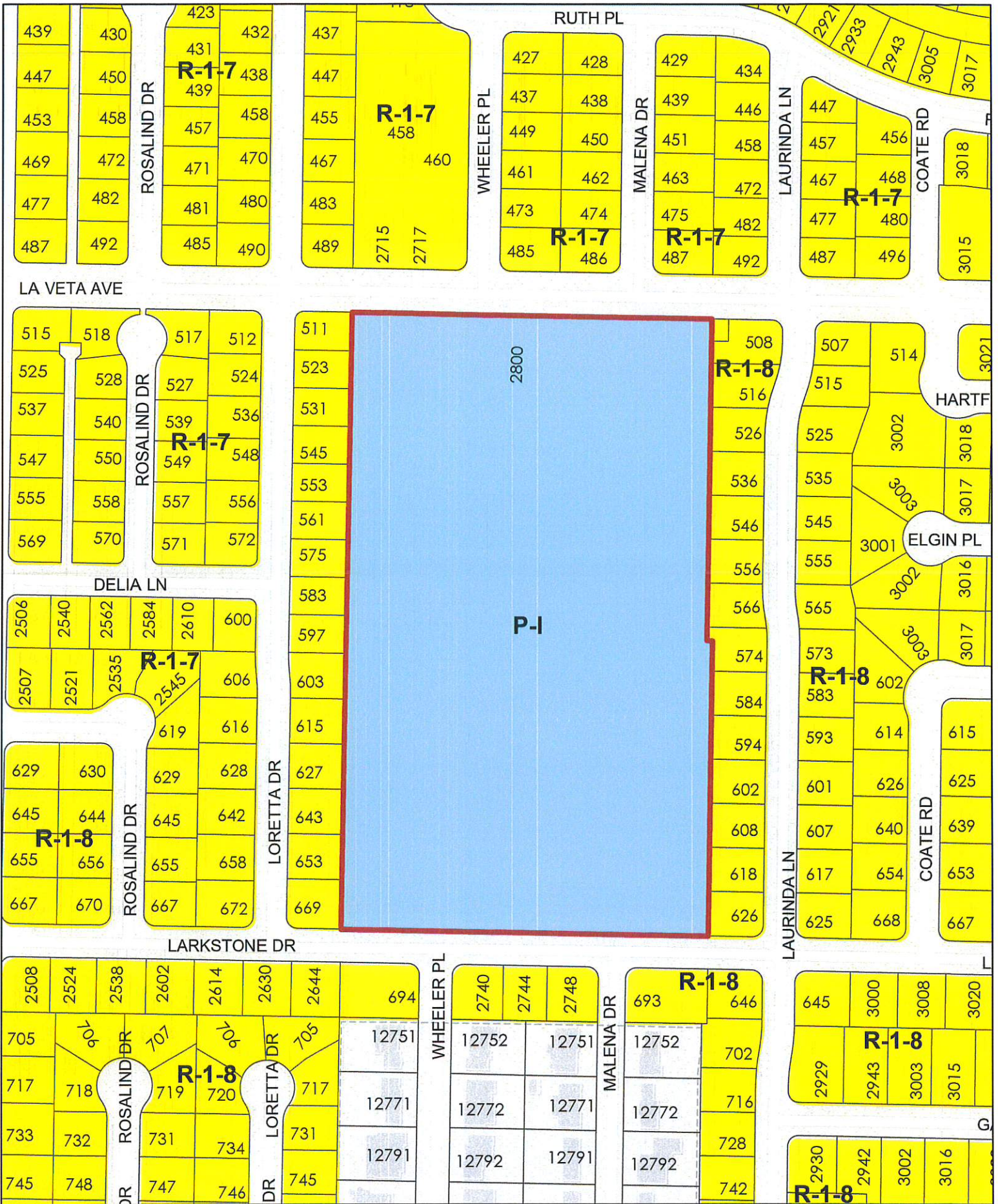
Handy Elementary School | 860 N Handy St





**Zone Change #1310-24**  
**EXISTING ZONING**

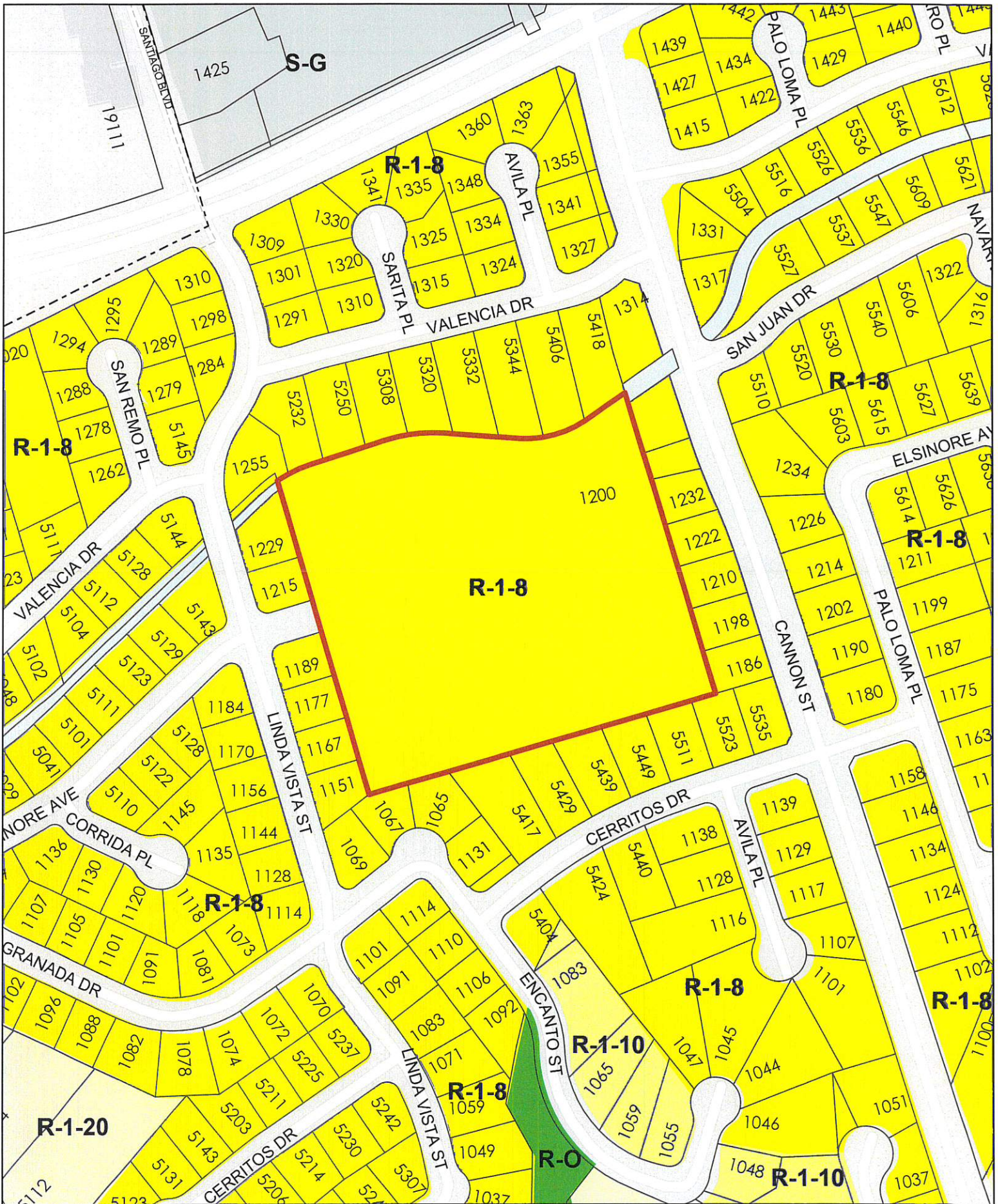
*La Veta Elementary | 2800 E La Veta Ave*



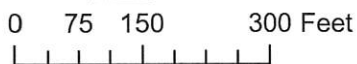
# Zone Change #1310-24 PROPOSED ZONING

La Veta Elementary | 2800 E La Veta Ave





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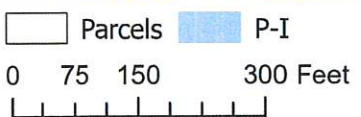
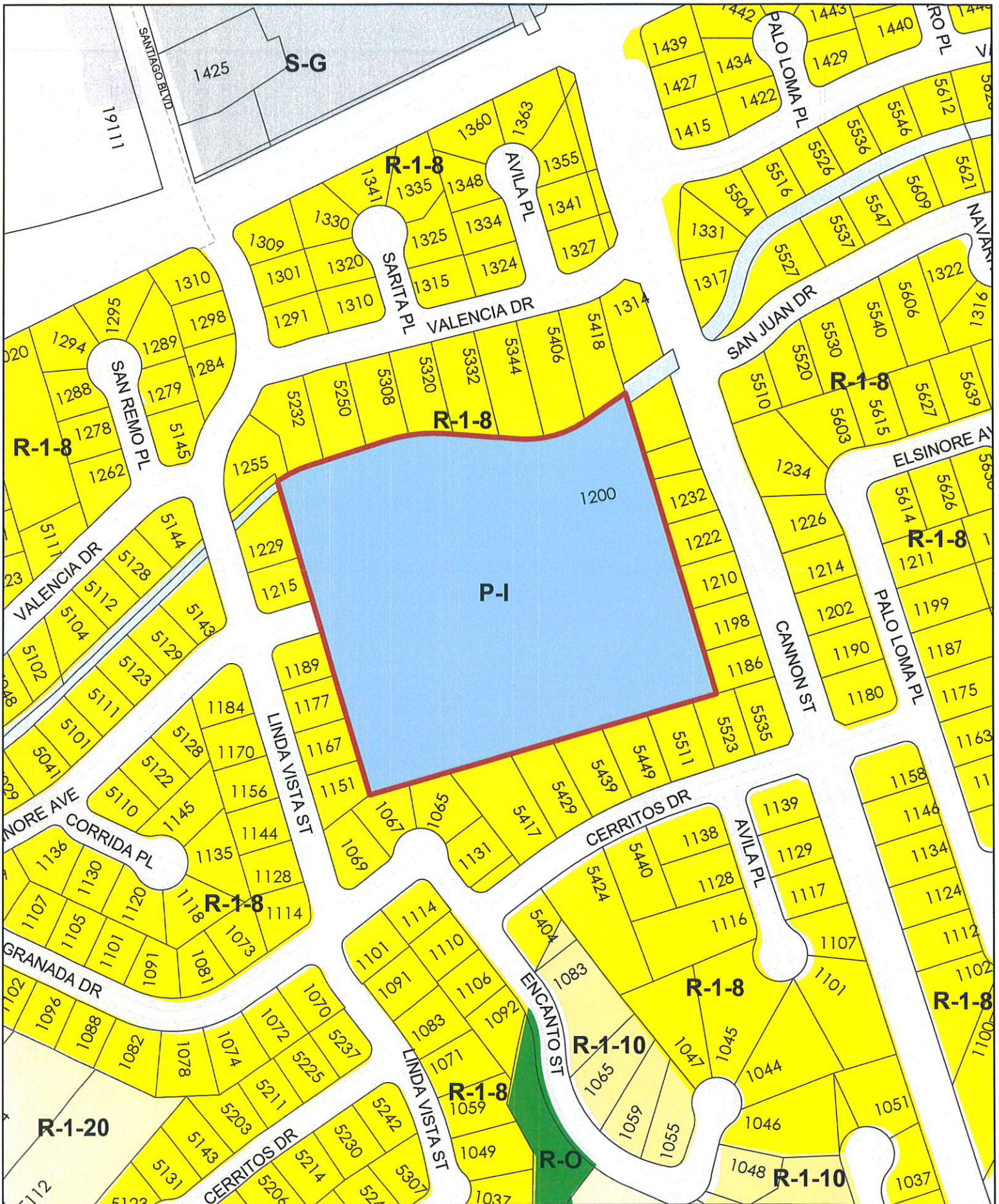


# Zone Change #1310-24 EXISTING ZONING



Date Created:  
3/19/2024

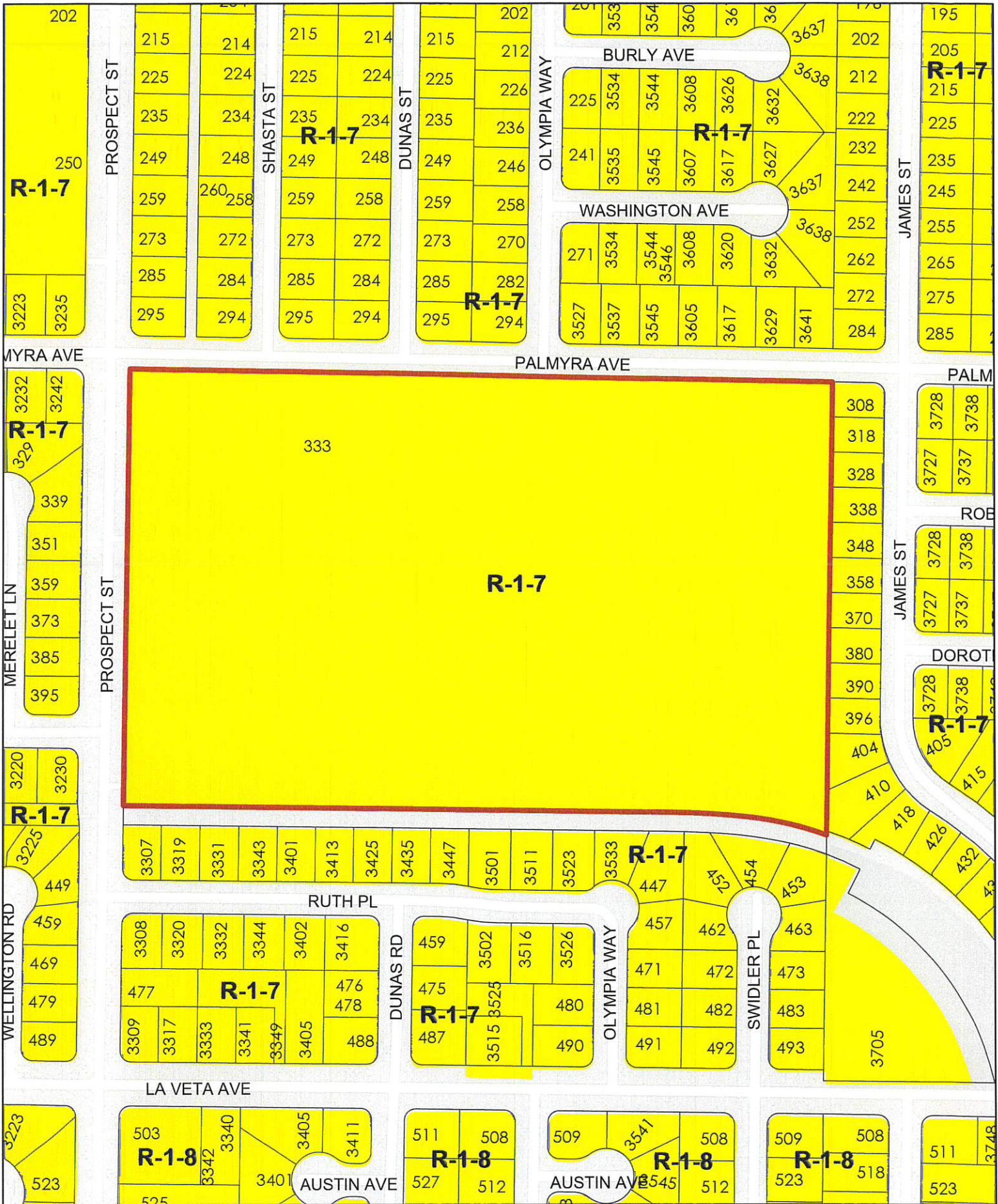
*Linda Vista Elementary School | 1200 N Cannon St*



# Zone Change #1310-24 PROPOSED ZONING



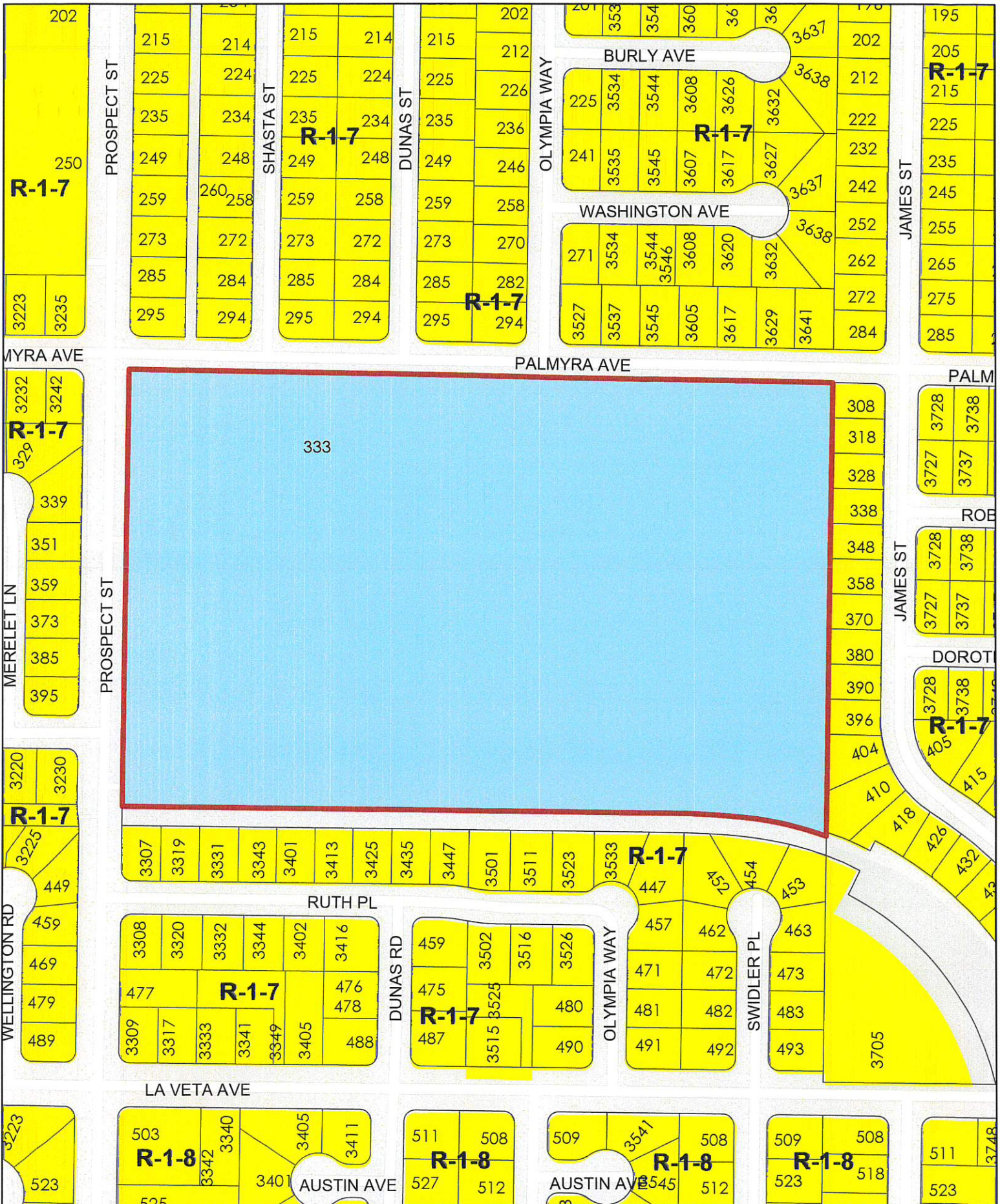
*Linda Vista Elementary School | 1200 N Cannon St*



# Zone Change #1310-24

## EXISTING ZONING

*McPherson Magnet School | 333 S Prospect St*

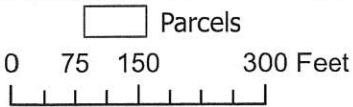
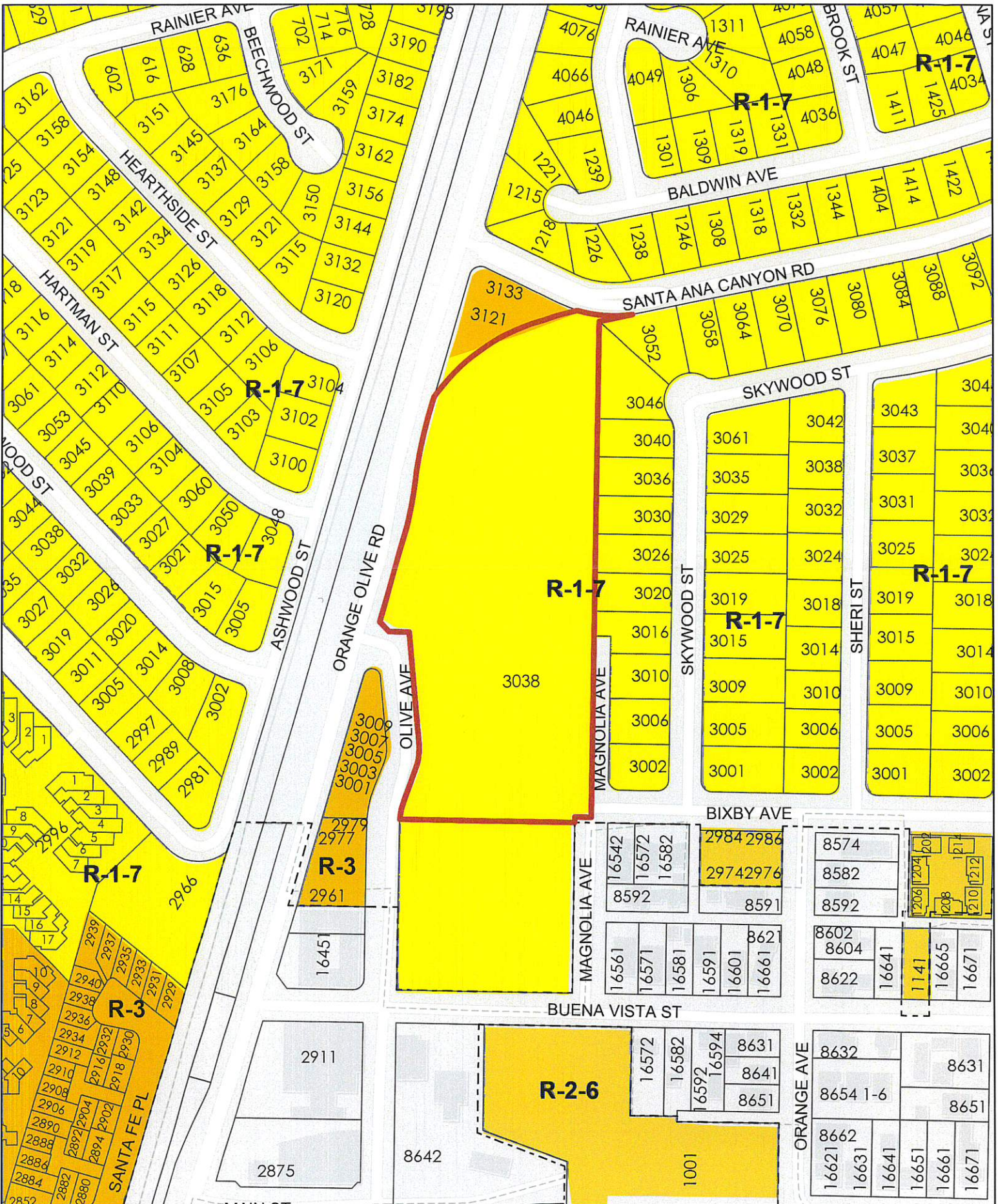


# Zone Change #1310-24

## PROPOSED ZONING



McPherson Magnet School | 333 S Prospect St

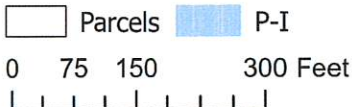
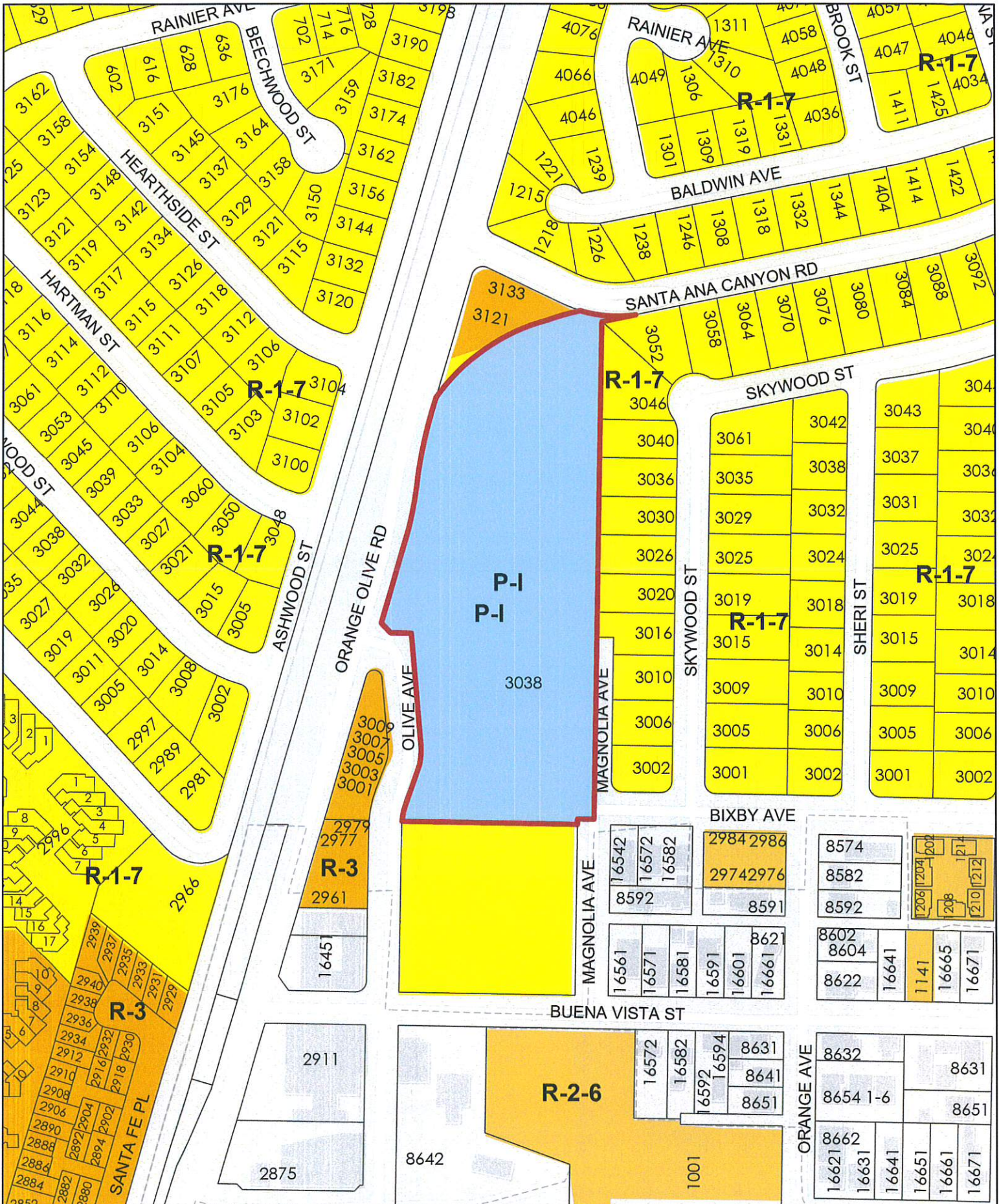


# Zone Change #1310-24

## EXISTING ZONING

Olive Elementary School | 3038 Magnolia Ave

Date Created:  
3/19/2024



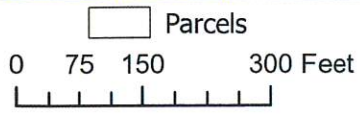
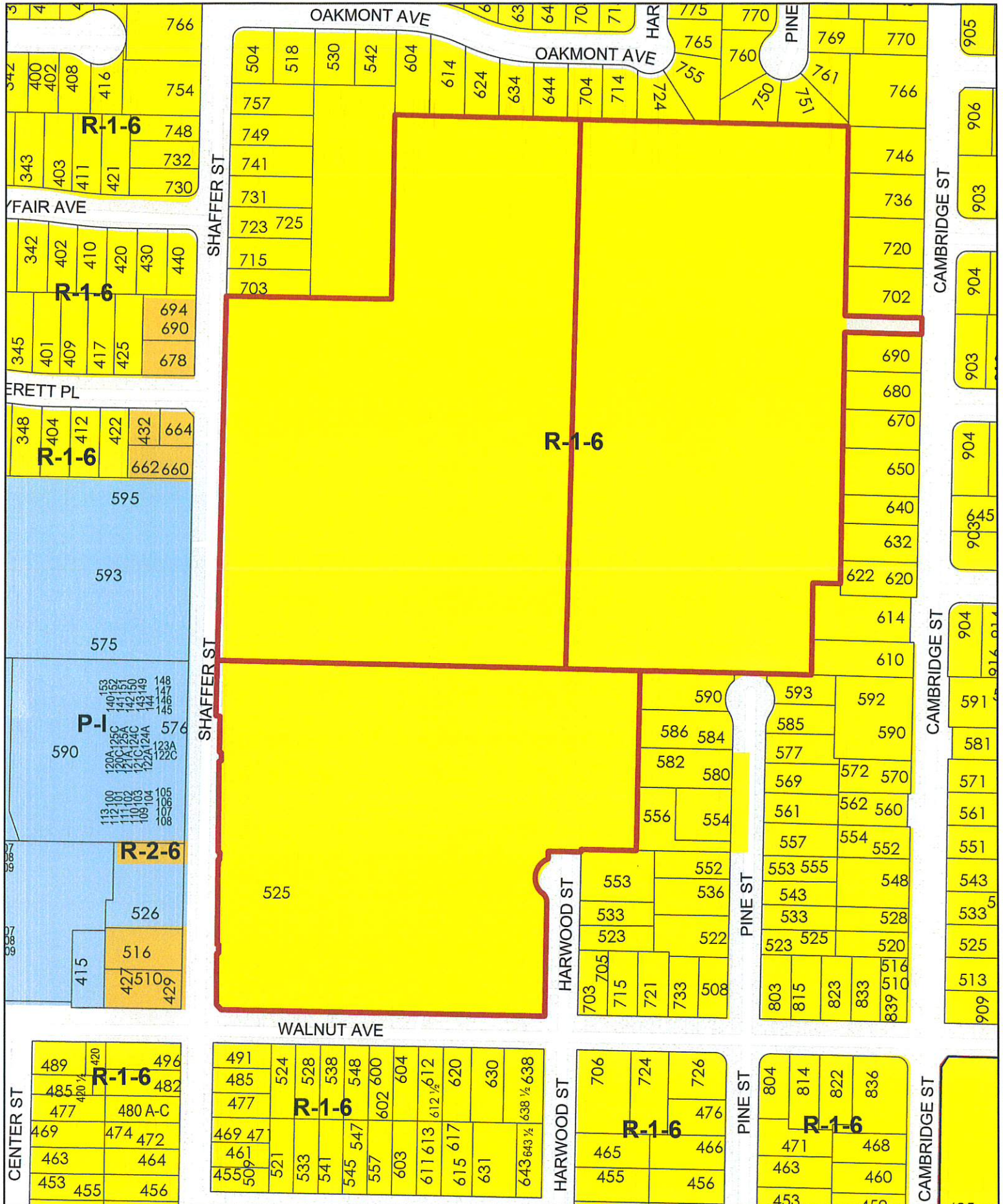
# Zone Change #1310-24 PROPOSED ZONING

Olive Elementary School | 3038 Magnolia Ave



Date Created:  
3/19/2024



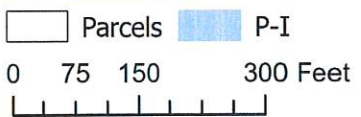
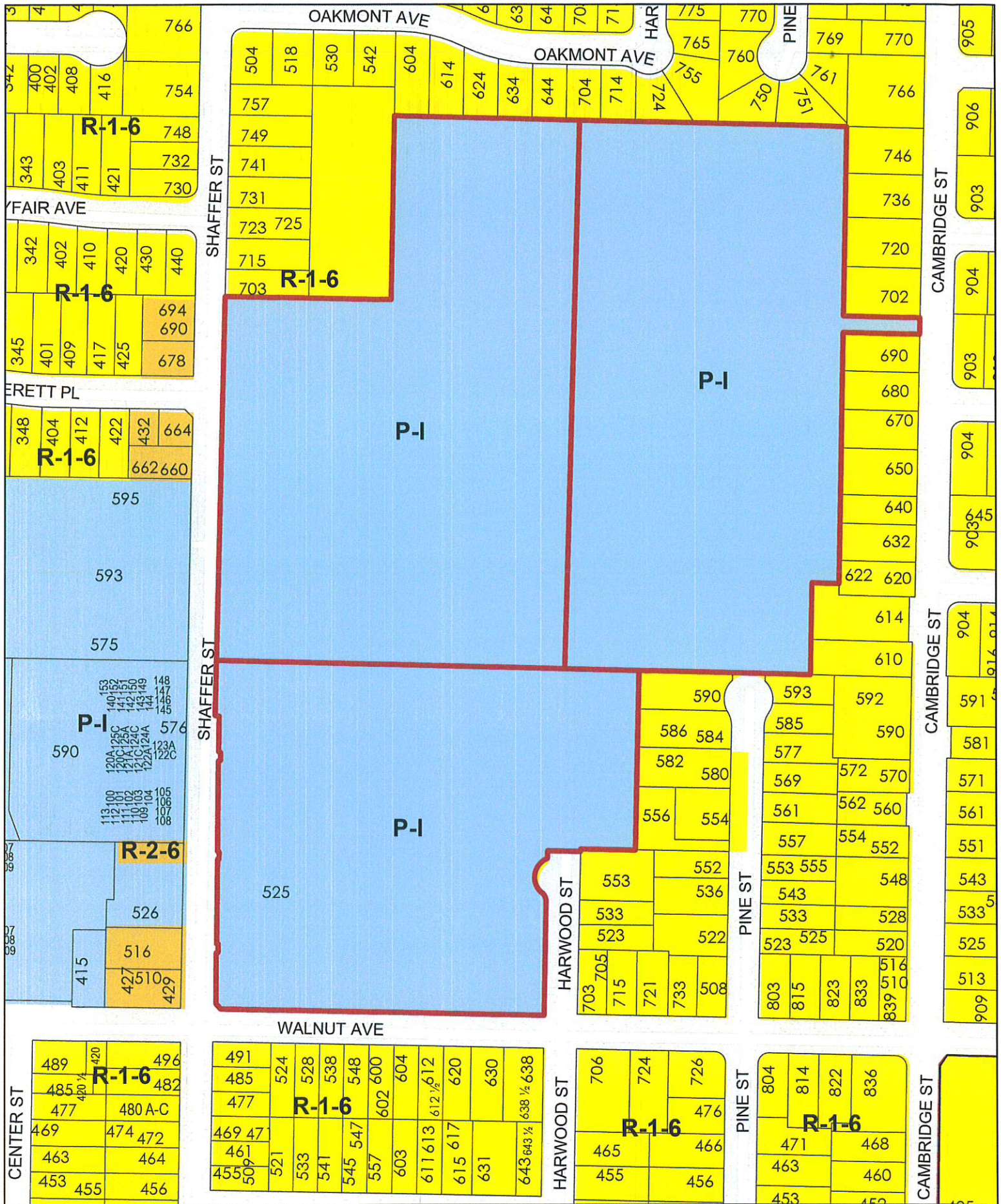


# Zone Change #1310-24

## EXISTING ZONING



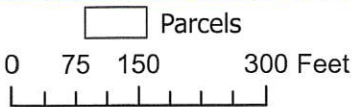
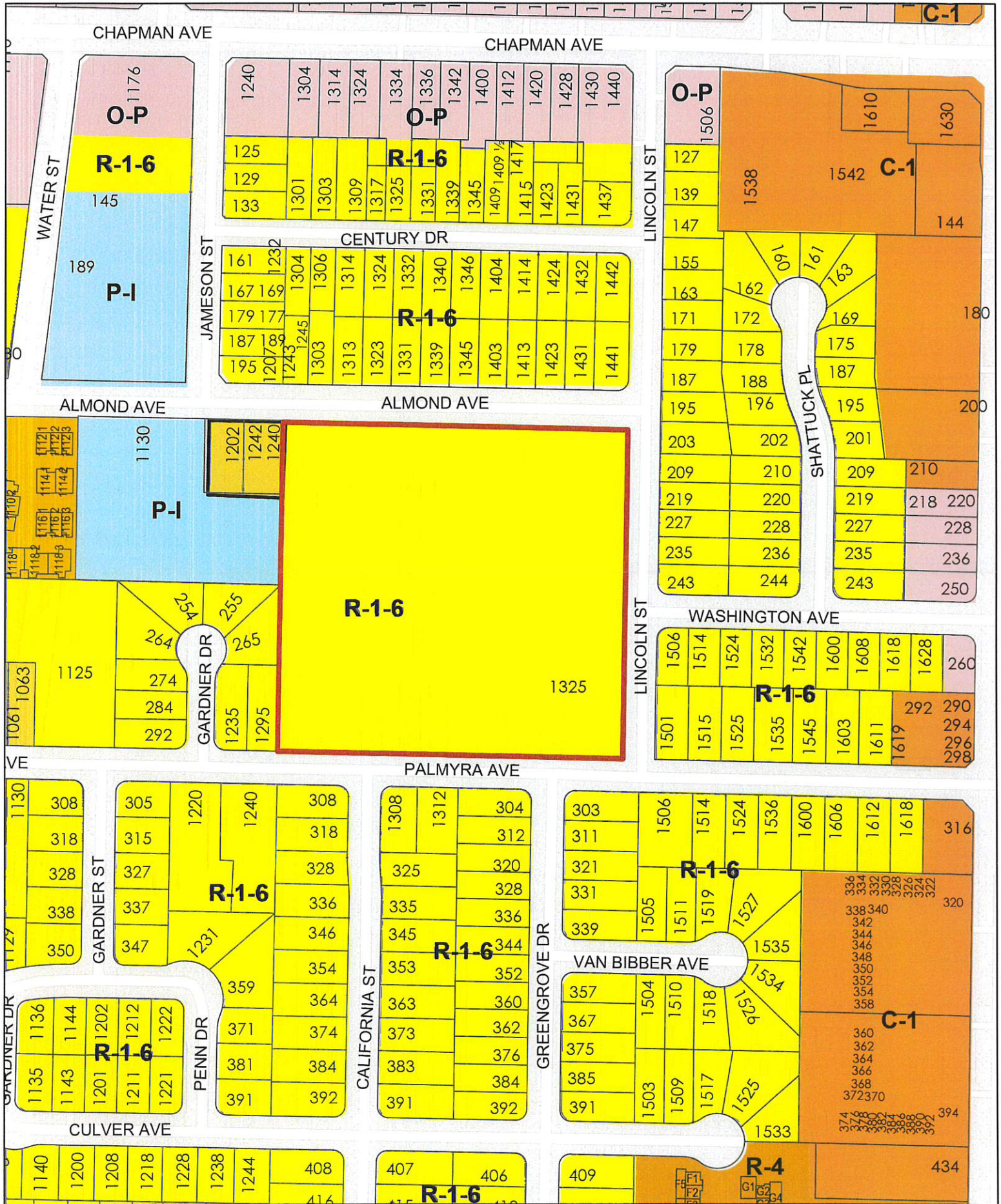
Orange High School | 525 N Shaffer St



# Zone Change #1310-24 PROPOSED ZONING



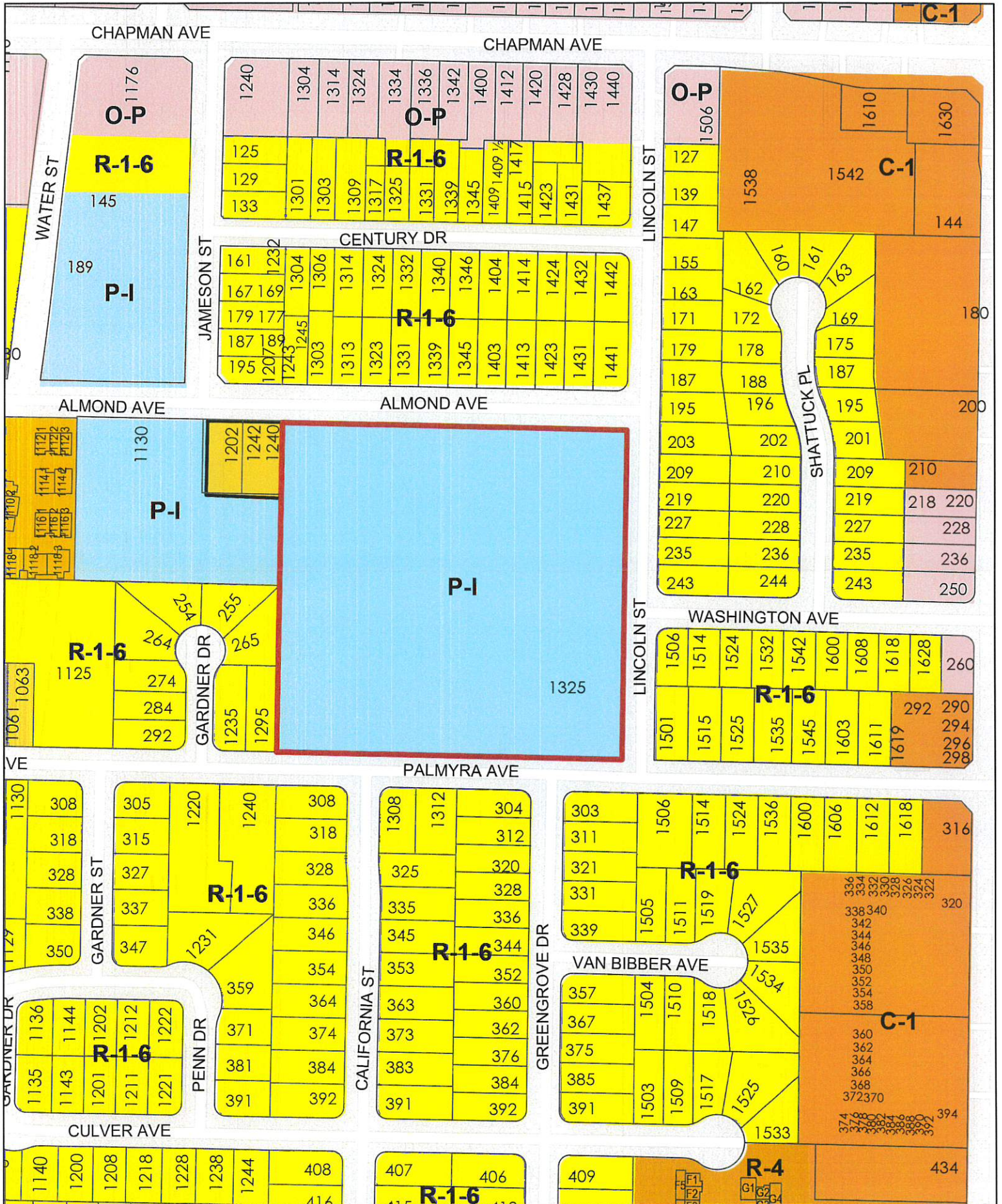
Orange High School | 525 N Shaffer St



# Zone Change #1310-24 EXISTING ZONING

Palmyra GATE Magnet | 1325 E Palmyra Ave

Date Created:  
3/19/2024

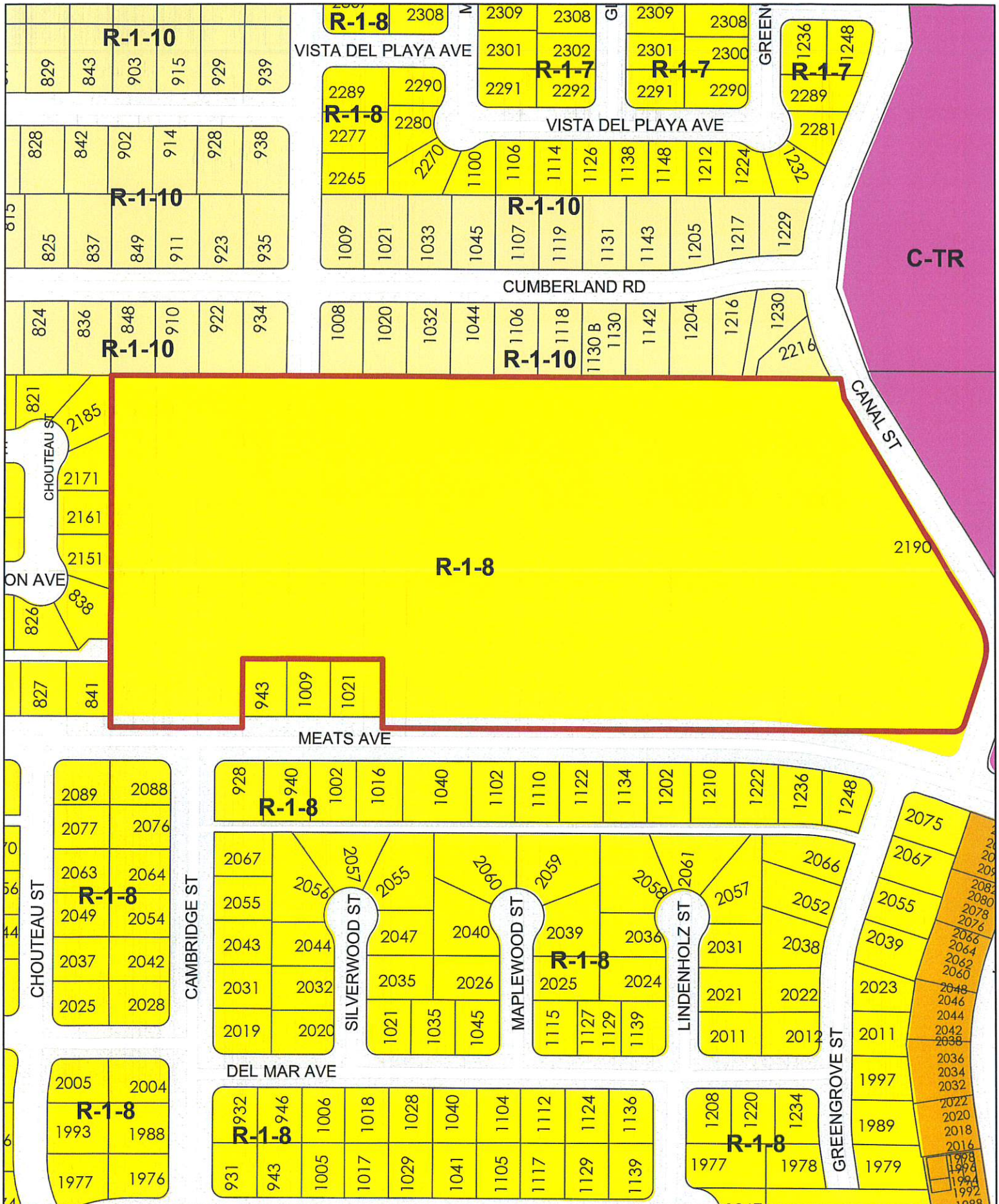


# Zone Change #1310-24

## PROPOSED ZONING

*Palmyra GATE Magnet | 1325 E Palmyra Ave*

Date Created:  
3/19/2024



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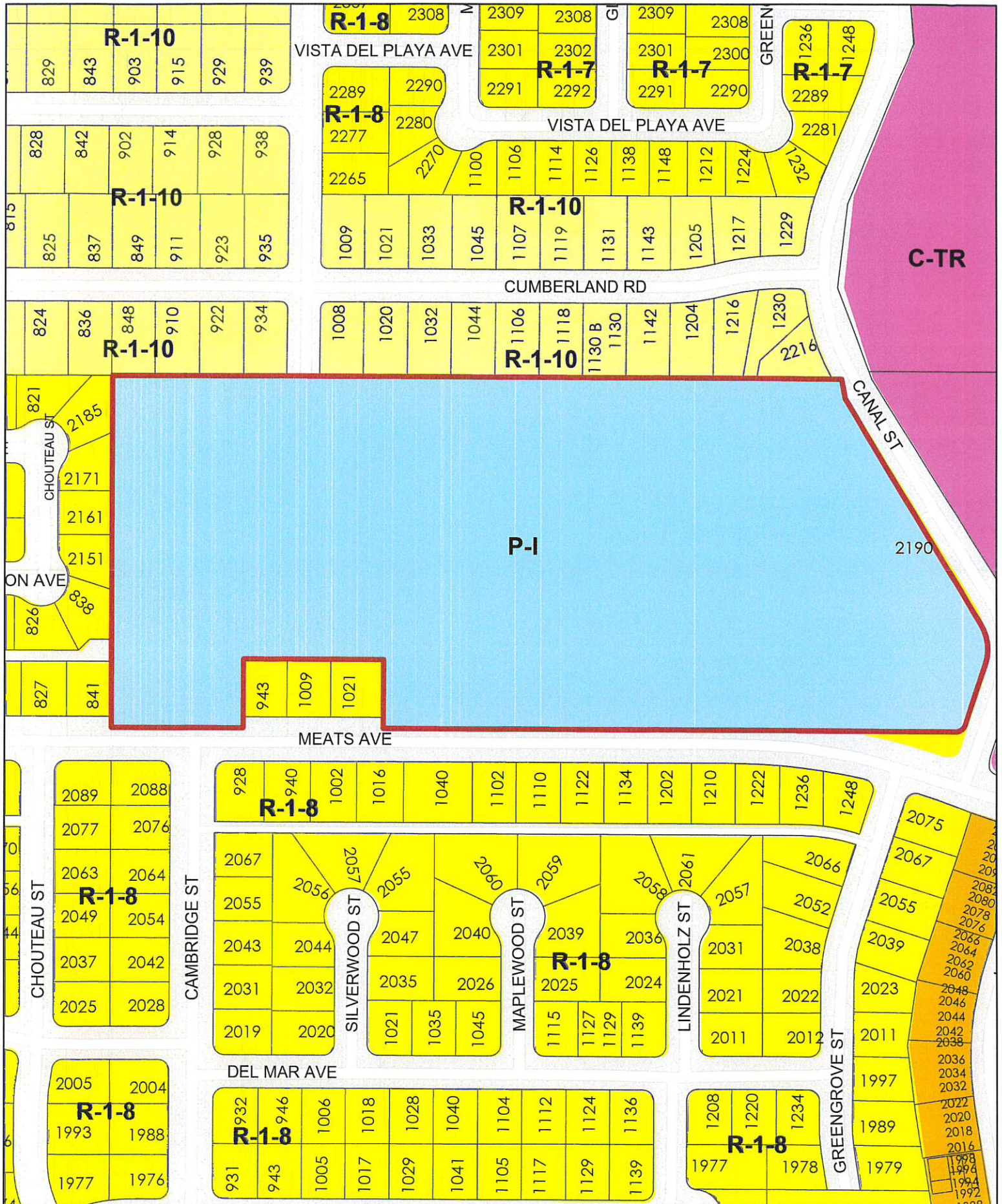


# Zone Change #1310-24

## EXISTING ZONING

Peralta Middle School | 2190 N Canal St

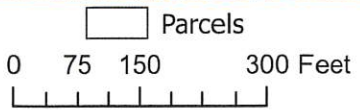
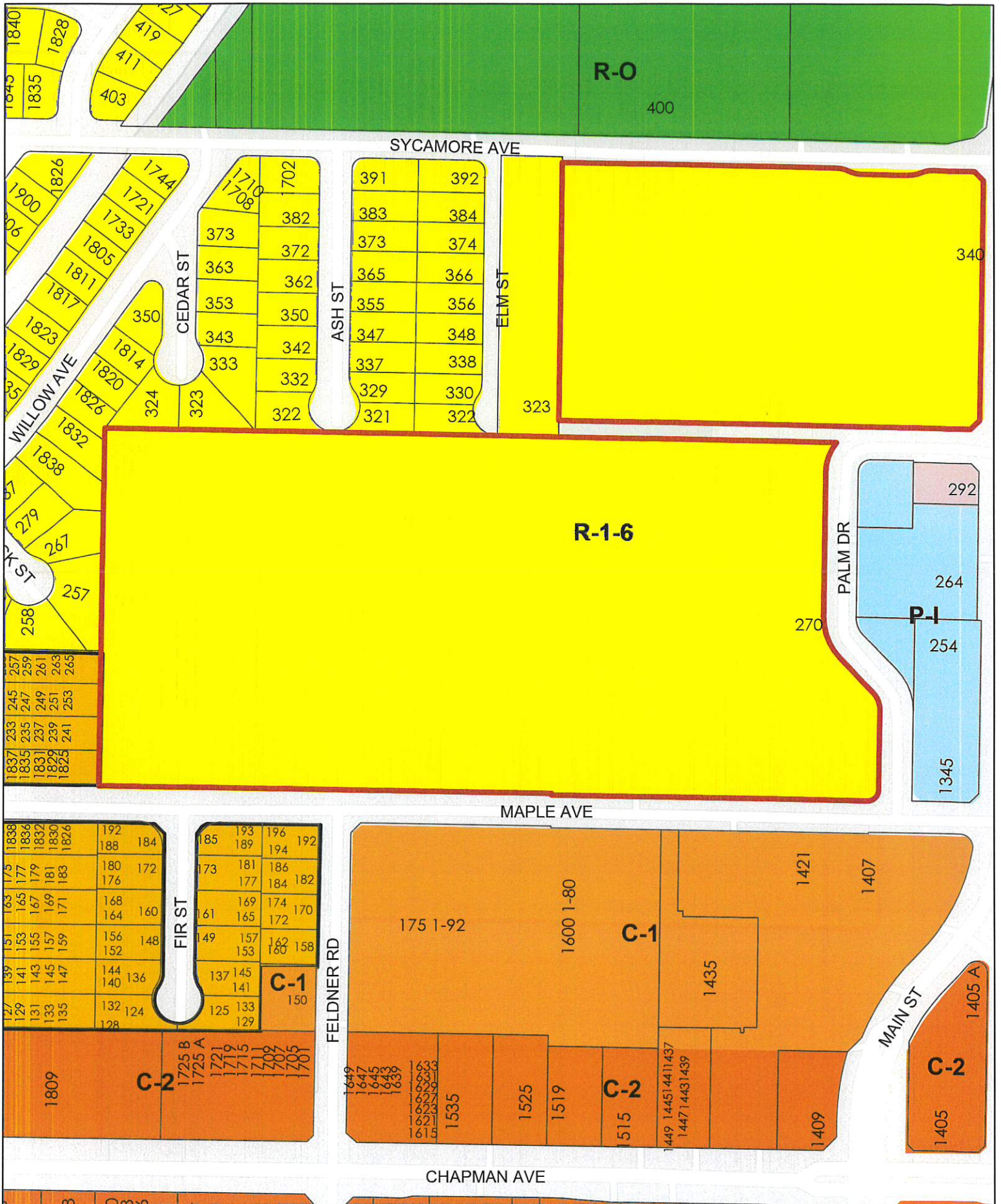
Date Created:  
3/19/2024



# Zone Change #1310-24 PROPOSED ZONING

Peralta Middle School | 2190 N Canal St



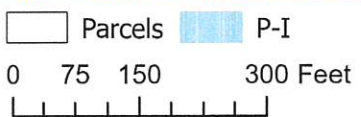
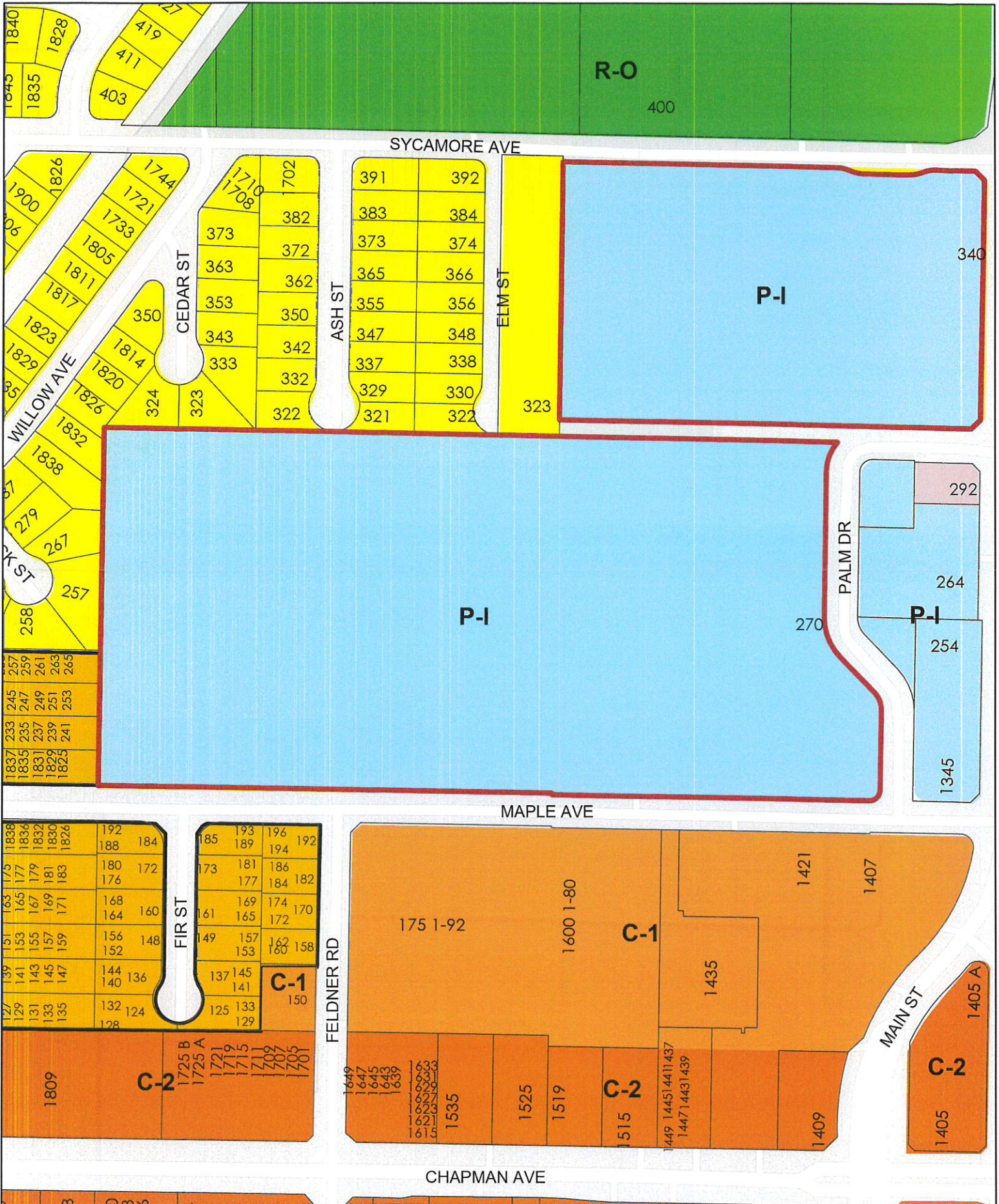


# Zone Change #1310-24

## EXISTING ZONING

Portola Middle School | 270 N Palm Dr

Date Created:  
3/19/2024



# Zone Change #1310-24 PROPOSED ZONING

Portola Middle School | 270 N Palm Dr



Date Created:  
3/19/2024