

April 6, 2026  
Planning Commission Meeting  
Public Comment

## Item 3.1

Public Hearing to consider a proposal to redevelop a commercial property with 71 small lot single-family homes at 2375 N. Tustin Street. An Initial Study/Mitigated Negative Declaration was prepared in conformance with CEQA (GPA25-0003, ZC25-0002, TTM25-0001, MJSP25-0002, ADR25-0018, and ENV25-0001)

# Planning Commission

Meeting Time: 04-06-26 17:30

## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Planning Commission	04-06-26 17:30	7	5	0	4	1

# Planning Commission

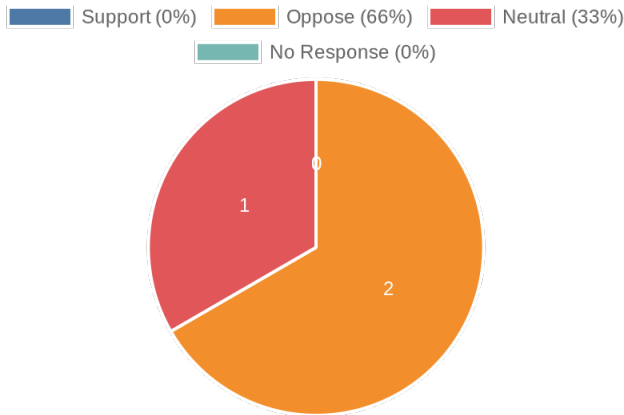
04-06-26 17:30

Agenda Name	Comments	Support	Oppose	Neutral
<b>2. PUBLIC COMMENTS</b> At this time, members of the public may address the Commission on matters not listed on the Agenda which are within the subject matter jurisdiction of the Commission, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.	3	0	2	1
<b>3.1. Public Hearing to consider a proposal to redevelop a commercial property with 71 small lot single-family homes at 2375 N. Tustin Street. An Initial Study/Mitigated Negative Declaration was prepared in conformance with CEQA (GPA25-0003, ZC25-0002, TTM25-0001, MJSP25-0002, ADR25-0018, and ENV25-0001).</b>	2	0	2	0

**Agenda Item: eComments for 2. PUBLIC COMMENTS**

At this time, members of the public may address the Commission on matters not listed on the Agenda which are within the subject matter jurisdiction of the Commission, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.

**Overall Sentiment**



**Leslie Manderscheid**

Location:

Submitted At: 5:17pm 04-06-26

The proposed project provides inadequate fire access by encroaching on the adjacent property to the north. This does not seem legal to use adjacent private neighborhood property for the fire access and it would cause significant impact to the adjacent community during use of this access. This project should be using their own access roads or private additional access from their parcel.

The height of this development should be reduced to 2 stories to reduce the substantial impacts to the existing neighboring one-story residential developments. The impacts the mass & height of a 3-story building would also reduce the value of the current one-story residential properties.

Please verify if this project would be using gas utilities. In the applicant's October 2025 letter describing the public utilities, gas lines were not mentioned.

**Adrienne Gladson**

Location:

Submitted At: 4:53pm 04-06-26

Sharing this photo of the project at Katella and Cambridge for context.

**Guest User**

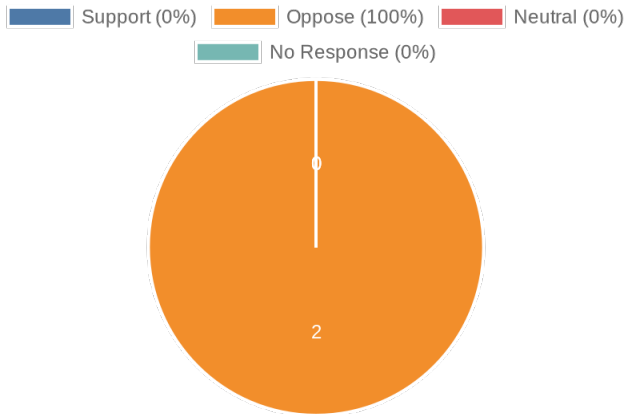
Location:

Submitted At: 4:36pm 04-06-26

As a property owner to the south of this proposed development I am against it on the grounds of loss of sales tax revenue, mass and scale with relation to the existing three neighborhoods, impact during construction and impact to our residents because of traffic.

Agenda Item: eComments for 3.1. Public Hearing to consider a proposal to redevelop a commercial property with 71 small lot single-family homes at 2375 N. Tustin Street. An Initial Study/Mitigated Negative Declaration was prepared in conformance with CEQA (GPA25-0003, ZC25-0002, TTM25-0001, MJSP25-0002, ADR25-0018, and ENV25-0001).

### Overall Sentiment



#### Leslie Manderscheid

Location:

Submitted At: 4:57pm 04-06-26

The Project needs to provide a more adequate fire access rather than accessing through the adjacent community's property. That is illegally encroaching onto their property and would cause significant impacts to their internal access.

The project description does not mention use of gas line utilities. is there no use of gas line utilities?

The height of this development should be restricted to 2 stories. The height of 3 stories would unfairly impact the 2 neighboring one-story communities.

#### Adrienne Gladson

Location:

Submitted At: 3:58pm 04-06-26

Thanks for allowing me to submit my comments. E-comment was down all weekend. They were restore this morning. I spent my Easter weekend, like all of you, reviewing the complex details and issues of the project. See see my attachment on several pages.

I wish these were printed and place in the hot file.