

RESOLUTION NO. 11312

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 TO PUBLIC FACILITIES AND INSTITUTIONS 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) Sections 17.10.10 and 17.10.20 to approve General Plan Amendments; and,

WHEREAS, an application for General Plan Amendment (GPA) No. 2019-001 was filed by Orange County Ronald McDonald House in accordance with the provisions of the OMC; and,

WHEREAS, GPA No. 2019-001 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 GPA No. 2019-001 (“Project”); 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 GPA No. 2019-001, 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 GPA No. 2019-001.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Orange approves GPA No. 2019-001, based on the following findings:

SECTION 1 - FINDINGS

1. The existing General Plan land use designation is depicted on the map attached hereto as Exhibit “A” and incorporated herein by reference. The proposed General Plan land use designation is depicted on the map attached hereto as Exhibit “B” and incorporate herein by

reference. The requested General Plan Amendment to change the current land use designation for the Project site from Low Density Residential (LDR) to Public Facilities and Institutions (PFI) is consistent with the adjacent land use designations to the west, as depicted in the Exhibits.

2. The land uses allowed under the PFI land use designation are compatible with the adjacent LDR and Neighborhood Office Professional (NOP) districts that would remain to the north, south, and east of the site, which accommodate residential uses and a mix of neighborhood-oriented professional office and supporting retail and service uses.
3. The Orange County Ronald McDonald House is a non-profit organization providing housing and support to families with seriously ill children receiving treatment at nearby hospitals. As such, the proposed Project is consistent with the intent of the proposed PFI land use designation, which provides for several types of public, quasi-public, and institutional land uses, including service organizations and housing related to an institutional use. The Project complies with the proposed PFI maximum Floor Area Ratio of 2.0. If the Project and associated discretionary actions are approved, the Project would be consistent with the site's new General Plan land use designation and would comply with the General Plan policies for PFI designated areas.

SECTION 2 – ENVIRONMENTAL REVIEW

Mitigated Negative Declaration No. 1868-19 was prepared to evaluate the physical environmental impacts of the General Plan Amendment 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.

BE IT FURTHER RESOLVED that the City's General Plan Map shall be amended to incorporate the new Public Facilities and Institutions land use designation as depicted on the map provided in Exhibit "B."

ADOPTED this ____ day of _____, 2021.

Mark A. Murphy, Mayor of the City of Orange

ATTEST:

Pamela Coleman, City Clerk of the City of Orange

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

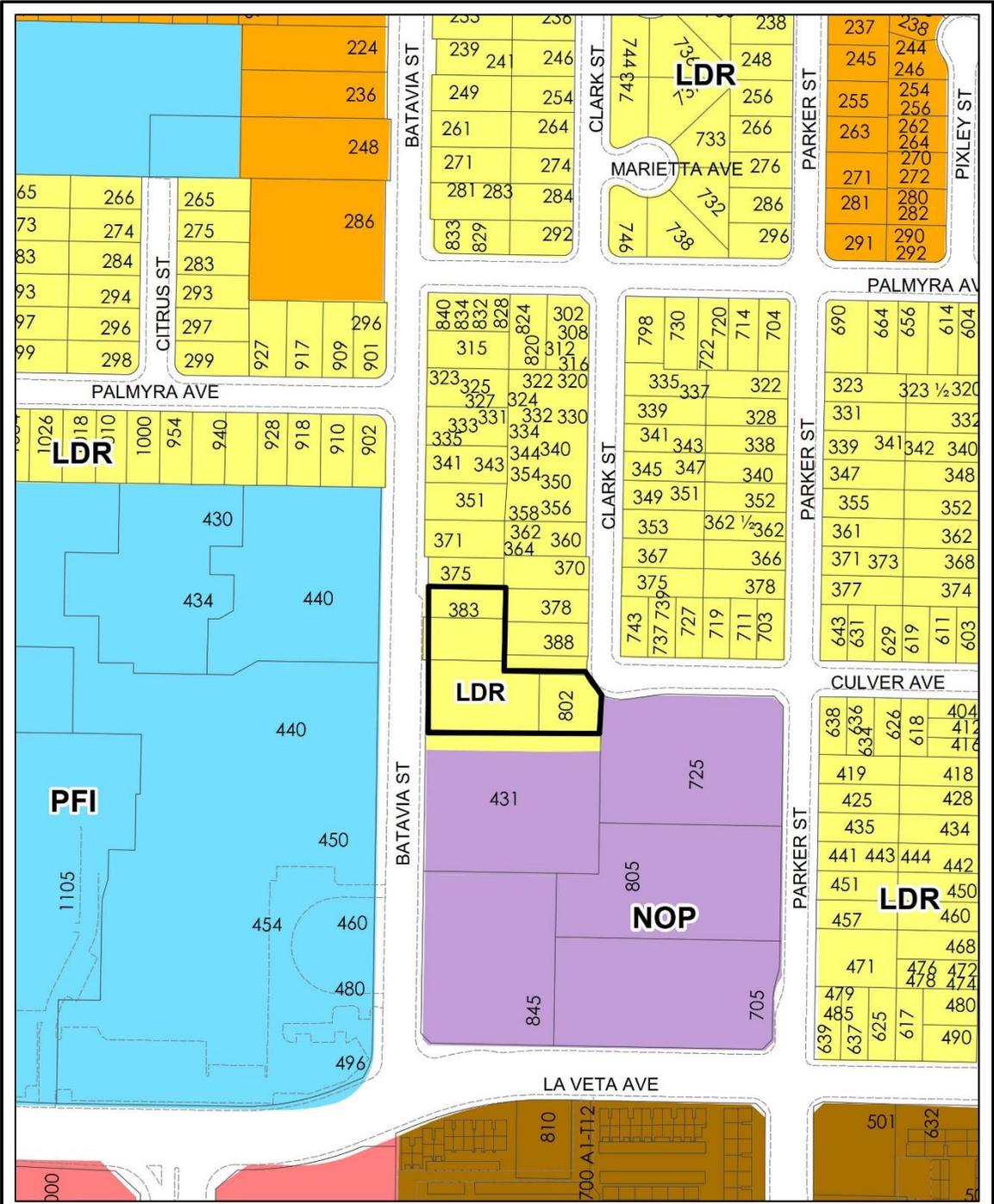
I, PAMELA COLEMAN, City Clerk of the City of Orange, California, do hereby certify that the foregoing Resolution was duly and regularly adopted by the City Council of the City of Orange at a regular meeting thereof held on the ____ day of _____, 2021, by the following vote:

AYES: COUNCIL MEMBERS:
NOES: COUNCIL MEMBERS:
ABSTAIN: COUNCIL MEMBERS:
ABSENT: COUNCIL MEMBERS:

Pamela Coleman, City Clerk of the City of Orange

EXHIBIT "A"

EXISTING GENERAL PLAN LAND USE DESIGNATION



LEGEND

 Project Site

General Plan Classification
383 S. Batavia & 802 W. Culver Ave
APN-041-131-29 & APN-041-140-23
Existing = (LDR) Low Density Residential

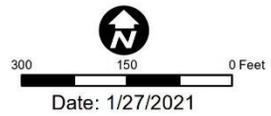
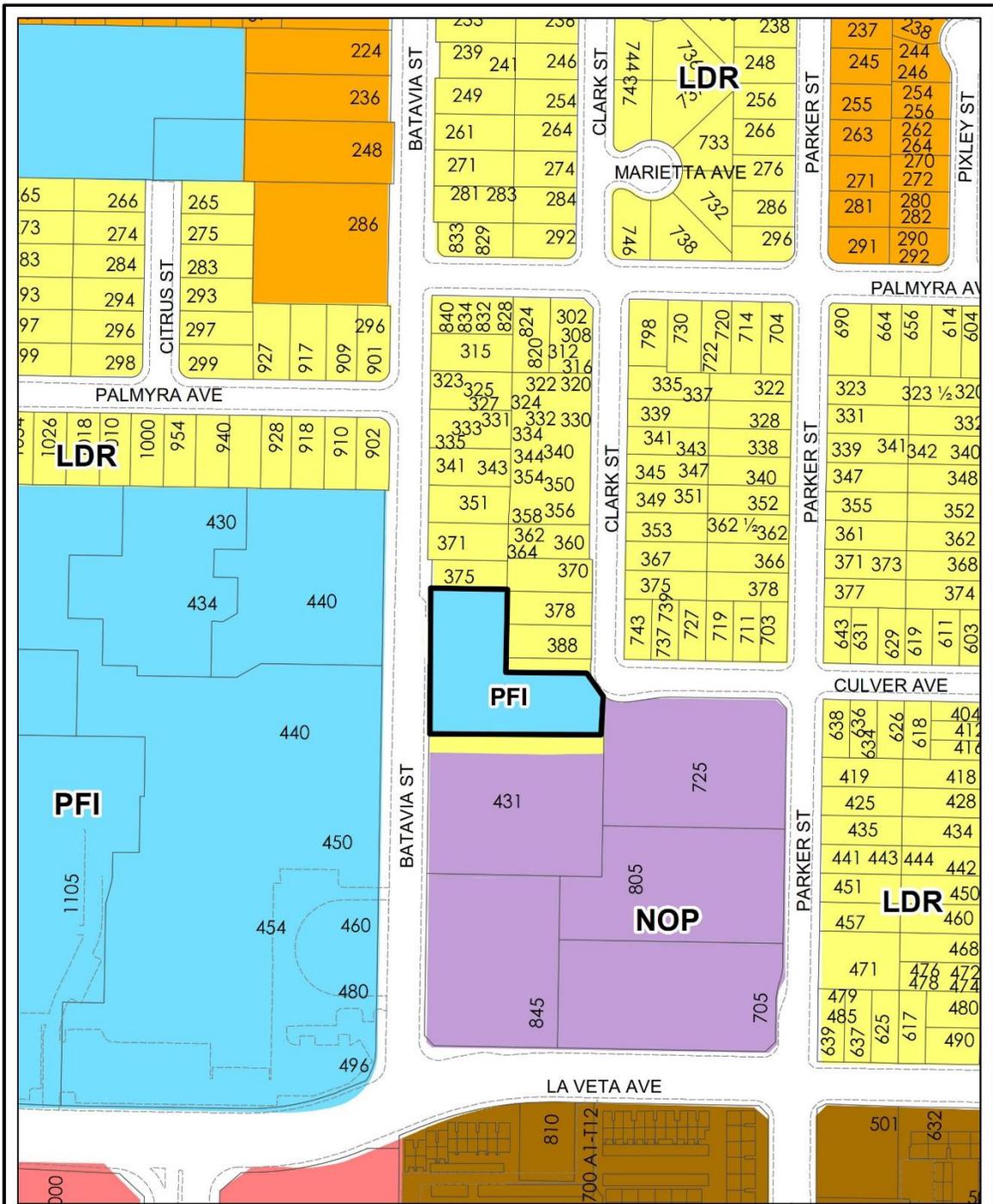


EXHIBIT "B"

PROPOSED GENERAL PLAN LAND USE DESIGNATION



LEGEND



Project Site

General Plan Classification
383 S. Batavia & 802 W. Culver Ave
APN-041-131-29 & APN-041-140-23
Proposed = (PFI) Public Facilities and Institutions



300 150 0 Feet

Date: 1/27/2021