



Agenda Item

Planning Commission

Item #: 3.2.

4/21/2025

File #: 25-0195

TO: Chair and Members of the Planning Commission

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Monique Schwartz, Senior Planner

1. SUBJECT

Time extension for Street Lights Mixed-Use Apartment Development located at 840 The City Drive South.

2. SUMMARY

A request to extend the entitlements for a proposal to demolish an existing multi-tenant retail building in order to construct a new 225-unit mixed-use apartment development.

3. RECOMMENDED ACTION

Approve a two-year extension for Conditional Use Permit No. 3138-21, Major Site Plan Review No. 1040-21, Design Review No. 5030-21, Administrative Adjustment No. 0051-21, and Mitigated Negative Declaration No. 1875-21.

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 May 9, 2023, the City Council adopted Resolution No. 11453 (Attachment 2) denying Appeal No. 0562-23 and upholding the decision of the Planning Commission approving Conditional Use Permit No. 3138-21, Major Site Plan Review No. 1040-21, Design Review No. 5030-21, Administrative Adjustment No. 0051-21 (for a reduction of 48 parking spaces and 670 square feet of open space), and Mitigated Negative Declaration No. 1875-21, to demolish an existing multi-tenant retail building in order to construct a new 225-unit mixed-use apartment development with ground floor retail/restaurant area, subterranean parking, surface parking, residential amenities, open parking structure for the adjacent office complex uses, 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 challenging market conditions, inflationary costs, financing, and loss of their initial investor. On March 4, 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 May 9, 2025 and expire on May 9, 2027. No changes have been proposed to the approved plans or entitlements.

6. ATTACHMENTS

- Attachment 1 Extension Request Letter, dated March 4, 2025
- Attachment 2 City Council Resolution No. 11453
- Attachment 3 May 9, 2023 City Council Staff Report
- Attachment 4 May 9, 2023 City Council Meeting Minutes