



AGENDA

Planning Commission November 03, 2025

Hayden Beckman
Planning Manager

Nathalie Adourian
City Attorney

Jennifer Scudellari
Executive Assistant

5:30 PM Regular Session

City Council Chamber
300 E. Chapman Avenue
Orange, CA 92866

ALISON VEJAR
Chair

ISAIAH LESLIE
Vice Chair

RICK MARTINEZ
Commissioner

DAVID VAZQUEZ
Commissioner

RUBY MALDONADO
Commissioner

SHANNON TUCKER
Commissioner

TIM McCORMACK
Commissioner

Welcome to the Planning Commission meeting. Regular meetings of the City of Orange Planning Commission are held the first and third Monday of each month at 5:30 p.m.

Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Planning Commission after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the Planning Commission meeting; and made available on the City's website.

Public Participation

Planning Commission meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at www.cityoforange.org.

Pursuant to Government Code Section 54954.3, members of the public may address the Planning Commission on any agenda items or matters within the jurisdiction of the governing body by using any of the following methods:

1) In-person

To speak on an item on the agenda, complete a speaker card indicating your name, address, and identify the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are made during the "Public Comments" section at the beginning of the meeting. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Commission. All speakers shall observe civility, decorum, and good behavior.

(Continued on page 2)

2) Written Public Comments via eComment

Members of the public can submit their written comments electronically for Planning Commission consideration by using the eComment feature on the Agenda page of the City's website at www.cityoforange.org. To ensure distribution to the Planning Commission prior to consideration of the agenda, we encourage the public to submit written comments by 3:00 p.m. the day of the meeting. All written comments will be provided to the Commissioners for consideration and posted on the City's website after the meeting.

3) Public Comments via recorded voicemail message

Finally, the public can record their comments by calling (714) 744-7271 no later than 4:00 p.m. the day of the meeting. Recorded messages will not be played at the meeting, but will be provided to the Planning Commission and the caller's position will be summarized in the minutes.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Clerk's office at (714) 744-5500. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

REMINDER: Please silence all electronic devices while Planning Commission is in session.

APPEAL PROCEDURE

Any final determination by the Planning Commission may be appealed, and such appeal must be filed within 7 business days after the Planning Commission action. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of \$1,000.00.

The City Clerk, upon filing of said appeal, will set petition for public hearing before the City Council at the earliest date. All owners of property located within 300 feet of the project site will be notified by the City Clerk of said hearing. For additional information, please call (714) 744-7220.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

1. OPENING/CALL TO ORDER**1.1 PLEDGE OF ALLEGIANCE**

Commissioner Isaiah Leslie

1.2 ROLL CALL**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.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of said items unless members of the Planning Commission, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on September 15, 2025 and October 6, 2025.**Recommended Action:**

Approve minutes as presented.

Attachments: [Staff Report](#)
 [September 15, 2025 Regular Meeting Minutes](#)
 [October 6, 2025 Regular Meeting Minutes](#)

4. PUBLIC HEARINGS**4.1. Public Hearing to consider a request to construct first and second story additions resulting in an additional 1,351 square feet to the residence and replace an attached garage at an existing single-family home located at 443 N. Clinton Street, and finding of CEQA exemption (ENT No. 25-0051).****Recommended Action:**

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. 12-25 approving ENT No. 25-0051 for a 545 square foot addition to the first floor of an existing single-story residence, a new 806 square foot second story, replacement of the attached garage to a total of 701 square feet that includes a new 11 foot high garage door, and a 270 square foot below grade storage area located at 443 N Clinton Street.
3. Find the proposal exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303.

Attachments:[Staff Report](#)[Attachment 1 Resolution No. PC 12-25](#)[Attachment 2 - Vicinity Map](#)[Attachment 3 - Project Plans](#)[Attachment 4 - Letter of Justification Variance Request](#)[Attachment 5 - Tract 3936 Plans](#)

5. ADJOURNMENT

The next Regular Planning Commission Meeting will be held on Monday, November 17, 2025 at 5:30 p.m., in the Council Chamber.

I, Jennifer Scudellari, Executive Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Police facility at 1107 N. Batavia, Orange Main Public Library at 407 E. Chapman Avenue, and uploaded to the City's website www.cityoforange.org.

Date posted: October 30, 2025



Agenda Item

Planning Commission

Item #: 3.1.

11/3/2025

File #: 25-0627

TO: Chair and Members of the Planning Commission

THRU: Hayden Beckman, Planning Manager

FROM: Jennifer Scudellari, Executive Assistant

1. SUBJECT

Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on September 15, 2025 and October 6, 2025.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- September 15, 2025 Regular Meeting minutes
- October 6, 2025 Regular Meeting minutes



Agenda Item

Planning Commission

Item #: 3.1.

11/3/2025

File #: 25-0627

TO: Chair and Members of the Planning Commission

THRU: Hayden Beckman, Planning Manager

FROM: Jennifer Scudellari, Executive Assistant

1. SUBJECT

Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on September 15, 2025 and October 6, 2025.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- September 15, 2025 Regular Meeting minutes
- October 6, 2025 Regular Meeting minutes

MINUTES - DRAFT

City of Orange

Planning Commission

September 15, 2025

The Planning Commission of the City of Orange, California convened on September 15, 2025, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1. OPENING/CALL TO ORDER

Chair Vejar called the meeting to order at 5:31 p.m.

1.1 PLEDGE OF ALLEGIANCE

Commissioner Tim McCormack led the flag salute.

1.2 ROLL CALL

Present: Leslie, Martinez, Vazquez, Tucker, McCormack, and Vejar

Absent: Maldonado

2. PUBLIC COMMENTS

None.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of said items unless members of the Planning Commission, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on August 18, 2025.

ACTION: Approved minutes as presented.

Approval of the Consent Calendar

A motion was made by Commissioner Tucker, seconded by Vice Chair Leslie, to approve the Consent Calendar. The motion carried by the following vote:

Ayes: Leslie, Martinez, Vazquez, Tucker, McCormack, and Vejar

Noes: None

Absent: Maldonado

4. PUBLIC HEARINGS

4.1. Public Hearing to consider an Ordinance modifying the duties and responsibilities of the Design Review Committee and finding of CEQA exemption.

Planning Manager, Hayden Beckman, presented a summary of the proposed Ordinance and reviewed direction from the City Council. Community Development Department Director, Russell Bunim, responded to Commissioner questions regarding use of the term of structures versus properties, and what criteria constitutes historic qualification.

Additional discussion with staff included determination of historic significance, demolition of historic structures, and entitlement review procedures.

Chair Vejar opened the public hearing at 6:08 p.m.

Public Speakers:

The following spoke in support of the Ordinance:

Reggie Mundekis

The following spoke in opposition to the Ordinance:

Laura Sandoval, Laura Thomas, Robert Boice, Anne McDermott and Adrienne Gladson.

Chair Vejar closed the public hearing at 6:26 p.m.

Following the public hearing, the Commission discussed the scope of the proposed Ordinance and language amendments. Chair Vejar recommended identifying the threshold of historic significance using a more concise terminology.

A motion was made by Chair Vejar, seconded by Commissioner Leslie to:

1. Adopt Planning Commission Resolution No. 10-25 recommending the City Council adopt an Ordinance amending Title 12, Title 16 and Title 17 of the Orange Municipal Code to update duties and responsibilities of the Design Review Committee, and recommending more concise terminology within the Ordinance to identify the threshold of historic significance.

2. Find the Ordinance categorically exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15061 (b)(3).

The motion carried by the following vote:

Ayes: Leslie, Martinez, Vazquez, Tucker, and Vejar

Noes: McCormack

Absent: Maldonado

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:58 p.m.

The next Regular Planning Commission Meeting will be held on Monday, October 6, 2025 at 5:30 p.m., in the Council Chamber.

Hayden Beckman
Planning Manager

Draft

MINUTES - DRAFT

City of Orange

Planning Commission

October 06, 2025

The Planning Commission of the City of Orange, California convened on October 6, 2025, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1. OPENING/CALL TO ORDER

Chair Vejar called the meeting to order at 5:35 p.m.

1.1 PLEDGE OF ALLEGIANCE

Chair Vejar led the flag salute.

1.2 ROLL CALL

Present: Leslie, Martinez, Vazquez, Maldonado, Tucker, McCormack, and Vejar

Absent: None

2. PUBLIC COMMENTS

None.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of said items unless members of the Planning Commission, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on September 15, 2025.

This item was removed from the Agenda by staff.

3.2. General Plan Conformance finding for Fiscal Year 2025-2026 through 2029-2030 Five-Year Capital Improvement Program and finding of CEQA exemption per CEQA Guidelines Section 15378.

ACTION: 1) Found that the projects identified within the proposed five-year Capital Improvement Program are consistent with the City's General Plan.

2) Found that the action is not a project per State CEQA Guidelines Section 15378, and therefore categorically exempt from the provisions of the California Environmental Quality Act (CEQA).

Approval of the Consent Calendar

Item 3.1 was removed by staff. All other items were approved as recommended.

A motion was made by Commissioner Vazquez, seconded by Commissioner Martinez, to approve the Consent Calendar. The motion carried by the following vote:

Ayes: Leslie, Martinez, Vazquez, Maldonado, Tucker, McCormack, and Vejar

Noes: None

Absent: None

4. PUBLIC HEARINGS

4.1. Public Hearing to consider a request to add 305 square feet to a non-contributing single-family home in the Old Towne Historic District located at 412 S. Pixley Street and finding of CEQA exemption (Variance No. 25-0001, Administrative Adjustment No. 25-0001, and Design Review No. 5146).

Chair Vejar opened the public hearing at 5:46 p.m. There being no public speakers, she closed the public hearing.

During discussion, the Commission inquired about useable open space. They further requested that DRC recommendations be presented in the staff report, and included in the Planning Commission resolution for consistency. The Commission confirmed that the applicant understood and agreed with the proposed conditions of approval.

A motion was made by Commissioner Martinez, seconded by Commissioner Leslie to:

1. Adopt Planning Commission Resolution No. 11-25 approving Variance No. 25-0001, Administrative Adjustment No. 25-0001, and Design Review No. 5146 for a 305 square foot addition to an existing single-family residence with a detached one-car garage in the Old Towne Orange Historic District located at 412 S. Pixley Street.

2. Find the proposal exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301.

The motion carried by the following vote:

Ayes: Leslie, Martinez, Vazquez, Maldonado, Tucker, McCormack, and Vejar

Noes: None

Absent: None

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:51 p.m.

The next Regular Planning Commission meeting will be held on October 20, 2025 at 5:30 p.m., in the Council Chamber, 300 E. Chapman Avenue, Orange California 92866.

Hayden Beckman
Planning Manager



Agenda Item

Planning Commission

Item #: 4.1.

11/3/2025

File #: 25-0603

TO: Chair and Members of the Planning Commission

THRU: Hayden Beckman, Planning Manager

FROM: Arlen Beck, Associate Planner

1. SUBJECT

Public Hearing to consider a request to construct first and second story additions resulting in an additional 1,351 square feet to the residence and replace an attached garage at an existing single-family home located at 443 N. Clinton Street, and finding of CEQA exemption (ENT No. 25-0051).

2. SUMMARY

The applicant proposes a 545 square foot addition to the first floor, and a new 806 square foot second story to an existing single-story residence. The project also includes replacement of the attached garage with a new 701 square foot garage that includes a new 11 foot high garage door, and a 270 square foot below grade storage area. Minor Site Plan Review is requested for a garage door that exceeds eight feet in height, and a Variance is requested to deviate from the 20 foot driveway length development standard required by the Zoning Ordinance.

3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. 12-25 approving ENT No. 25-0051 for a 545 square foot addition to the first floor of an existing single-story residence, a new 806 square foot second story, replacement of the attached garage to a total of 701 square feet that includes a new 11 foot high garage door, and a 270 square foot below grade storage area located at 443 N Clinton Street.
3. Find the proposal exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303.

4. PROJECT BACKGROUND

Property Information	
Applicant	Ron Witteveen, Architect
Property Owner	Andy Benun
Property Location	443 N Clinton Street
Existing General Plan Land Use Element Designation	Low Density Residential 2-6 du/ac (LDR)

Existing Zoning Classification	Single-Family Residential-6 (R1-6)
Old Towne	No
Site Size	6,688 sq ft
Circulation	The site is a corner parcel fronting Clinton the front and street side yard. There is an e at the west side of the site providing acces Street.
Existing Conditions	A 6,688 sq ft lot improved with an existing family residence, and an attached 413 sq f
Surrounding Land Uses and Zoning	Use Zoning North Residential - Single-Family Residential 6,000 square feet (R-1-6) South R Family Single Family Residential 6,000 square Residential - Single-Family Single Family Resi square feet (R-1-6) East Residential - Single-F Family Residential 6,000 square feet (R-1-6)
Previous Applications/Entitlements	None

5. PROJECT DESCRIPTION

The project includes a 545 square foot addition to the first floor, a new 806 square foot second story, replacement of the attached garage with a new 701 square foot garage that includes a new 11 foot high garage door, and a 270 square foot below grade storage area.

The applicant is requesting a Minor Site Plan to permit the installation of a garage door that exceeds eight feet in height, a Variance to deviate from the required 20 foot driveway length development standard for an existing single-family residence, and Design Review for a new second story addition.

Development Standards

	Required	Proposed	Code Section
<i>Building Height</i>	32 feet	23 feet 4 inches	17.14.070
<i>Floor Area Ratio (FAR)</i>	0.60 FAR	0.36 FAR	17.14.070
<i>Lot size (residential)</i>	6,000 sq ft	6,688 sq ft	17.14.070 17.38.070
<i>Lot frontage</i>	60 feet	70 feet	17.14.070
<i>Lot depth</i>	100 feet	100 feet	17.14.070
<i>Open space, useable (residential)</i>	900 sq ft	1,790 sq ft	17.14.070
<i>Parking (residential)</i>	2 enclosed garage spaces	2 enclosed garage spaces	17.34.020 Table 17.34.060(A)
<i>Setback, Front</i>	20 feet	20 feet	17.14.070

<i>Setback, Side Interior (East)</i>	5 feet	7 feet 9 inches	17.14.070
<i>Setback, Side Interior (West)</i>	5 feet	7 feet 2 inches	17.14.070
<i>Setback, Side Interior (South)</i>	5 feet	5 feet 3 inches	17.14.070

6. PROJECT ANALYSIS

Garage Rebuild

The project proposes demolishing an existing 413 square foot two-car garage and constructing a new, larger 701 square foot garage in the same location. The current garage is accessed via a 10 foot long driveway with a steep 30% slope. To make the driveway more functional, the floor of the new garage is proposed to be lowered by three feet in elevation, resulting in a flat driveway surface when accessed from the street. Consequently, the garage door height will increase from 8 feet to 11 feet to accommodate the lowered floor. The roof height of the reconstructed garage will remain similar to the existing garage.

The applicant is requesting a variance from the 20 foot driveway length requirement to maintain the existing legal non-conforming 10 foot driveway and garage location. Current development standards require a 12 foot wide driveway that is at least 20 feet in length for a new attached two-car garage. However, the project proposes maintaining the existing non-conforming 10 foot long driveway.

As shown in Attachment 5, all corner lots within the tract have driveway access from North Clinton Street via similarly sized 10 long driveway. Therefore, enforcing the 20 foot length requirement would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

Second Story Addition

The proposed second story addition is subject to the Infill Residential Design Guidelines, which state, "Steps should be taken in the siting and design of infill residences and additions to minimize adverse effects of the proposed development on the light, air, and privacy of existing adjacent properties in light of the fact that new development within an established neighborhood setting, by its very nature, may result in a real or perceived loss of privacy for existing residents."

The doors and windows of the proposed second story addition are sensitively placed and designed to respect existing residential patterns and development. Staff has identified a potential loss of privacy as a result of the proposed second story deck at the east elevation. However, the proposed balcony will be buffered from the adjacent residence to the north by an approximately 17 foot separation between the balcony and the shared north property line. Additionally, no privacy concerns have been identified by any neighbors as of the publishing of this staff report.

Additionally, an existing approximately 25 foot tall radio antenna tower is located in the rear yard of the property, on the north side of the garage. This antenna is proposed to be removed as part of the project.

7. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Section 17.08.020(B)(2)(a) authorizes the Planning Commission to review and take final action on applications for Variances, Minor Site Plan Review, and Design Review. Note (b) of Table 17.08.020 of the OMC - Reviewing Bodies - states that when more than one type of application is filed for a single project, the application requiring the highest level of approval shall dictate the review process for the entire group of applications. The Planning Commission is the highest-level approving body for these applications.

8. PUBLIC NOTICE

Notice was provided to property owners and tenants within 300 feet of the project on or before October 23, 2025, and the site was posted with a notice on or before that date.

9. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), because the request consists of the addition of 1,351 square feet to an existing 1,347 square foot single family residence, the rebuilding and enlargement of the attached two-car garage to 701 square feet, and the construction of a 270 square foot below grade storage area on an existing 6,688 sq. ft. lot.

10. ADVISORY BOARD ACTION

None.

11. ATTACHMENTS

- Attachment 1 Planning Commission Resolution No. PC 12-25
- Attachment 2 Vicinity Map
- Attachment 3 Project Plans
- Attachment 4 Letter of Justification/Variance Request
- Attachment 5 Tract 3936 Plans



Agenda Item

Planning Commission

Item #: 4.1.

11/3/2025

File #: 25-0603

TO: Chair and Members of the Planning Commission

THRU: Hayden Beckman, Planning Manager

FROM: Arlen Beck, Associate Planner

1. SUBJECT

Public Hearing to consider a request to construct first and second story additions resulting in an additional 1,351 square feet to the residence and replace an attached garage at an existing single-family home located at 443 N. Clinton Street, and finding of CEQA exemption (ENT No. 25-0051).

2. SUMMARY

The applicant proposes a 545 square foot addition to the first floor, and a new 806 square foot second story to an existing single-story residence. The project also includes replacement of the attached garage with a new 701 square foot garage that includes a new 11 foot high garage door, and a 270 square foot below grade storage area. Minor Site Plan Review is requested for a garage door that exceeds eight feet in height, and a Variance is requested to deviate from the 20 foot driveway length development standard required by the Zoning Ordinance.

3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. 12-25 approving ENT No. 25-0051 for a 545 square foot addition to the first floor of an existing single-story residence, a new 806 square foot second story, replacement of the attached garage to a total of 701 square feet that includes a new 11 foot high garage door, and a 270 square foot below grade storage area located at 443 N Clinton Street.
3. Find the proposal exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303.

4. PROJECT BACKGROUND

Property Information	
Applicant	Ron Witteveen, Architect
Property Owner	Andy Benun
Property Location	443 N Clinton Street
Existing General Plan Land Use Element Designation	Low Density Residential 2-6 du/ac (LDR)

Existing Zoning Classification	Single-Family Residential-6 (R1-6)
Old Towne	No
Site Size	6,688 sq ft
Circulation	The site is a corner parcel fronting Clinton the front and street side yard. There is an e at the west side of the site providing acces Street.
Existing Conditions	A 6,688 sq ft lot improved with an existing family residence, and an attached 413 sq f
Surrounding Land Uses and Zoning	Use Zoning North Residential - Single-Family Residential 6,000 square feet (R-1-6) South R Family Single Family Residential 6,000 square Residential - Single-Family Single Family Resi square feet (R-1-6) East Residential - Single-F Family Residential 6,000 square feet (R-1-6)
Previous Applications/Entitlements	None

5. PROJECT DESCRIPTION

The project includes a 545 square foot addition to the first floor, a new 806 square foot second story, replacement of the attached garage with a new 701 square foot garage that includes a new 11 foot high garage door, and a 270 square foot below grade storage area.

The applicant is requesting a Minor Site Plan to permit the installation of a garage door that exceeds eight feet in height, a Variance to deviate from the required 20 foot driveway length development standard for an existing single-family residence, and Design Review for a new second story addition.

Development Standards

	Required	Proposed	Code Section
<i>Building Height</i>	32 feet	23 feet 4 inches	17.14.070
<i>Floor Area Ratio (FAR)</i>	0.60 FAR	0.36 FAR	17.14.070
<i>Lot size (residential)</i>	6,000 sq ft	6,688 sq ft	17.14.070 17.38.070
<i>Lot frontage</i>	60 feet	70 feet	17.14.070
<i>Lot depth</i>	100 feet	100 feet	17.14.070
<i>Open space, useable (residential)</i>	900 sq ft	1,790 sq ft	17.14.070
<i>Parking (residential)</i>	2 enclosed garage spaces	2 enclosed garage spaces	17.34.020 Table 17.34.060(A)
<i>Setback, Front</i>	20 feet	20 feet	17.14.070

<i>Setback, Side Interior (East)</i>	5 feet	7 feet 9 inches	17.14.070
<i>Setback, Side Interior (West)</i>	5 feet	7 feet 2 inches	17.14.070
<i>Setback, Side Interior (South)</i>	5 feet	5 feet 3 inches	17.14.070

6. PROJECT ANALYSIS

Garage Rebuild

The project proposes demolishing an existing 413 square foot two-car garage and constructing a new, larger 701 square foot garage in the same location. The current garage is accessed via a 10 foot long driveway with a steep 30% slope. To make the driveway more functional, the floor of the new garage is proposed to be lowered by three feet in elevation, resulting in a flat driveway surface when accessed from the street. Consequently, the garage door height will increase from 8 feet to 11 feet to accommodate the lowered floor. The roof height of the reconstructed garage will remain similar to the existing garage.

The applicant is requesting a variance from the 20 foot driveway length requirement to maintain the existing legal non-conforming 10 foot driveway and garage location. Current development standards require a 12 foot wide driveway that is at least 20 feet in length for a new attached two-car garage. However, the project proposes maintaining the existing non-conforming 10 foot long driveway.

As shown in Attachment 5, all corner lots within the tract have driveway access from North Clinton Street via similarly sized 10 long driveway. Therefore, enforcing the 20 foot length requirement would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.

Second Story Addition

The proposed second story addition is subject to the Infill Residential Design Guidelines, which state, "Steps should be taken in the siting and design of infill residences and additions to minimize adverse effects of the proposed development on the light, air, and privacy of existing adjacent properties in light of the fact that new development within an established neighborhood setting, by its very nature, may result in a real or perceived loss of privacy for existing residents."

The doors and windows of the proposed second story addition are sensitively placed and designed to respect existing residential patterns and development. Staff has identified a potential loss of privacy as a result of the proposed second story deck at the east elevation. However, the proposed balcony will be buffered from the adjacent residence to the north by an approximately 17 foot separation between the balcony and the shared north property line. Additionally, no privacy concerns have been identified by any neighbors as of the publishing of this staff report.

Additionally, an existing approximately 25 foot tall radio antenna tower is located in the rear yard of the property, on the north side of the garage. This antenna is proposed to be removed as part of the project.

7. AUTHORIZING GUIDELINES

Orange Municipal Code (OMC) Section 17.08.020(B)(2)(a) authorizes the Planning Commission to review and take final action on applications for Variances, Minor Site Plan Review, and Design Review. Note (b) of Table 17.08.020 of the OMC - Reviewing Bodies - states that when more than one type of application is filed for a single project, the application requiring the highest level of approval shall dictate the review process for the entire group of applications. The Planning Commission is the highest-level approving body for these applications.

8. PUBLIC NOTICE

Notice was provided to property owners and tenants within 300 feet of the project on or before October 23, 2025, and the site was posted with a notice on or before that date.

9. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303 (Class 3 - New Construction or Conversion of Small Structures), because the request consists of the addition of 1,351 square feet to an existing 1,347 square foot single family residence, the rebuilding and enlargement of the attached two-car garage to 701 square feet, and the construction of a 270 square foot below grade storage area on an existing 6,688 sq. ft. lot.

10. ADVISORY BOARD ACTION

None.

11. ATTACHMENTS

- Attachment 1 Planning Commission Resolution No. PC 12-25
- Attachment 2 Vicinity Map
- Attachment 3 Project Plans
- Attachment 4 Letter of Justification/Variance Request
- Attachment 5 Tract 3936 Plans

RESOLUTION NO. PC 12-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING ENT NO. 25-0051, FOR A 545 SQUARE FOOT ADDITION TO THE FIRST FLOOR, A NEW 806 SQUARE FOOT SECOND STORY, TO REBUILD AND ENLARGE THE ATTACHED GARAGE TO BE A TOTAL OF 701 SQUARE FEET WITH AN 11-FOOT TALL GARAGE DOOR, AND TO CONSTRUCT A 270 SQUARE FOOT BELOW GRADE STORAGE AREA LOCATED AT 443 N CLINTON STREET.

APPLICANT: RON WITTEVEEN, ARCHITECT

WHEREAS, the Planning Commission has authority per Orange Municipal Code (OMC) Section 17.08.020.B.2.a. to review and take final action on ENT No. 25-0051 to allow a 545 square foot addition to the first floor, a new 806 square foot second story, to rebuild and enlarge the attached garage to be a total of 701 square feet with an 11-foot tall garage door, and to construct a 270 square foot below grade storage area located at 443 N Clinton Street; and

WHEREAS, ENT No. 25-0051 was filed by Ron Witteveen, project applicant, in accordance with the provisions of the OMC; and

WHEREAS, ENT No. 25-0051 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures), because the request consists of the addition of 1,351 square feet to an existing 1,347 square foot single family residence, the rebuilding and enlargement of the attached two-car garage to 701 square feet, and the construction of a 270 square foot below grade storage area on an existing 6,688 sq. ft. lot; and

WHEREAS, ENT No. 25-0051 was processed in the time and manner prescribed by state and local law; and

WHEREAS, the Planning Commission conducted a duly advertised public hearing on Monday, November 3, 2025, at which time interested persons had an opportunity to testify either in support of or opposition to ENT No. 25-0051 at 443 N. Clinton Street as reflected on the site plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves ENT No. 25-0051 based on the following findings:

SECTION 1 – FINDINGS

Variance

1. *That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance is found to deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.*

The subject property is uniquely constrained by its location on a corner lot and the presence of an existing, legally non-conforming 10-foot-long driveway with a steep 30% slope. To address this topographical challenge and ensure safe and functional access, the project proposes to demolish the existing 413-square-foot garage and construct a new 701-square-foot garage in the same location, with the garage floor lowered by three feet to create a flat driveway surface. This change necessitates an increase in garage door height from 8 feet to 11 feet.

The property is zoned R-1-6, and current development standards require a 12-foot-wide, 20-foot-long driveway for new attached two-car garages. All other corner lots within the same subdivision tract and zoning classification feature similarly sized 10-foot-long driveways accessed from North Clinton Street. Therefore, enforcing the 20-foot driveway length requirement on this property, despite the common use of 10-foot driveways on comparable lots, would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning.

2. *That the variance granted shall be subject to such conditions which will ensure that the authorized adjustment shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is located.*

The granting of this variance to allow a reduced 10-foot driveway length for a new two-car garage does not constitute a special privilege inconsistent with the limitations imposed on other properties in the vicinity and within the same zoning classification. All corner lots within the same tract and zoning designation feature garages accessed via 10-foot-long driveways, consistent with the configuration proposed for the subject property.

This variance allows the subject property to maintain a driveway length consistent with established development patterns in the neighborhood. It does not authorize any use or development intensity beyond what is typical for similarly situated properties, nor does it confer any advantage not already enjoyed by other corner lots in the vicinity and under identical zoning classification.

To ensure continued consistency and to prevent the granting of any unintended special privilege, the variance will be conditioned to apply solely to the current configuration of the garage and driveway, and any future changes will be subject to compliance with applicable zoning regulations in effect at that time.

Minor Site Plan Review

1. *That the project design is compatible with surrounding development and neighborhoods.*

The Project has been designed to comply with the development standards of the R-1-6 zone and to be compatible with the adjacent surrounding residential development. The proposed building materials, design, and scale are in harmony of the character of the existing neighborhood. Overall, the proposed Project presents an integrated design that provides a renewed, updated, and improved appearance to the site and to the surrounding residential district.

2. *That the project conforms to City development standards and any applicable special design guidelines or specific plan requirements.*

The Project as proposed conforms to City development standards for the R-1-6 zoning district. The project is also subject to the Infill Residential Design Guidelines and achieves the key design objectives related to site planning, scale, architectural considerations, topography and natural features, and accessory features.

3. *That the project provides for safe and adequate vehicular and pedestrian circulation, both on and off site.*

The Project provides safe and adequate access and circulation for vehicles and pedestrians from North Clinton Street. The project improves both vehicular and pedestrian safety by lowering the floor of the garage to achieve a flat driveway thereby, increasing visibility for both other vehicles and pedestrians.

4. *That City services are available and adequate to serve the project.*

The project consists of a residential addition to an existing single-family dwelling located within an established neighborhood that is already served by City infrastructure and utilities. All necessary municipal services, including water, sewer, electricity, solid waste, police, and fire protection, are currently available to the property and are adequate to accommodate the proposed addition without requiring off-site extensions or capacity upgrades. Because the project does not introduce a new dwelling unit or intensify land use beyond what is typical for the zoning district, it will not create a significant demand on City services. Therefore, adequate public services and facilities are available to serve the project.

5. *That the project has been designed to fully mitigate or substantially minimize adverse environmental effects.*

The project has been determined not to have a significant effect on the environment, and therefore, is considered exempt from the provisions of the California Environmental Quality Act.

Design Review

1. *In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project.*

N/A.

2. *In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines.*

N/A.

3. *The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings.*

The proposed addition has been designed to complement the existing single-family residence through the use of consistent architectural style, roof forms, building materials, and colors, thereby achieving an internally integrated design theme. The project does not introduce conflicting design elements or materials and maintains compatibility with the established residential character of the neighborhood. Furthermore, the addition complies with all applicable zoning regulations, and residential design standards governing the site.

4. *For infill residential development, as specified in the City of Orange infill residential design guidelines, the new structure(s) or addition are compatible with the scale, massing, orientation, and articulation of the surrounding development and will preserve or enhance existing neighborhood character.*

The proposed addition complies with the City of Orange Infill Residential Design Guidelines by maintaining the home's orientation, scale, and architectural character in a manner consistent with surrounding residences. The project's design avoids excessive bulk and massing, ensuring compatibility with the neighborhood and preservation of its established character.

SECTION 2 – ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15303 (Class 3 – New Construction or Conversion of Small Structures), because the request consists of the addition of 1,351 square feet to an existing 1,347 square foot single family residence, the rebuilding and enlargement of the attached two-car garage to 701 square feet, and the construction of a 270 square foot below grade storage area on an existing 6,688 sq. ft. lot.

BE IT FURTHER RESOLVED that the following conditions are imposed with approval:

1. Except as otherwise provided herein, this project is approved as a precise plan. All work shall conform with the plans presented at the November 3, 2025, Planning Commission Meeting (date stamped approved September 30, 2025, and in the project case file). After any application has been approved, if plan modifications are proposed regarding the location or alteration of any use or structure, or deviations become necessary to site improvements including, but not limited to, landscaping and parking because of unforeseen requirements from any City Department, utility provider, or State or Federal statute, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the findings, conditions, and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public hearing. Should the modifications be considered substantial, the modifications shall be reviewed and approved by the Planning Commission.
2. The applicant agrees, as a condition of City's approval of ENT No. 25-0051, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.
3. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.

4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.
5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
6. ENT No. 25-0051 shall become void if not vested within two years from the date of approval. Time extensions may be granted for up to one year, pursuant to OMC Section 17.08.060.

ADOPTED this 3rd day of November 2025.

Alison Vejar, Planning Commission 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 3rd day of November 2025, by the following vote:

AYES:

NOES:

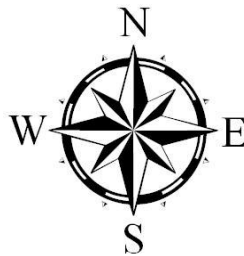
ABSENT:

Hayden Beckman, Planning Manager

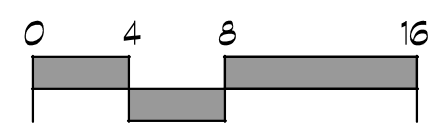
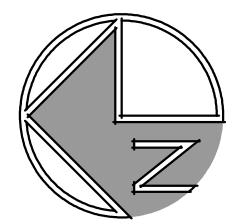
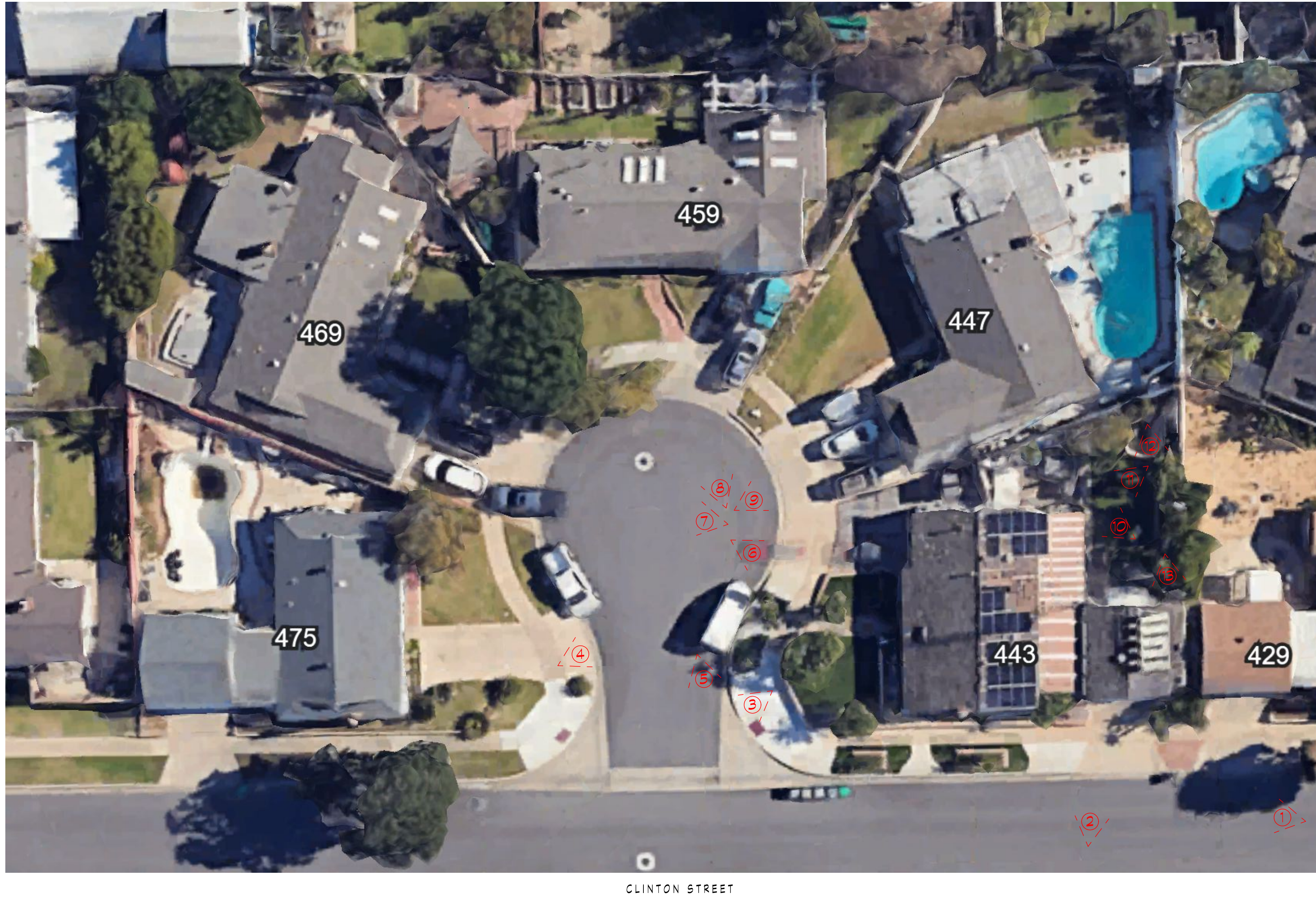
Vicinity Map

443 N Clinton Street

ENT NO. 25-0051



CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT



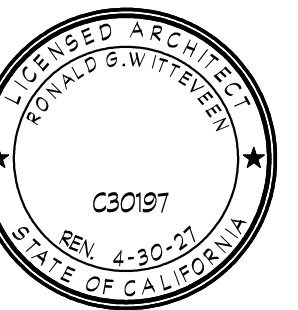
ron
ron mitteveen
architect

20032 e. santiago canyon road
orange, ca. 92869
rwitteveen143@gmail.com
(714) 642-3248

The Architect Owns All Copyrights To The Plan and Derivatives Which Are Subject To Federal Copyright Protection Under The Architectural Works Copyright Protection Act Of 1990. Unauthorized Use Or Duplication Of The Plan Is A Violation Of Federal Laws And May Result In Punitive Damages. The One-time-right To Build This Plan Does Not Extend To Others Beyond The Original Purchaser.

Minor Site Plan Review

Residential Addition
443 Clinton Street
Orange Ca. 92867

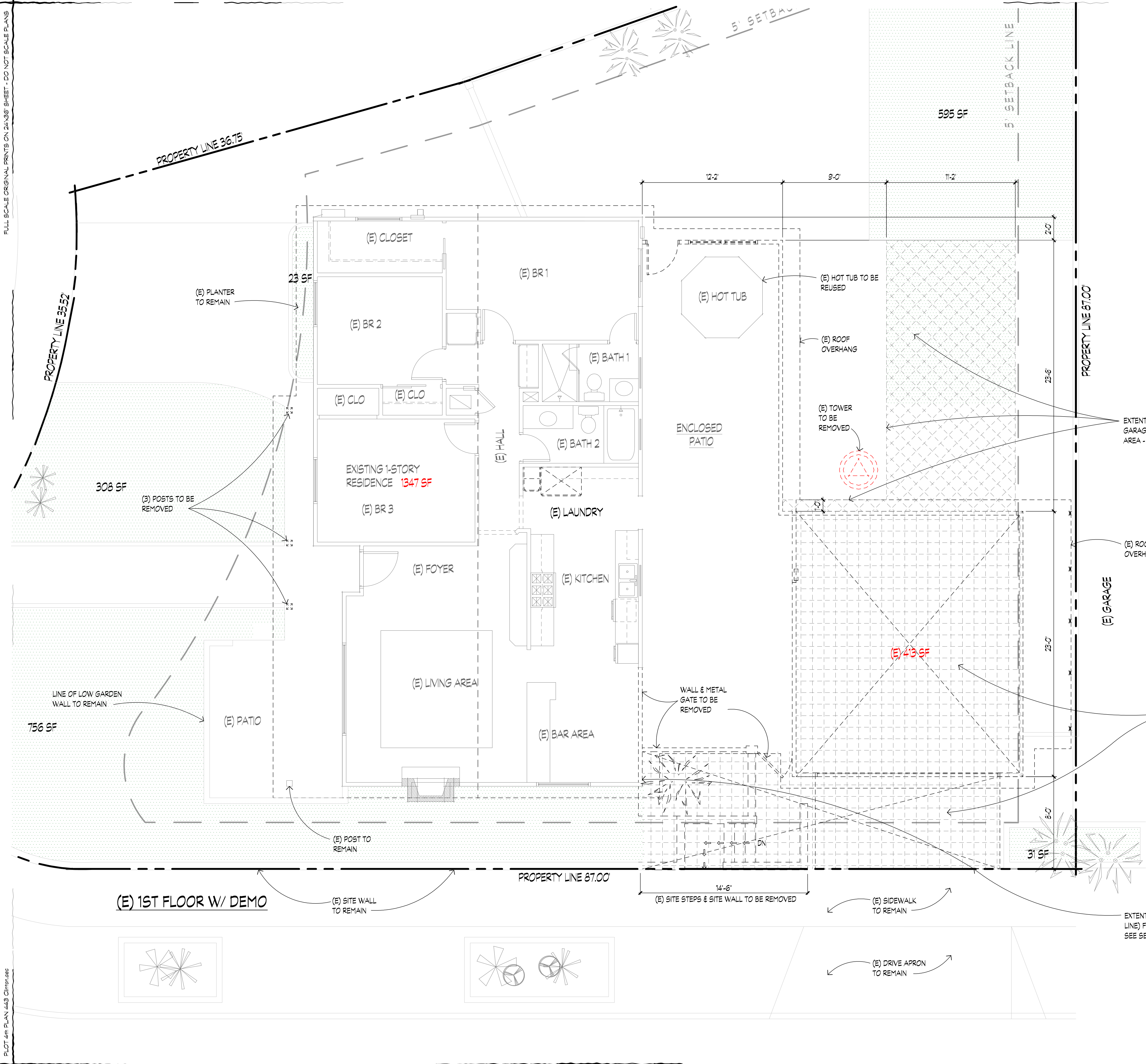


DATE OF THIS PLOT: 7/26/2025

EXISTING SITE W/
PHOTOGRAPHS

SHEET NUMBER

1A



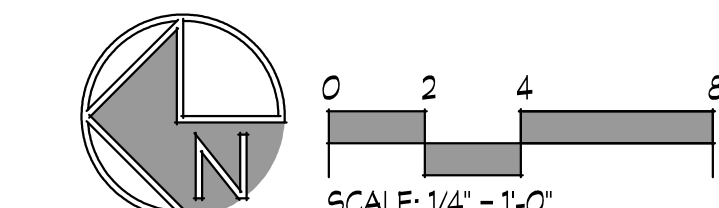
DEMOLITION LEGEND

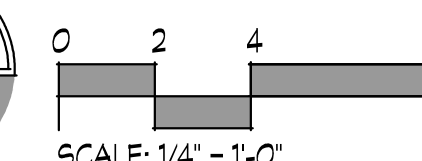
[Cross-hatched area] THIS FIELD INDICATES AREA OF SOIL TO BE REMOVED (FOR EXTENDED LOWER GARAGE / STORAGE AREA)

[Dashed line area] THIS FIELD INDICATES 10' PRIVATE DRIVE ENTRY AND EXISTING GARAGE SLAB TO BE LOWERED BY +/- 3' BELOW RESIDENCE FIN. FLOOR.

[Solid line] EXISTING TO REMAIN

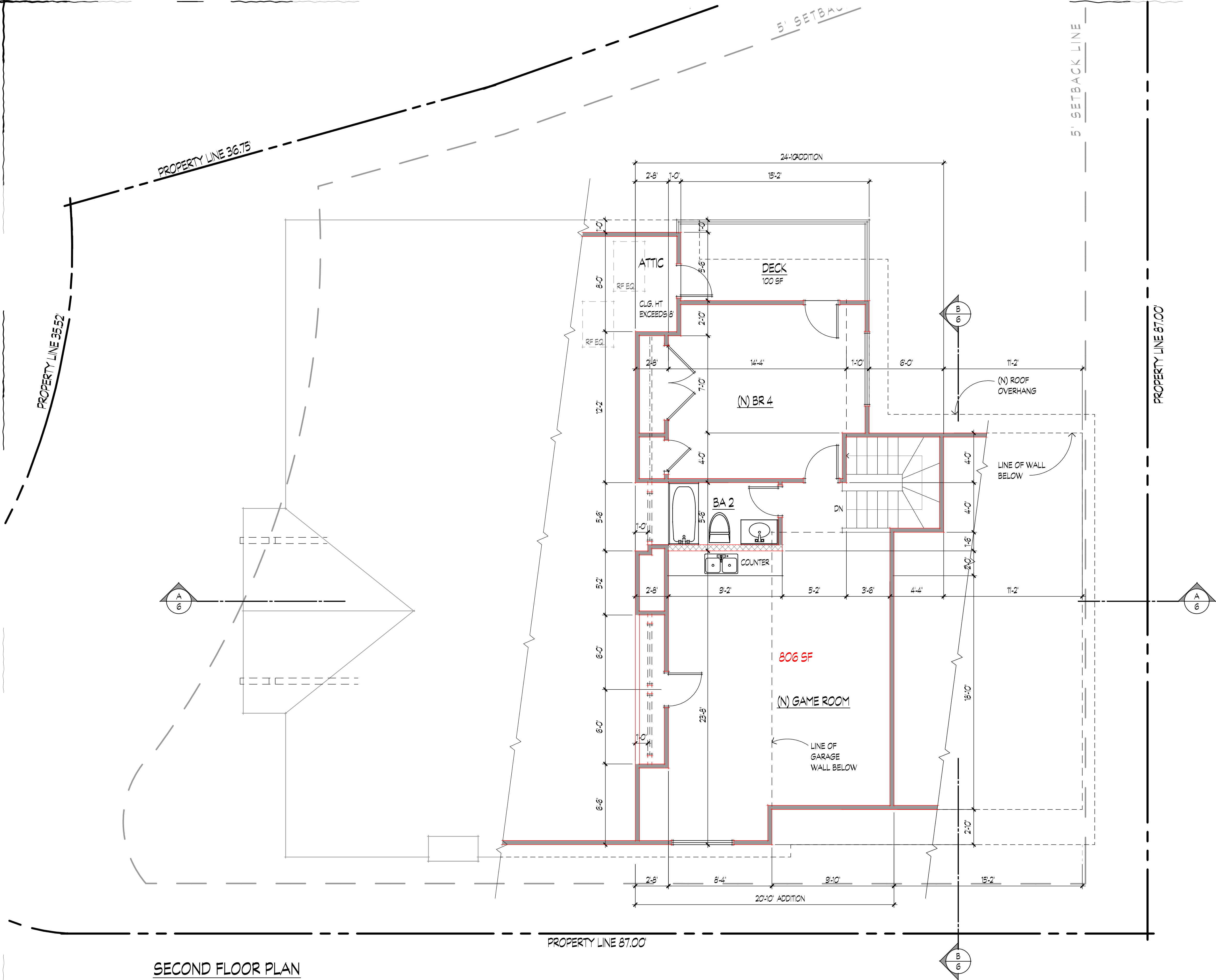
[Dashed line] EXISTING TO BE REMOVED, U.O.N.





FULL SCALE ORIGINAL PRINTS ON 24"x36" SHEET - DO NOT SCALE PLANS

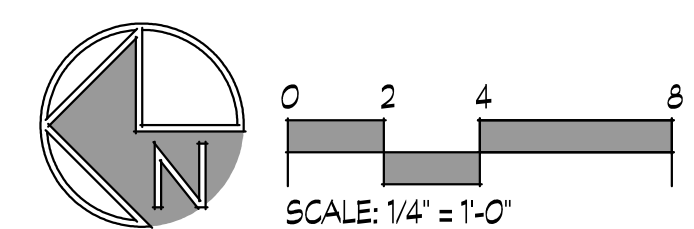
PLOT 4th PLAN 443 Clinton.dwg



SECOND FLOOR PLAN

FLOOR PLAN LEGEND

- NEW (2X4) FULL HEIGHT WALL
- NEW (2X6) FULL HEIGHT WALL
- EXISTING WALL TO REMAIN



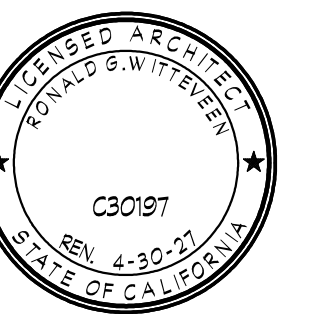
ron mitteveen
architect

20032 e. santiago canyon road
orange, ca. 92869
rwitteveen143@gmail.com
(714) 642-3248

The Architect Owns All Copyrights To The Plan and Derivatives Which Are Subject To Federal Copyright Protection Under The Architectural Works Copyright Protection Act Of 1990. Unauthorized Use Or Duplication Of The Plan Is A Violation Of Federal Laws And May Result In Punitive Damages. The One-time-right To Build This Plan Does Not Extend To Others Beyond The Original Purchaser.

Minor Site Plan Review

Residential Addition
443 Clinton Street
Orange Ca. 92867



DATE OF THIS PLOT: 7/26/2025

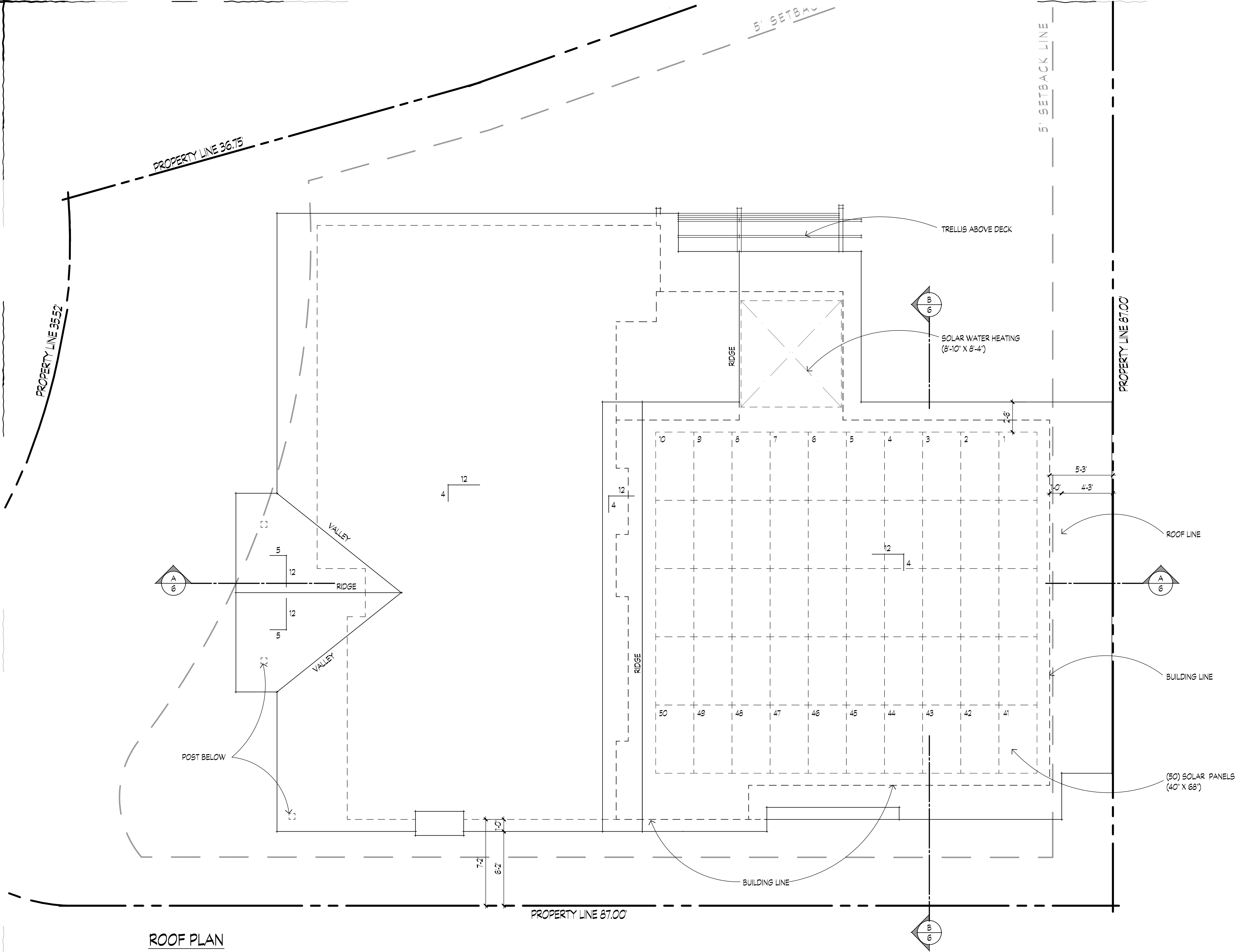
SECOND
FLOOR PLAN

SHEET NUMBER

4

FULL SCALE ORIGINAL PRINTS ON 24"x36" SHEET - DO NOT SCALE PLANS

PLOT 4th PLAN 443 Clinton.dwg



ROOF PLAN

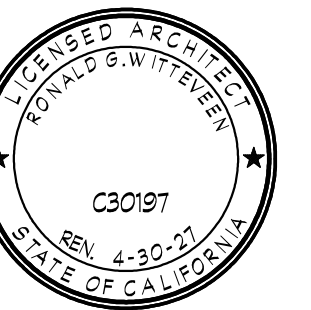
ra
ron mitteveen
architect

20032 e. santiago canyon road
orange, ca. 92869
rwitteveen145@gmail.com
(714) 642-3248

The Architect Owns All Copyrights To The Plan and Derivatives Which Are Subject To Federal Copyright Protection Under The Architectural Works Copyright Protection Act Of 1990. Unauthorized Use Or Duplication Of The Plan Is A Violation Of Federal Laws And May Result In Punitive Damages. The One-time-right To Build This Plan Does Not Extend To Others Beyond The Original Purchaser.

Minor Site Plan Review

Residential Addition
443 Clinton Street
Orange Ca. 92867

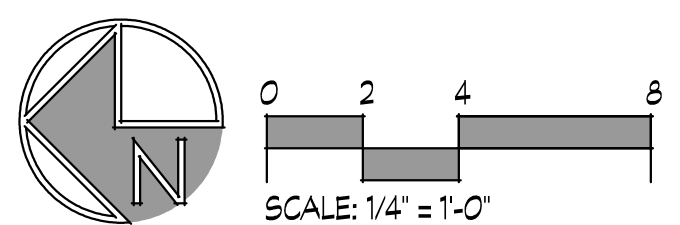


DATE OF THIS PLOT: 7/26/2025

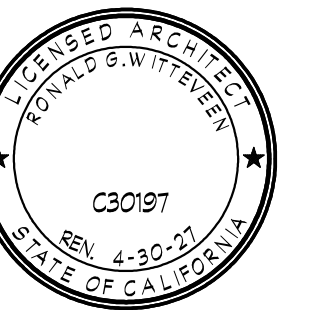
ROOF PLAN

SHEET NUMBER

5



Residential Addition
443 Clinton Street
Orange Ca. 92867

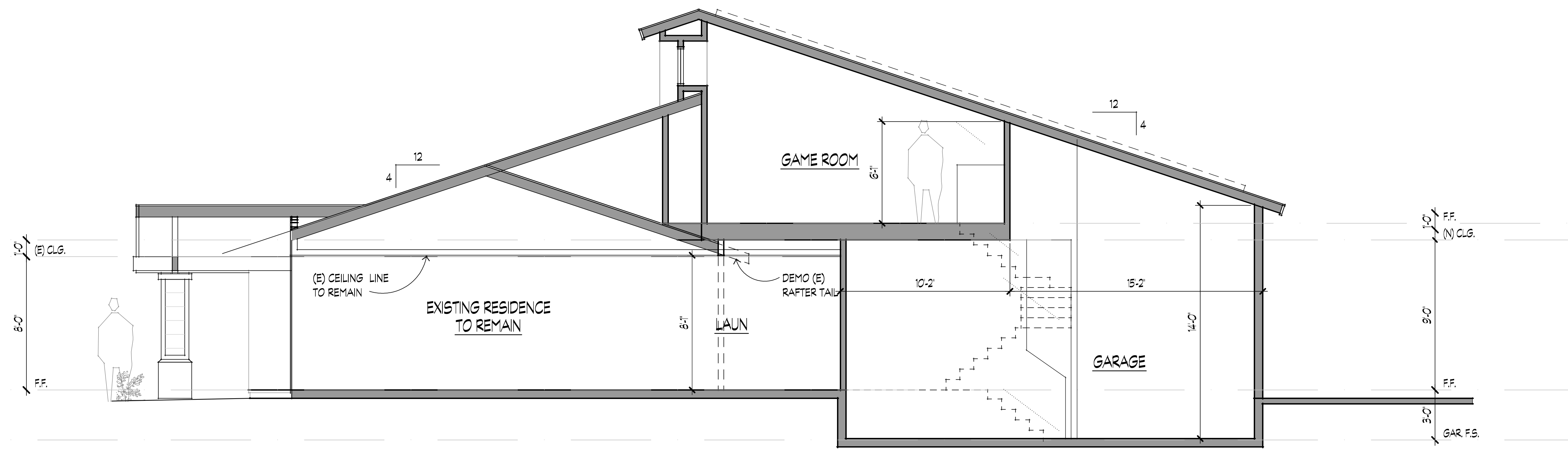
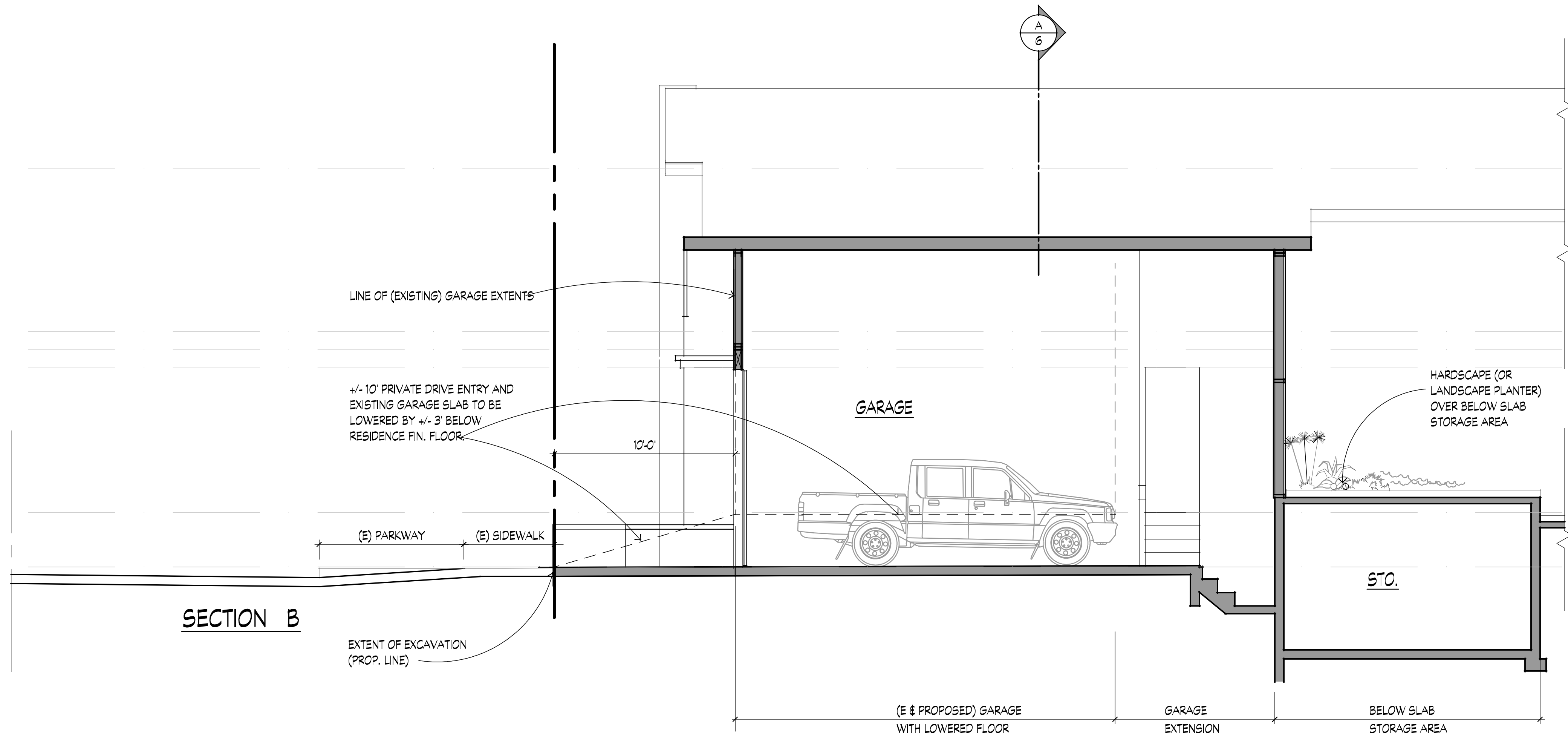


DATE OF THIS PLOT: 7/26/2025

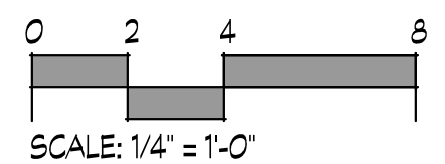
BUILDING
SECTIONS

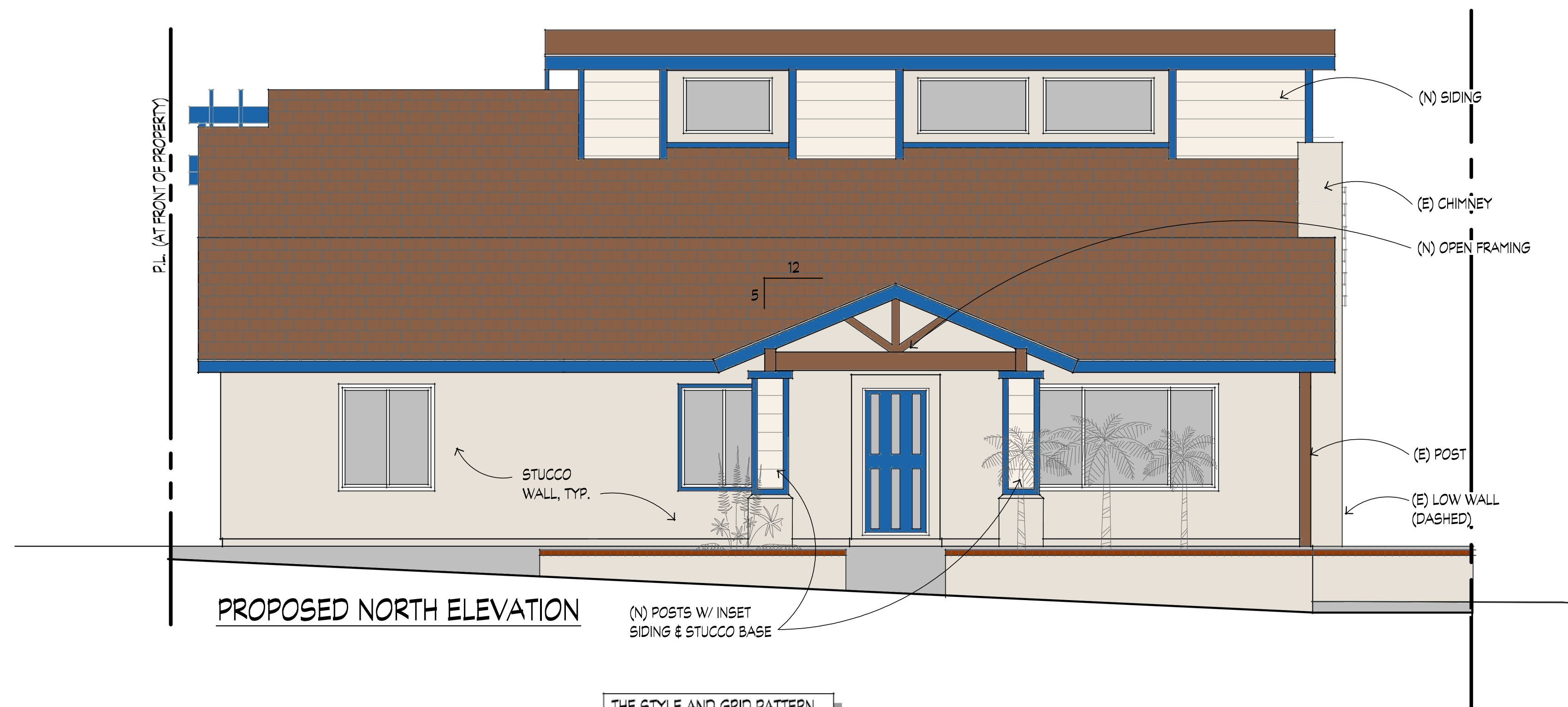
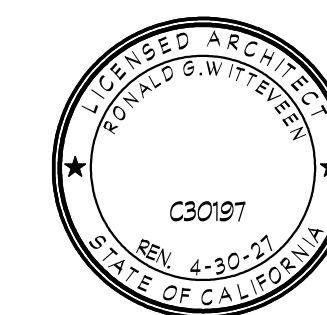
SHEET NUMBER

6



SECTION A





PROPOSED NORTH ELEVATION

FINISH LEGEND

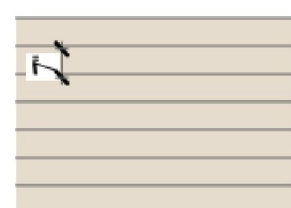
ROOF TILE

ASPHALT SHINGLES: GAF
TIMBERLINE® ULTRA HD -
BARKWOOD (COLOR)



EXTERIOR SIDING

HARDIE PLANK SMOOTH SIDING
AND TRIM / 7" EXPOSURE. PRIME
AND PAINT IN FIELD PER THIS
SHEET. PROVIDE TYVEK WATER
BARRIER AS RECOMMENDED BY
MANUFACTURER



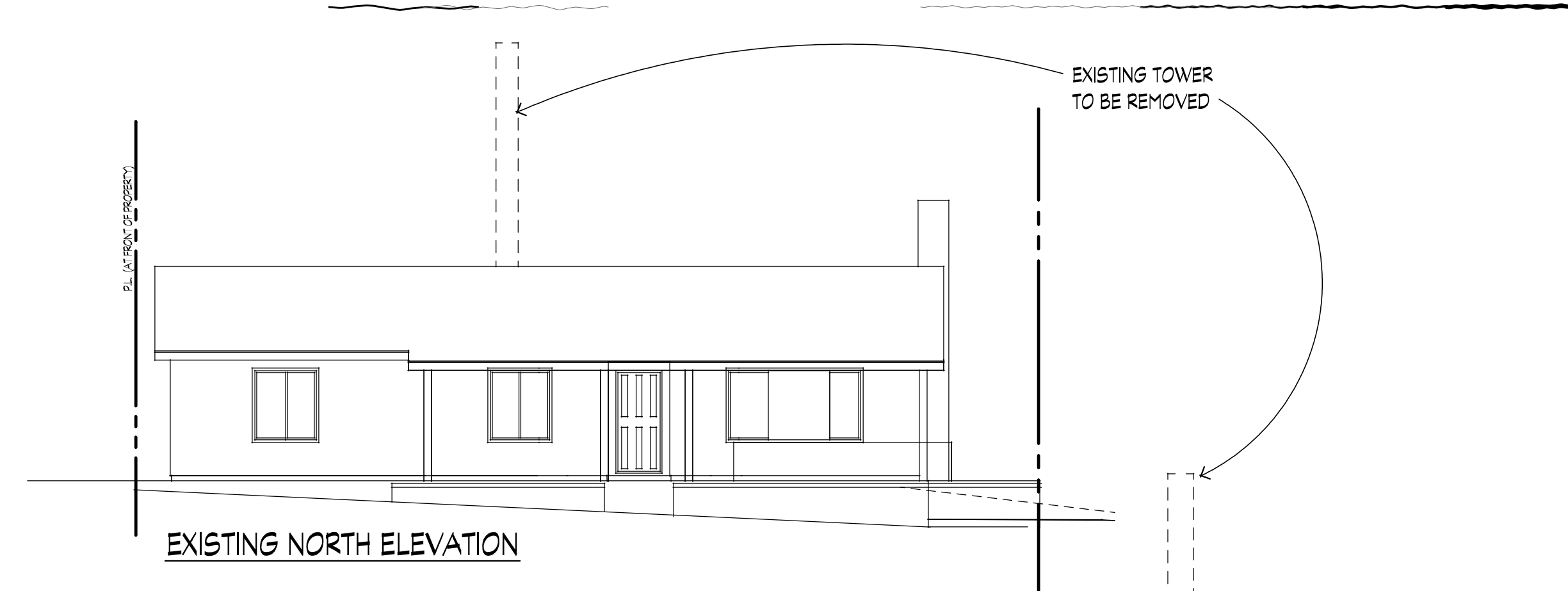
PAINT (STUCCO) COLOR

DUNN EDWARDS SWISS
COFFEE DEW341

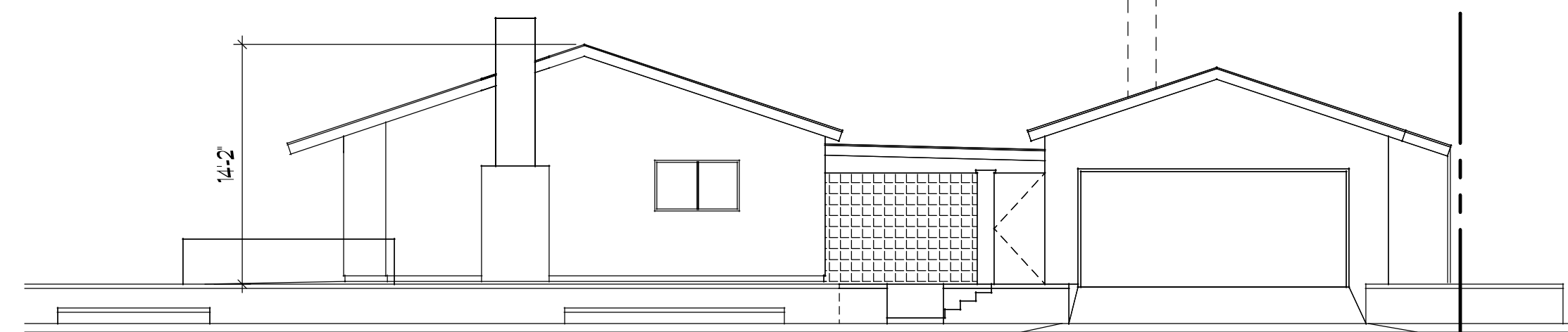


THE STYLE AND GRID PATTERN
OF NEW WINDOWS WILL MATCH
THE EXISTING WINDOWS

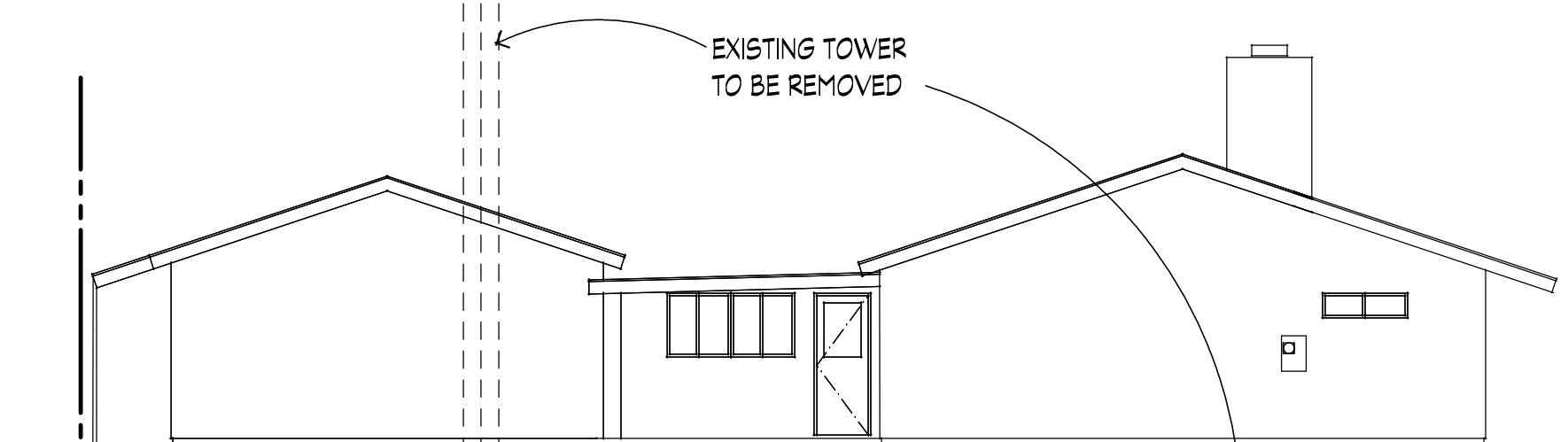
THE STYLE AND COLOR OF THE
NEW STUCCO WILL MATCH THE
EXISTING HOME.



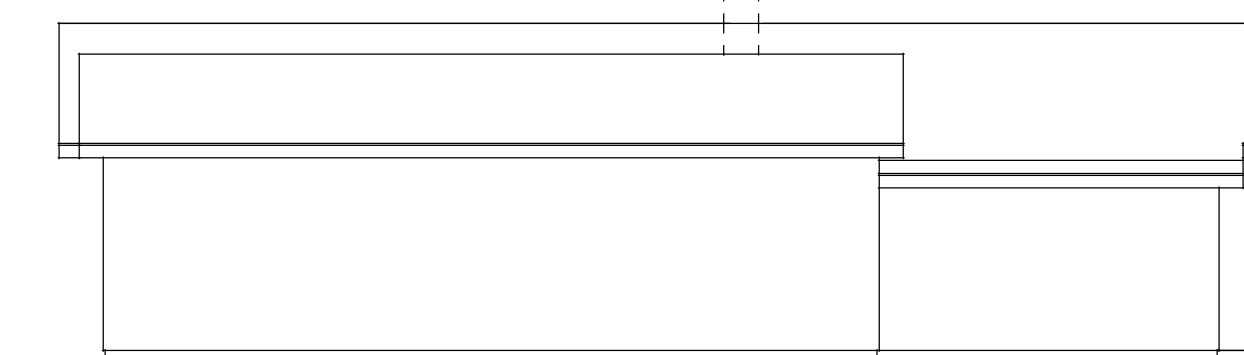
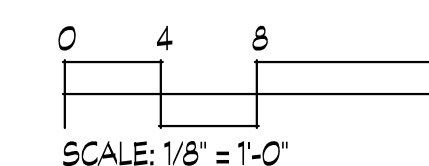
EXISTING NORTH ELEVATION



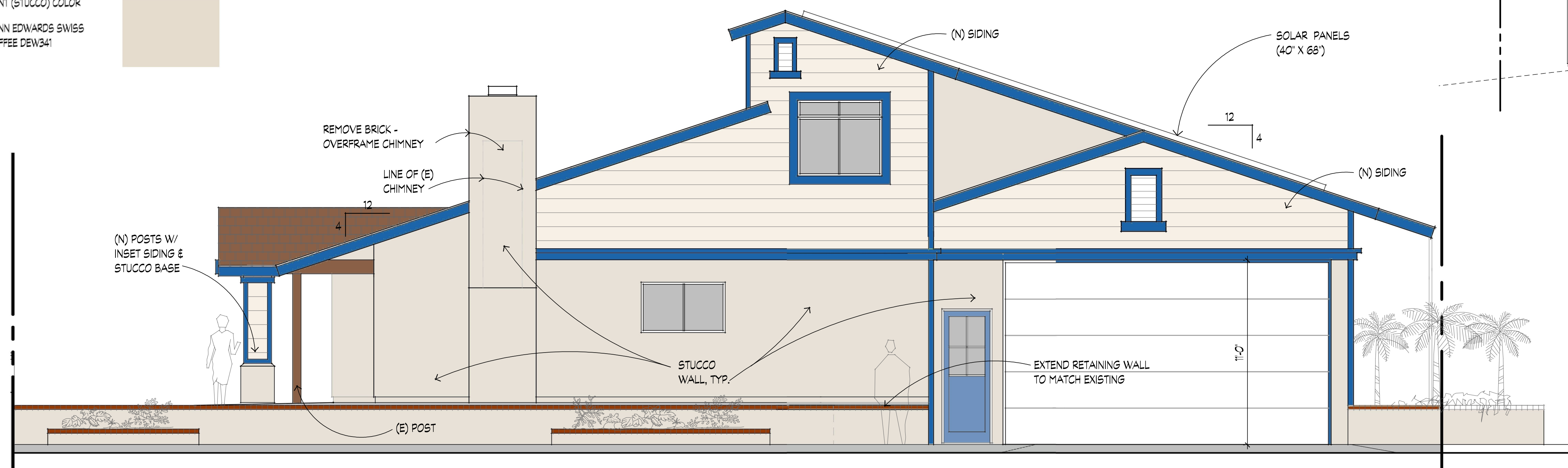
EXISTING WEST ELEVATION



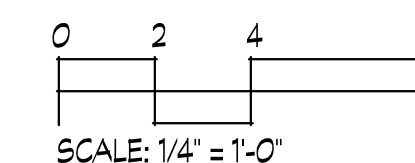
EXISTING EAST ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED WEST ELEVATION



SOLAR PANELS
(40" X 68")

SOLAR WATER HEATING
(8'-10" X 8'-4")

TRELLIS ABOVE DECK

EXISTING TOWER
TO BE REMOVED

EXISTING NORTH ELEVATION

EXISTING WEST ELEVATION

EXISTING EAST ELEVATION

EXISTING SOUTH ELEVATION

PROPOSED SOUTH ELEVATION

FINISH LEGEND

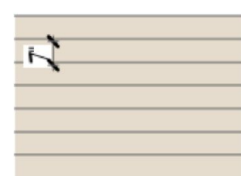
ROOF TILE

ASPHALT SHINGLES: GAF
TIMBERLINE® ULTRA HD -
BARKWOOD (COLOR)



EXTERIOR SIDING

HARDIE PLANK SMOOTH SIDING
AND TRIM / 7" EXPOSURE, PRIME
AND PAINT IN FIELD PER THIS
SHEET. PROVIDE TYVEK WATER
BARRIER AS RECOMMENDED BY
MANUFACTURER



PAINT (STUCCO) COLOR

DUNN EDWARDS SWISS
COFFEE DEW341



THE STYLE AND GRID PATTERN
OF NEW WINDOWS WILL MATCH
THE EXISTING WINDOWS

THE STYLE AND COLOR OF THE
NEW STUCCO WILL MATCH THE
EXISTING HOME.

RELOCATED TOWER

(N) SIDING

STUCCO WALL,
TYP.

(N) POSTS W/
DECORATIVE BASE

PROPOSED EAST ELEVATION

ra
ron mitteveen
architect
20032 e. santiago canyon road
orange, ca. 92869
rwitteveen143@gmail.com
(714) 642-3248

The Architect Owns All Copyrights To The Plan and Derivatives Which Are Subject To Federal Copyright Protection Under The Architectural Works Copyright Protection Act Of 1990. Unauthorized Use Or Duplication Of The Plan is a Violation Of Federal Laws And May Result In Punitive Damages. The One-time-right To Build This Plan Does Not Extend To Others Beyond The Original Purchaser.

Minor Site Plan Review

Residential Addition
443 Clinton Street
Orange Ca. 92867



DATE OF THIS PLOT: 7/26/2025

EXTERIOR ELEVATIONS
EXISTING & PROPOSED

SHEET NUMBER

8

0 2 4 8
SCALE: 1/4" = 1'-0"

0 4 8 16
SCALE: 1/8" = 1'-0"

Letter of Explanation

Rev: 6/19/22

To Whom it may concern:

I am informed I need to write a letter of explanation as to why I wish to add a second story (or portion) to my home which I feel is cleverly designed while correcting this aged structure so below is my attempt to satisfy this requirement.

I have lived in my current home since 1977 (+/-). I have tried to always live as a responsible citizen to the community. I do though own 2 classic automobiles and wish to preserve them.

When my mother purchase the home which is a corner lot, the garage had a strange design flaw, it is elevated above the street more than 2' such that it is near impossible to park a car in so she just parked on the street. As I grew up and also obtained vehicle(s), I have had to do the same. I had a driveway installed on the front of the home but pondered several different improvements that the house will one day need including restoring the garage to a functional feature. I have done several design renditions so that it blends in with the other homes as best while still offering functional use. Most currently, after someone slipped on the garage driveway (due to its incline), I decided this proposed alteration really is the most logical, and allows an opportunity to correct the garage so it can be used while updating the aged permitted enclosed patio that ties the House to the Garage structures which makes these two structures essentially one. I have taken into account several problems noted the house has thru the decades so not too create new ones including watershed, electrical loads, lighting and heating of a spa.

With the increased stress on the power grid these days, this home currently promotes responsible environmental impact by incorporating both solar electric and spa water heating (we were an early adopter). These features are to remain in this improvement and will also accommodate proportionally the future challenges we all face with electric car charging by providing in garage charging requirements.

Lastly there is the addition of a 4th bedroom / Master suite and a small game room above the current enclosed patio cleverly incorporated.

This home has served its past purpose but is in need of updates and hopefully are all addressed in concept herein.

Thank you,



Andrew Benun
443 N. Clinton St.
Orange

11/4/2024

Mr. Michael O'Toole
Mr. Russell Bunim

Re: 443 N. Clinton St. Variance Request

Gentlemen:

I received the email Friday 11/1. In the email it states for me to provide a letter/argument in support of my 443 N. Clinton St. variance request.

I have lived at this home for nearly 50 years. My mother purchased the home in the mid - 70's and the garage like all in this neighborhood and especially on the east side of Clinton Street, were originally built according to what has been referred to as a "non-conforming Garage" standards. The driveway to this garage was approved and built with an impossibly steep rate-of-rise grade and this created 2 major problems. Most vehicles are unable to enter the driveway and garage without severe scraping of both the front and bottom of the vehicle and second, the driveway itself is dangerous to pedestrians. I myself had suffered a minor concussion requiring hospitalization from a slip and fall incident. The current driveway renders the garage useless and also a potential liability for me and should also be of similar concern for the city. With the plans I have already submitted to planning, I am trying to remedy this problem.

During the last several years, I have applied to the City of Orange about upgrades to the permitted Patio room added in the later 70's, early 80's as well as the unusable garage with its current lack of accessibility because of the rate-of-rise. I have presented documentation to augment the garage by lowering the floor area of the existing garage. Although it may be more logical and likely more economical to tear down the old structure and build a new one, I have been informed the new structure MUST then meet New set-back rules that were not in place at time of original construction in the 60's? The new set-back rules require the following;

1. Must have a 20' clearance from the sidewalk (currently 10'),
2. Must have a 20'x20' unobstructed floor space (currently 19.5' x 19.5'), and,
3. Must have a 5'0" side set-back from the property line (south side is currently 4'6").

Even though I fail to comprehend the requirement for a garage to have a 20' x 20' floor space when the city allows garages to be converted into ADU's thus forcing some parking into the streets, I have submitted a re-design that is in compliance with items 2 & 3 above, leaving only item #1 open for discussion. My request for variance is based on the following facts;

A. Currently any vehicle maintenance must be performed off site or as shown below;



B. The rear and side yard space currently enjoyed as usable space would be drastically reduced. This very same space is enjoyed by many of my neighbors with similar homes, so if the set-back rule is enforced, I would be singled out not to have the same back yard originally allotted and paid for. This is also likely to reduce the property's value considerably.

C. It would force a very challenging task to relocate a small communications Antenna which currently stands in the backyard. This antenna has been addressed in the past and has served the public with emergency communication's assistance (Federal License #'s: KBW8882 and KB6DZZ).

D. There is NO evidence residents or visitors will be prevented from blocking the sidewalk with the 20' sidewalk set-back. I see nearby neighbors frequently block sidewalks by parking vehicles in their 20'+ driveways. It is simply a matter of an individual's courtesy and respect for the law and No city set-back rule is going to fix that.

Examples of nearby homes with a 20+ foot setback garage.





By adjusting the garage forward the requested 2 feet, it would allow use of the garage and would be the only logical reason to enter the driveway to begin with. My intention is to finally enable the garage to serve its intended purpose – to house vehicles and offer a safe place to do maintenance. This is of special importance to me as I own a classic car that has been in the family since new and the insurance company has already put me on notice that I need to garage the vehicle or be faced with cancellation.

I submit this request and hope for a favorable decision. I am convinced that I will be able to improve the property, both for myself and the neighborhood.

Thank you for your time and efforts in this important matter!
Respectfully submitted,

Andy Benun
"Class of '80 OHS"
443 N. Clinton St.

