



Agenda Item

Planning Commission

Item #: 4.1.

10/6/2025

File #: 25-0509

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 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).

2. SUMMARY

The applicant proposes adding a total of 305 square feet to an existing single-family home located on a substandard 2,880-square-foot lot at 412 S. Pixley Street. A variance is requested to deviate from the required usable open space development standard, and an administrative adjustment is requested to deviate from the required driveway width development standard. The property is located in the Old Towne Historic District, and it is designated as a non-contributing property.

3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.
2. 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.
3. Find the proposal exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301.

4. 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, Administrative Adjustments, 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.

5. PROJECT BACKGROUND

Applicant:	Architectural Design Solutions/ Mark S. Dwyer
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<i>Property Owner</i>	Alonso Regalado
<i>Property Location</i>	412 S. Pixley Street
<i>Existing General Plan Land Use Element Designation</i>	Low Density Residential 2-6 du/ac (LDR)
<i>Existing Zoning Classification</i>	Single Family Residential 6,000 square feet (R-1-6)
<i>Old Towne</i>	Yes
<i>Site Size</i>	2,880 sq. ft.
<i>Circulation</i>	There is an existing driveway along the north side of the site providing access from S. Pixley Street.
<i>Existing Conditions</i>	A 2,880 sq. ft. lot improved with an existing 645 sq. ft. single family residence, and a detached 170 sq. ft. one-car garage.
<i>Surrounding Land Uses and Zoning</i>	Use Zoning North Residential - Single-Family Single Family Residential 6,000 square feet (R-1-6) South Residential - Single-Family Single Family Residential 6,000 square feet (R-1-6) West Residential - Single-Family Single Family Residential 6,000 square feet (R-1-6) East Residential - Single-Family Single Family Residential 6,000 square feet (R-1-6)
<i>Previous Applications/Entitlements</i>	None

6. PROJECT DESCRIPTION

The project includes a 305 square foot addition to an existing 645 square foot single family dwelling, and the relocation of the existing 170 square foot one-car garage to the rear of the lot. The subject lot is legal non-conforming in that the existing lot size is 2,880 sq. ft., whereas there is a 6,000 sq ft minimum lot size to establish a new legally subdivided lot for the R-1-6 zoning district. Due to the limited lot size, the applicant is requesting a variance to deviate from the required usable open space development standard, and an administrative adjustment to deviate from the required driveway width development standard.

Development Standards

	Required	Proposed	Code Section
<i>Building Height</i>	32 feet	10 feet 10 inches	17.14.070
<i>Distance between structures (house and detached garage)</i>	6 feet	6 feet	17.14.120
<i>Floor Area Ratio (FAR)</i>	0.60 FAR	0.39 FAR	17.14.070

Lot size (residential)	6,000 sq ft	2,880 sq ft (legal non-conforming)	17.14.070 & 17.38.070
Lot frontage	60 feet	32 feet (legal non-conforming)	17.14.070
Lot depth	100 feet	100 feet	17.14.070
Open space, useable (residential)	900 sq ft	465 sq ft	17.14.070
Parking (residential)	2 enclosed garage spaces	1 enclosed garage space (legal non-conforming)	17.34.020 & Table 17.34.060(A)
Setback, Front	20 feet	11 feet 1 inch (legal non-conforming)	17.14.070 & 17.38.020(B)(2)(d)
Setback, Rear	20 feet	House: 22 Feet 9 inches Garage: 3 feet	17.14.070
Setback, Side Interior (north)	5 feet	House: 8 feet 9 inches Garage: 1 foot 3 inches	17.14.070
Setback, Side Interior (south)	5 feet	3 feet (legal non-conforming)	17.14.070 (Note (C) (4))

7. PROJECT ANALYSIS

Useable Open Space (Variance Request)

For any new lot, the R-1-6 zoning district requires a 6,000 square foot lot with 900 square feet of useable open space for single-family residences. Nine hundred square feet is 15% of a 6,000 square foot lot. Fifteen percent of the existing legal non-conforming, 2,880 square foot lot is 432 square feet. The proposed usable open space that includes the proposed addition is 465 square feet, or 16% of the lot, thereby exceeding the proportion of the lot required to be useable open space.

The strict application of the 900 square foot usable open space development standard deprives the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification because of the sub-standard, legal non-conforming lot size. The lots to the north and south of the subject property are of similar size and provide a similar amount of square footage and proportion of the lot for useable open space, and as such, the variance will not grant the subject property a special privilege inconsistent with other properties in the vicinity.

Driveway Width (Administrative Adjustment Request)

The project proposes moving the existing 170-square foot one-car garage to the rear of the lot. The width of the existing driveway is eight feet nine inches, which is legal non-conforming. The extension of the driveway from the end of the existing driveway to the location of the relocated garage is required to be 12 feet wide. The project proposes the portion of new driveway to measure 10 feet 9½ inches. The applicant is requesting an Administrative Adjustment to allow for an up to 10% adjustment to this development standard. The 1-foot 2½ inch reduction of the width of the new driveway is 10% of the required 12 feet width.

8. PUBLIC NOTICE

Notice was provided to property owners and tenants within 300 feet of the project on or before September 25, 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 15301 (Class 1 - Existing Facilities), because it consists of a 305 sq ft addition to an existing single-family residence, which is less than 50 percent of the floor area of the structures before the addition.

10. ADVISORY BOARD ACTION

Design Review Committee:

The Design Review Committee reviewed the subject proposal at the August 20, 2025, meeting and recommended project approval to the Planning commission with the following conditions: 1) The Hardie plank siding be provided in a smooth finish instead of the proposed rough finish; and 2) All of the proposed turf/grass areas on the landscape plan be replaced with new turf/grass.

11. ATTACHMENTS

- Attachment 1 Resolution No. PC 11-25
- Attachment 2 Design Review Committee Staff Report, August 20, 2025
- Attachment 3 Vicinity Map
- Attachment 4 Project Plans
- Attachment 5 Letter of Justification