



145 South Olive Street
Orange, CA 92866
(714) 639-3958

August 12, 2020

Community Development Department
Planning Division
City of Orange
300 East Chapman Avenue
Orange, CA 92866

RE: East Katella Retail Center
232 East Katella Avenue
Orange, CA 92867
DSEA Project # 714

Enclosed is a drawing package for proposed improvements to the existing commercial parcel at 232 East Katella Avenue. The plan includes the demolition of an existing 1-Story commercial structure located within the current zoning setback along with the reconfiguration of a current parking area and decomposed granite storage yard. The existing adjacent lots to the south are residences and are separated from the project site by a 6' masonry wall. The adjacent parcel to the east is a retail center with parking and landscaping located directly adjacent to the back of the new development. A 5' high metal fence is currently located between these parcels and will remain. The adjacent parcel to the west is a Restaurant use and the parking for this business is located immediately to the west of the project parcel, separated by a 5' high masonry wall that extends partially from the northern lot line. There is a reciprocating access egress easement between these two properties for the maneuvering and circulation of the trash truck.

The current parcel extends into the P.R.O.W. by 10'. Under a separate process, the owner is working with Public Works to dedicate an easement of 10' to the City of Orange. This will bring the working northern boundary into alignment with the adjacent parcels. The draft of this document is attached for reference.

The proposed project will include a 6,776 sf, 1 Story Retail/Office Speculative Pad Building with (28) standard spaces and (2) Accessible Parking spaces that comply with Chapter 11B of the CBC. An accessible path of travel will be provided to all tenant locations and back of house entries. In addition, the new driveway will be connected to the adjacent parcel to the west to allow for both parcels to have improved fire access. No alterations to adjacent properties will be made by this project.

August 27, 2018

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Parking will be screened from Katella to meet the City of Orange Parking Screening Requirements. Landscape will consist of buffer zones with adjacent parcels and a 10' strip in the front setback of the project. A relocated driveway access point will be required. Please refer to Sheet 1.1 for the parking calculations. The project is anticipated to be a general retail and/or an office use. As such per 17.34.060 of the City Municipal Zoning Ordinance, the project requirement for either or both uses would be 5 spaces per 1000 sf. The project GSF is 6,856 sf which would require a minimum of 35 spaces. The project requests that the City accept an administrative adjustment for the parking on this project from the code required 35 to the proposed 30 spaces.

Sincerely,

Jason Chambers
Project Manager
DSEA, Inc.

cc: Sayed H. Ali, Katella Commercial LLC
Doug Ely, DSEA

Encl: East Katella Retail Center - Arch 20200811
232 Katella Existing Site Plan-Topo Survey
232 Katella Preliminary Grading Plan
232 Katella WQMP Preliminary Submittal
232 E. Katella Easement Deed