

RESOLUTION NO. PC 18-21

**A RESOLUTION OF THE PLANNING COMMISSION
RECOMMENDING CITY COUNCIL APPROVAL OF
SMALL LOT SUBDIVISION GUIDELINES**

APPLICANT: CITY OF ORANGE

Moved by Vice-Chair Vazquez and seconded by Commissioner Martinez that the following resolution be adopted:

WHEREAS, small lot subdivision development provides an alternative housing type to larger scale condominiums and apartments in multi-family residential zones and some mixed use zones, and is particularly well-suited in transitional areas between established neighborhoods developed with single-family homes and other more intensive residential or commercial uses;

WHEREAS, the Small Lot Subdivision Guidelines have been prepared as a companion document to the Small Lot Subdivision Ordinance to articulate City expectations for site layout, building scale, unit orientation, building height, privacy and contextual compatibility for infill residential development with surrounding established neighborhoods;

WHEREAS, the Small Lot Subdivision Guidelines are intended to uphold the goals of introducing new dwellings and a new housing typology that maintains and responds to the existing urban form, achieves high quality urban design, and promotes walkability through infill development;

WHEREAS, the Planning Commission conducted a duly advertised public hearing on July 19, 2021, at which time interested persons had an opportunity to testify either in support of or in opposition to the proposed Small Lot Subdivision Guidelines and recommends approval thereof;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council approve the subject Small Lot Subdivision Guidelines, shown as Attachment 1, attached hereto, based on the following finding:

SECTION 1- FINDING

The Small Lot Subdivision Guidelines are consistent with the goals and policies stated within the City's General Plan Land Use, Housing, and Urban Design Elements by supporting diverse residential environments, contextually compatible infill residential development, and integration of new development with the established urban form.

SECTION 2-ENVIRONMENTAL REVIEW

The proposed Small Lot Subdivision Guidelines are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15305 (Class 5 –

Minor Alterations in Land Use Limitations) because the guidelines simply provide guidance for site planning and building design for infill residential development sites. The guidelines provide parameters for neighborhood compatibility, privacy, and internal cohesiveness of small lot subdivisions. The guidelines will not cause changes to the residential density established in the General Plan for the multi-family and Neighborhood Mixed Use land use districts. They do not involve a specific site or development project, and do not otherwise result in a physical change that could cause an impact to the environment.

I hereby certify that the Planning Commission of the City of Orange adopts the foregoing resolution on July 19, 2021, by the following vote:

AYES: Simpson, Vazquez, Glasgow, and Martinez

NOES: None

ABSTAIN: None

ABSENT: None



Dave Simpson, Planning Commission Chair

8-24-21

Date