



Agenda Item

Orange City Council

Item #: 9.1.

7/14/2026

File #: 26-0273

TO: Honorable Mayor and Members of the City Council

THRU: Jarad Hildenbrand, City Manager

FROM: Russell Bunim, Director of Community Development

1. SUBJECT

Public Hearing to consider a request to establish a Planned Unit Development (PUD) and subdivide a 2.02-acre parcel into 11 single-family homes at 647 N. Rancho Santiago Boulevard, the Introduction and First Reading of Ordinance No. 12-26 approving Zone Change No. 1318, and finding of California Environmental Quality Act (CEQA) Exemption

2. SUMMARY

The proposed project would establish a Planned Unit Development (PUD) and subdivide a 2.02-acre parcel into 14 lots: 11 numbered lots, each with a separate single-family home, and three lettered lots for front yard setback areas, a private road, and common open space area. The project will result in the construction of 11 new two-story single-family homes and shared common space. As part of this proposal, a zone change is requested from the existing zoning designation of Single Family Residential 10,000 sq. ft. (R1-10) to Single Family Residential 10,000 sq. ft. (R1-10 [PUD 3203]). (ZC No. 1318, TTM No. 0052, CUP No. 3203, DR No. 5119, and MNSP No. 1137).

3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.
2. Adopt City Council Resolution No. 11709, A Resolution of the City Council of the City of Orange approving Tentative Tract Map No. 0052, Conditional Use Permit No. 3203, Design Review No. 5119, and Major Site Plan Review No. 1137, to establish an 11-unit planned unit development and subdivide a 2.02-acre parcel into 11 separate parcels located at 647 N. Rancho Santiago Boulevard.
3. Introduce and conduct First Reading of Ordinance No. 12-26. An Ordinance of the City Council of the City of Orange Approving Zone Change No. 1318 to change the zoning classification from Single Family Residential 10,000 square feet (R1-10) to Single Family Residential 10,000 square feet - PUD No. 3203 (R1-10 [PUD 3203]) on a 2.02-acre site located at 647 N. Rancho Santiago Boulevard.
4. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15183 of the State CEQA Guidelines (Projects consistent with a Community Plan, General Plan, or Zoning).

4. FISCAL IMPACT

None.

5. STRATEGIC PLAN GOALS

Goal 3: Enhance Economic Development and Achieve Fiscal Stability.

6. DISCUSSION AND BACKGROUND

The subject site is a single parcel and is a currently vacant and undeveloped irregularly shaped lot measuring 133 feet wide (street frontage along N. Rancho Santiago Boulevard) by 626 feet deep. Detailed information about the proposed development is provided in Attachment 6.

The proposed project includes the following components:

Planned Unit Development:

The project is proposed as a Planned Unit Development (PUD), defined by the Orange Municipal Code as “a development established to provide an alternative to standard residential development wherein the existing General Plan densities are preserved but flexibility is provided by allowing the clustering of units and combining of open space, recreation areas, and roadways under common ownership.” Pursuant to OMC Chapter 17.16.020, a Conditional Use Permit before the Planning Commission and City Council is required for a proposed PUD project, which may be located in any zone district zoned for residential use. Additionally, pursuant to OMC Chapter 17.16.040, a PUD shall be adopted by ordinance and indicated on the zoning map by the base zoning designation and the Conditional Use Permit number applicable to that PUD, via a Zone Change application.

Subdivision:

The project proposes subdividing the existing site into 14 new lots; 11 numbered lots for new residences and three letter lots for access, open space, and landscaping. The numbered lots will have an average lot area of 4,489 square feet and will be accessible by a private road that connects to Rancho Santiago Boulevard. The proposed lettered lots will be composed of the front yard setback areas, the private road, and common open space area. Gated access is not proposed.

Residential Homes and Private Road:

Each numbered lot will have a new 2-story single-family home with an attached 2-car garage and a private backyard. The buildings each maintain a 10-foot setback from the private road and 5-foot side yard setbacks. The homes will have the option of three conceptual floor plans with three bedrooms each and the ability to convert the den into a fourth bedroom. In addition to the required two parking spaces per unit, 17 guest spaces are provided through one space on the driveway for each property and 6 spots in the common open space area in the rear of the lot.

Landscaping and Common Space Area

The project also offers a shared common space with benches, a covered structure, and a grass field at the rear of the property. The common space will have pedestrian access through a walkway along the private road. The private road and common space comply with applicable development requirements, and the overall project site will be adequately maintained with shrubs and trees to enhance the visual impact of their intended use.

PROJECT ANALYSIS

Staff believe that the proposed infill residential development will be compatible with the scale, massing, orientation, and articulation of the surrounding neighborhood. The subdivision layout including proposed drive aisle, driveway, and garage orientations are similar to surrounding

residential areas. Each unit meets required off-street parking requirements, maintains 5-foot side yard setbacks for building separation, and the project's common open space area is located in the rear of the property to enhance privacy from the street.

The current parcel is an irregular lot measuring approximately 133 feet of street frontage along N Rancho Santiago and 626 feet in depth, currently designated R1-10. Under current zoning requirements, existing conditions would allow two single family units, as the street frontage would be the limiting factor. As such, the applicant proposes establishing a PUD designation, which would allow for the subdivision and construction of 11 units, enabling a creative way to maximize the usage of the land. The proposal of 11 units is also consistent with the density allowed under the General Plan designation of Low Density Residential. The new private road would allow each property to have street frontage and unobstructed access.

The development standards for a PUD remain consistent with the development standards of the R1-10 zoning code standards and also implement additional development standards such as setbacks to interior streets, building separation, landscaping, open space amenities, pedestrian paths, and private streets. Staff have reviewed and worked with the applicant to reach code compliance with the PUD development standards applicable to the proposed project.

The project design has been reviewed under the findings required by the Administrative Design Review findings set forth in the Municipal code and the Infill Design Guidelines. The surrounding neighborhood does not have any specific architectural style nor specific design guidelines. The proposed units will have a Mediterranean architectural style that includes stucco walls, tile roofs, wrought iron, and an asymmetrical layout. Three color plans are proposed, and all units will face the private drive. The project design upholds community aesthetics through the use of a consistent architectural design theme.

Planning Commission Review

On April 20, 2026, the Planning Commission conducted a public hearing for the project. Two public comments were posted on the City's website, and three community members spoke at the meeting. Written public comments from the April 20, 2026 meeting are included as Attachment 7.

Public Comments

Two community members spoke at the meeting in support of the project and stated the benefits of this type of development for the community in terms of new construction and availability of new single-family homes for younger people to be able to purchase in the City. Other general community concerns received in written comments included the existing condition and future improvements of fencing along the northern property line wall, operation of an existing church and commercial nursery adjacent to the project site, potential vector issues associated with rodent activity in the area, potential traffic congestion, and public right of way improvements.

Planning Commission Discussion

Planning Commission discussion included clarifications with staff regarding the public comments. The Planning Commission recommended approval of the project to the City Council by a 6-0-1 vote (Martinez absent), with no added conditions.

7. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) because the project is consistent with the existing General Plan density and zoning. An initial study was provided in justification to verify consistency with the existing certified General Plan EIR (Attachment 4). There is no environmental public review or notice required for this exemption.

8. ATTACHMENTS

- Attachment 1 Resolution No. 11709
- Attachment 2 Ordinance No. 12-26
- Attachment 3 Vicinity Map
- Attachment 4 Initial Study/CEQA Analysis Under CEQA Guidelines Section 15183
- Attachment 5 Project Plans
- Attachment 6 Planning Commission Staff Report dated April 20, 2026
- Attachment 7 April 20, 2026, Planning Commission minutes