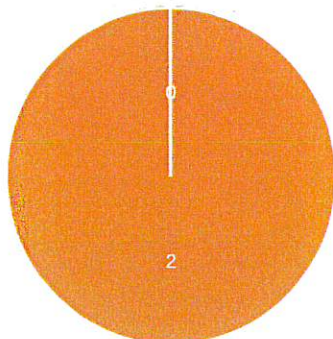


Agenda Name	Comments	Support	Oppose	Neutral
2. PUBLIC COMMENTS At this time, members of the public may address the Commission on matters not listed on the Agenda which are within the subject matter jurisdiction of the Commission, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.	3	0	2	1
3.1. Public Hearing to consider a proposal to redevelop a commercial property with 71 small lot single-family homes at 2375 N. Tustin Street. An Initial Study/Mitigated Negative Declaration was prepared in conformance with CEQA (GPA25-0003, ZC25-0002, TTM25-0001, MJSP25-0002, ADR25-0018, and ENV25-0001).	2	0	2	0

Agenda Item: eComments for 3.1. Public Hearing to consider a proposal to redevelop a commercial property with 71 small lot single-family homes at 2375 N. Tustin Street. An Initial Study/Mitigated Negative Declaration was prepared in conformance with CEQA (GPA25-0003, ZC25-0002, TTM25-0001, MJSP25-0002, ADR25-0018, and ENV25-0001).

Overall Sentiment

Support (0%) Oppose (100%) Neutral (0%)
No Response (0%)



Leslie Manderscheid

Location:

Submitted At: 4:57pm 04-06-26

The Project needs to provide a more adequate fire access rather than accessing through the adjacent community's property. That is illegally encroaching onto their property and would cause significant impacts to their internal access.

The project description does not mention use of gas line utilities. is there no use of gas line utilities?

The height of this development should be restricted to 2 stories. The height of 3 stories would unfairly impact the 2 neighboring one-story communities.

Adrienne Gladson

Location:

Submitted At: 3:58pm 04-06-26

Thanks for allowing me to submit my comments. E-comment was down all weekend. They were restore this morning. I spent my Easter weekend, like all of you, reviewing the complex details and issues of the project. See see my attachment on several pages.

I wish these were printed and place in the hot file.

1. Loss of Sales Tax and Property Tax. Best Buy isn't coming back, but we don't know the future for large commercial sites. Once commercial is gone its gone. The fiscal analysis was prepared for (and paid) by the applicant. The neighbors and I are not economist (neither is the Commission or staff) to know if the data is correct. For the short term it may deliver the revenue the city needs, but what's the assurances and sustainability for our economic stability the decades ahead? Very skeptical this will be positive to our general fund. You can roughly project what the applicant and property owners will make. That's great for them and that profit is fair for them to earn. They will sell them and be gone once built. What does Orange get? Where are the public benefits (*The impact fees don't count. That the routine cost of any residential development?*)
2. The property owner of Best Buy and the Bank of America (currently in construction) properties are one in the same. If that street frontage had been retained both properties would be in a better position to become a redeveloped commercial sales tax and property tax generator. Another economic development opportunity the city let slip away!
3. To be clear, both Coco Palms and Park 72 are condominiums not apartments. They own modest homes. Their property rights matter too.
4. They're supposed to be pleased with this next-door because it will increase our property values. Nope. The units are generally 740 to under 1500 square feet (on 6.9 acres) in size. Plus, the income of the folks that will buy here is expected to be at \$240,000 annually. They will look down on their neighbors literally and will not have these modest incomes. Many here are on social security or a lower pension. Such comments are offensive.
5. Bulk and Mass - 3 story adjacent to one story. Yes, there is a horizontal setback but that's from the Coco Palms and Park 72 sides of this project. These new backyards are very shallow. Two recent examples where Small Lot Subdivision was reviewed and considered by this body where the existing condition was respected:
 - Cambridge and Katella (reviewed March to May 2024 now under construction) - Developer volunteered to switch out the three-story unit to 2 stories adjacent to one-story homes next door. The Small Lot regulations do allow 35 feet in height, but that developer respected the neighbors by dropping it two stories. Or consider lowering the grade deeper so it looks like two stories from Coco Palms and Park 72 neighborhoods. Respect these neighbors as well. They have property rights too.
 - Fletcher (715 W. Fletcher) project reviewed by the Commission on February 19, 2026 - Location is adjacent to two story townhomes and a community recreation area. Again, not one-story situation. The three stories here isn't so massive and overpowering when its next to two stories.
6. The three-bedroom units all have ground floor dens. It will be difficult to convert some of those dens per the floor plans (studied over Easter weekend) to a bedroom due to stair, bathroom

Comments from Adrienne J. Gladson, AICP
Contact information on file

and front entry location, and as defined by city code. That's good. But they could become a home office that generates visitors. No parking is provided for that use. Shouldn't there be a code requirement for that? Some Plan 3s have a ground level bedroom but no third space which is a concern. Plan 5 with 4 bedrooms with a den have a third parking space which complies with the Small Lot Subdivision code, but state allows that area to easily become an ADU. What happens then?

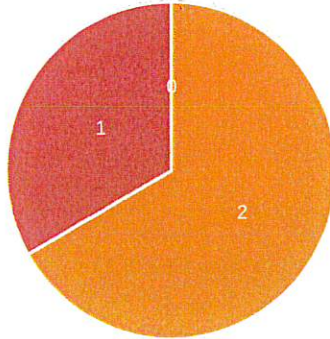
7. No image simulations or visual perspectives have been provided of what the long linear row of 11 units will look like from several interior locations inside of Coco Palms/Park 72/Mobile home park. Plus, mature trees or other shielding technics are not provided that could be helpful. The goal is privacy, so we don't see them, they don't see us.
8. Traffic doesn't trip the thresholds for finding it significant. But the project does bring hardships. Another nuisance and load existing neighbors must suffer with. The am peak trip hour (6 to 9 am) is 34 but that's when Coco Palms and Park 72 residents leave too. The existing condition out of our community at this time fights the timing of two signals both to the mall and one to this site that delays our left turn movements out.
9. Note that both Coco Palms and Park 72 each take the hit by providing the needed horizontal setback, while Park 72 is expected to provide for the project's emergency access (see the conditions of approval from Fire). Neither one is fair. Why should any project need to use an adjacent property for any of their needs. There is no reason why a business decision to overdevelop a site gets to be pushed onto another property owner to solve?
10. What happens if the land use designation and zoning is changed to multi-family, and the Small Lot Subdivision plan doesn't get implemented or financially **pan out**? The now in place land use property rights and all the new state housing laws could bring a higher density project with affordable units perhaps as high as 100 units per acre. Requiring it to be guaranteed to no more than **71 units** tied together with the land use and zone change is **another missed opportunity that would further protect the neighbors.**
11. Commission carries the load and verifying the details as the DRC did. All design elements, landscaping, compliance with the Small Lot Subdivision regulations and the goals of the guidelines are in your hands. The DRC is NOT opposed to Small Lot Subdivision projects. They reviewed the whole ordinance and supported it as adopted at that time. I too support the end goal of achieving ownership units in R-3 properties. The problem is it's not being followed and the adjacency to one-story residential was not properly evaluated and included on the code checklist table. To be clear, this needs to be amended to fix this oversight. This project needs more work. Take all the time you need to GET THE DETAILS correct. The neighbors deserve it.

Agenda Item: eComments for 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.

Overall Sentiment

Support (0%) Oppose (66%) Neutral (33%)
No Response (0%)



Leslie Manderscheid

Location:
Submitted At: 5:17pm 04-06-26

The proposed project provides inadequate fire access by encroaching on the adjacent property to the north. This does not seem legal to use adjacent private neighborhood property for the fire access and it would cause significant impact to the adjacent community during use of this access. This project should be using their own access roads or private additional access from their parcel.
The height of this development should be reduced to 2 stories to reduce the substantial impacts to the existing neighboring one-story residential developments. The impacts the mass & height of a 3-story building would also reduce the value of the current one-story residential properties.
Please verify if this project would be using gas utilities. In the applicant's October 2025 letter describing the public utilities, gas lines were not mentioned.

Adrienne Gladson

Location:
Submitted At: 4:53pm 04-06-26

Sharing this photo of the project at Katella and Cambridge for context.

Guest User

Location:
Submitted At: 4:36pm 04-06-26

As a property owner to the south of this proposed development I am against it on the grounds of loss of sales tax revenue, mass and scale with relation to the existing three neighborhoods, impact during construction and impact to our residents because of traffic.