

MINUTES - DRAFT

City of Orange

Planning Commission

April 06, 2026

The Planning Commission of the City of Orange, California convened on April 6, 2026, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1. OPENING/CALL TO ORDER

Vice Chair Tucker called the meeting to order at 5:33 p.m.

1.1 PLEDGE OF ALLEGIANCE

Commissioner Tim McCormack led the flag salute.

1.2 ROLL CALL

Present: Tucker, Vazquez, Martinez, Maldonado, Vejar, and McCormack
Absent: Leslie

2. PUBLIC COMMENTS

None.

3. PUBLIC HEARINGS

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).

Principal Planner, Monique Schwartz, presented a summary of the proposed project.

Vice Chair Tucker opened the public hearing at 5:46 p.m.

Applicant Chad Brown gave a presentation on the project.

Public Speakers:

The following spoke in opposition of the project: Lisa Ackerman Baldwin, Adrienne Gladson and Cynthia Hesketh

The following spoke in favor of the project: Jeff Weber

Vice Chair Tucker closed the public hearing at 6:52 p.m.

Commissioners discussed preservation of privacy for the adjacent neighbors; project

incompatibility with the neighborhood context in terms of height, density, and scale; request for modified windows to increase screening of sight line views onto neighboring properties to the north and south; parking on adjacent bank property; fire access on adjacent property; garage storage; roof top restrictions; designated guest parking; setback and height requirements of the C-TR zone; and the enhancement of this portion of Tustin Street with the project.

A motion was made by Commissioner Maldonado to approve as recommended. The motion failed due to lack of a second.

A motion was made by Commissioner Vejar, seconded by Commissioner Martinez, to

1. Adopt Planning Commission Resolution No. PC 08-26. A Resolution of the Planning Commission of the City of Orange recommending City Council approval of General Plan Amendment No. GPA25-0003, a request to change the General Plan designation from General Commercial to Medium Density Residential on a 4.23-acre site located at 2375 N. Tustin Street.
2. Adopt Planning Commission Resolution No. PC 09-26. A Resolution of the Planning Commission of the City of Orange recommending the City Council approval of Zone Change No. 25-0002 and adoption of an Ordinance to change the zoning designation from Limited Business Tustin Redevelopment Project Area to Residential Multiple Family to establish consistency between the Medium Density General Plan Land Use designation and zoning classification in accordance with state law on a 4.23-acre site located at 2375 N. Tustin Street.
3. Adopt amended Planning Commission Resolution No. PC 10-26. A Resolution of the Planning Commission of the City of Orange recommending the City Council approval of Tentative Tract Map No. TTM25-0001, Major Site Plan Review No. MJSP25-0002, Administrative Design Review No. ADR25-0018, IS/MND No. ENV25-0001 and associated Mitigation Monitoring and Reporting Program for the redevelopment of a vacant commercial site with 71, three-story single-family small lot homes, open space recreation area, guest parking, and related site improvements on a 4.23-acre site located at 2375 N. Tustin Street with the following added conditions: Applicant shall work with staff to modify second and third story north and south facing windows for units along the north and south property lines, similar to other projects with sight line issues, and provide additional renderings and sight line views from the modified windows onto adjacent properties to the north and south, particularly where there is a sight line view into a window or yard space; and applicant shall provide sight line views from the nearest roof decks onto adjacent communities to the north and south.

The motion carried by the following vote:

Ayes: Tucker, Vazquez, Martinez, and Vejar
Noes: Maldonado, and McCormack
Absent: Leslie

4. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:31 p.m.

The next Regular Planning Commission Meeting will be held on Monday, April 20, 2026 at 5:30 p.m., in the Council Chamber.

Hayden Beckman
Planning Manager

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