



Agenda Item

Orange City Council

Item #: 9.1.

4/28/2026

File #: 26-0147

TO: Honorable Mayor and Members of the City Council

THRU: Jarad Hildenbrand, City Manager

FROM: Russell Bunim, Community Development Director

1. SUBJECT

Public Hearing to consider a request to subdivide an existing vacant site and construct 15 detached three-story residential dwellings at 715 W. Fletcher Avenue and finding of CEQA Exemption (ENT25-0015)

2. SUMMARY

The applicant proposes to subdivide an existing vacant site and construct 15 detached three-story residential dwellings, each with private two-car garages, and nine additional off-street surface parking spaces. One of the proposed residential units will be restricted to a very low-income household, which under State Density Bonus Law, allows an increase to the project baseline density of four units.

3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.
2. Adopt Resolution No. 11662. A Resolution of the City Council of the City of Orange approving ENT25-0015 (Tentative Tract Map, Major Site Plan Review, and Administrative Design Review), a request to subdivide an existing 0.72-acre vacant site to construct 15 detached three-story residential dwellings at 715 W. Fletcher Avenue.
3. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with section 15332 (Class 32-In-Fill Development Projects) of the State CEQA Guidelines.

4. FISCAL IMPACT

None.

5. STRATEGIC PLAN GOALS

Not applicable.

6. DISCUSSION AND BACKGROUND

The project site is currently vacant and is located on a segment of Fletcher Avenue characterized by residential uses and an elementary school on the north side of the street, and industrial uses to the south. The site is flanked on three sides by multi-family residential development.

The proposed project utilizes the Small Lot Subdivision provisions of the Orange Municipal Code to

develop a detached single-family development in a Multi-family Residential (R3) zone in lieu of a traditional multi-family project. The subdivision requires approval of a tentative tract map. While the General Plan designation allows up to 11 units on the site, under State Density Bonus law the inclusion of an affordable unit allows a 30 percent density bonus, resulting in a total of 15 units.

The units are arranged along the perimeter of the site, oriented around a private T-shaped driveway that provides fire access and circulation, with primary access from W. Fletcher Avenue. The project includes development standard reductions pursuant to State Density Bonus Law, including reduced front and rear yard setbacks, reduced open space dimensions, and modified parking and driveway standards. Detailed project information is provided in Attachment 4 to this report.

The proposed units are designed in a Spanish Colonial Revival architectural style, with enhanced treatment for the two street-facing units. Staff finds the project to be compatible with the surrounding two-story multi-family development to the north, east, and west that reflect a variety of contemporary architectural styles with high roof pitches.

The project contributes to the City's Regional Housing Needs Assessment (RHNA) goals by adding both market-rate and one affordable unit to the City's housing stock.

7. ADVISORY BOARD ACTION

Staff Review Committee:

The Staff Review Committee (SRC) reviewed the project and on December 17, 2025, the SRC recommended approval of the project to the Planning Commission.

Planning Commission:

On February 19, 2026, the Planning Commission reviewed and recommended City Council approval of ENT25-0015 by a vote of 7-0, for the Tentative Tract Map, Major Site Plan Review, and Administrative Design Review.

8. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15332 (Class 32 - In-Fill Development Projects) because the project is consistent with the applicable General Plan designation and zoning designation; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value was a habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. No public review is required.

9. ATTACHMENTS

- Attachment 1 Resolution No. 11662
- Attachment 2 Vicinity Map
- Attachment 3 Applicant Project Narrative Letter
- Attachment 4 Project Plans
- Attachment 5 Conceptual Landscape Plan

- Attachment 6 Tentative Tract Map 19429
- Attachment 7 Site Photos
- Attachment 8 Legal Memo for State Density Bonus Law
- Attachment 9 CEQA Class 32 Categorical Exemption Memo
- Attachment 10 Planning Commission Staff Report of February 19, 2026
- Attachment 11 Planning Commission Minutes of February 19, 2026