



Agenda Item

Planning Commission

Item #: 5.2.

2/19/2026

File #: 26-0073

TO: Chair and Members of the Planning Commission

THRU: Hayden Beckman, Planning Manager

FROM: Ryan Agbayani, Senior Planner

1. SUBJECT

Public Hearing to consider a request to subdivide an existing vacant site to 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 the project to exceed the baseline density by four units.

3. RECOMMENDED ACTION

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. PC 07-26 recommending City Council approval of ENT25-0015 (Tentative Tract Map, Major Site Plan Review, and Administrative Design Review).
3. Recommend that the City Council 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. PROJECT BACKGROUND

Applicant	Hamilton Land Development, Inc. (Matt Hamilton)
Property Owner	ADC Fletcher 15, LLC
Property Location	715 W. Fletcher Avenue
Assessor's Parcel Number	374-261-10 and -11
Existing General Plan Land Use Element	Low Medium Density Residential 15.0 du/ac (LMDR)
Existing Zoning Classification	Multiple-Family Residential (R3)
Old Towne	No
Specific Plan/PC	None
Site Size	31,200 Square Feet (0.72 acres)

Circulation	Access to the site is from an existing driveway along the southern property line fronting W. Fletcher Avenue
Existing Conditions	The site is currently vacant with two temporary shipping containers along the western property line. The site secured with a temporary construction fence with mesh screening.
Surrounding Land Uses and Zoning	North: Multiple-Family Residential (R3) Existing community pool, recreational facilities, and surface parking for the Fletcher Avenue Condominiums (complex)
	South: Light Industrial (M1) Fletcher Retarding Basin owned by the Orange County Flood Control District
	East: Multiple-Family Residential (R3) Existing two-story condominiums with private garages and surface parking (Fletcher Avenue Condominiums)
	West: Multiple-Family Residential (R3) Existing two-story townhomes with attached garages and surface parking (Fletcher Woods Townhomes)
Previous Applications/Entitlements	None

5. PROJECT DESCRIPTION

The applicant proposes to subdivide an existing vacant site to construct 15 detached three-story residential dwellings with private two-car garages per unit, and nine additional off-street surface parking spaces. Of the 15 total units, one will be restricted to a very low income household, which invokes State Density Bonus Law to exceed the baseline density by four units.

The proposed units will be constructed along the western, northern, and eastern property lines configured around a private “T-shaped” driveway to allow for fire access and turnaround area. Sole access to the site will be from a two-way driveway along the southern property line fronting onto W. Fletcher Avenue.

The design inspiration for the proposed units is “Spanish Colonial Revival” with architectural design elements such as sand finish stucco, concrete tile roof, decorative metal railing, shutters, gable accents, and metal grilles. The two units directly facing W. Fletcher Avenue (Units 1 and 15) will have enhanced treatment given their high visibility from the street. These include a faux window with decorative shutters and arched entryways at the first floor, and a 1-foot projection at the middle of the second floor with added decorative metal grilles.

6. PROJECT ANALYSIS

Staff believes that the project is compatible with the surrounding multi-family development and will contribute to the City’s Regional House Needs Assessment (RHNA) allocation.

R3 Zoning Small Lot Subdivision Guidelines

The baseline zoning designation of the project site is R3. The applicant is utilizing the Small Lot Subdivision Development Standards as outlined Orange Municipal Code (OMC) Section 17.14.270 to

allow an alternate “detached” housing typology, as opposed to the traditional multi-family development. The small lot subdivision ordinance allows for the development of smaller fee simple, single-family residential lots in the multi-family residential zones. As such, a tentative tract map is required for the creation of this small lot subdivision. Small lot subdivisions provide a space-efficient and economic alternative to traditional options for homeownership in the City of Orange. They reduce the amount of land required for new single-family residences which potentially creates opportunities for more affordable homeownership through lower land costs. In addition, small lot subdivisions allow a greater variety in lot sizes and flexibility in lot configuration, which promote urban infill, a diversity of housing types, and neighborhood stability.

State Density Bonus Law

The baseline density for the project under the City’s General Plan Land Use Designation of LMDR is 11 homes (0.72 net acres x 15 du/ac). Since the applicant is proposing to set aside one of the 11 homes for a very low income household (50% Area Median Income), the project qualifies for a density bonus of 30% (or four homes), in accordance with State Density Bonus Law.

Reductions and Waivers

Density Bonus Law incentivizes the development of affordable housing and other under-produced housing types by providing additional density as well as development standard reductions and/or waivers to qualifying projects. The proposed project qualifies for reductions and waivers to the OMC small lot subdivision development standards, which are specifically listed on the cover sheet of the project plans (Attachment 4). The applicant requests waivers for the following development standards:

Standard	Required	Proposed
Perimeter Front Yard Setback (Along W. Fletcher Avenue)	15 Feet	8.5 Feet
Perimeter Rear Yard Setback (Along Northern Property Line)	10 Feet	7.6 Feet
Minimum Private Usable Open Space Dimensions	10 Feet (Width)	6.9 Feet (Width)
Trash Enclosure Per City Standard	Required	Proposing Private Trash Bins Stored Within the Private Garages
Minimum Width for Two-Way Drive Aisle	25 Feet	20 Feet
Minimum Back-Up Space (90-Degree Parking Spaces)	25 Feet	24 Feet
Minimum Depth for Drive Aisle Accessing an Arterial Highway	30 Feet (Depth)	10 Feet (Depth)

7. AUTHORIZING GUIDELINES

OMC Section 17.08.020 authorizes the Planning Commission to review and make a recommendation to the City Council on a Tentative Tract Map application. The other required entitlements include a

Major Site Plan Review and Administrative Design Review. Footnote (b) on Table 17.08.020 of the OMC - Reviewing Bodies states that, "When more than one type of application is filed for a single project, the application requiring the highest level of approval shall dictate the review process for the entire group of applications." The City Council is the highest-level approving body for this application.

8. PUBLIC NOTICE

Notice was provided to property owners and tenants within 300 feet of the project and posted at the site on or before February 6, 2026. No comments have been received as of the agenda publication for the project's public hearing before the Planning Commission.

9. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 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. There is no environmental public review required for a CEQA categorically exempt project.

10. ADVISORY BOARD ACTION

Staff Review Committee:

The Staff Review Committee (SRC) reviewed the project on April 2, 2025; June 4, 2025; August 13, 2025; October 1, 2025, and November 12, 2025. On December 17, 2025, the SRC recommended approval of the project.

11. ATTACHMENTS

- Attachment 1 Planning Commission Resolution No. PC 07-26
- 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 Appendix A VMT Screening Analysis
- Attachment 11 Appendix B Noise and Vibration Impact Analysis

- Attachment 12 Appendix C Air Quality Impact Analysis
- Attachment 13 Appendix D Hydrology Study
- Attachment 14 Appendix E Preliminary WQMP
- Attachment 15 Appendix F Phase I ESA
- Attachment 16 Geotechnical Report