

**CONDITIONAL USE PERMIT NO. 25-0156  
MINOR SITE PLAN REVIEW NO. 25-0156**

**RESOLUTION NO. PC 15-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING PLANNING APPLICATION NO. 25-0156 (CONDITIONAL USE PERMIT NO. 25-0156 AND MINOR SITE PLAN REVIEW NO. 25-0156), TO ALLOW AN 864-STUDENT CHARTER SCHOOL AND RELATED SITE IMPROVEMENTS ON AN EXISTING COMMERCIAL SITE LOCATED AT 1937 AND 2011 W. CHAPMAN AVE.**

**APPLICANT: CALIFORNIA REPUBLIC LEADERSHIP ACADEMY**

**WHEREAS**, the Planning Commission has authority per Orange Municipal Code (OMC) Table 17.08.020, and Sections 17.10.030.C and 17.13.030 to take action on Conditional Use Permit No. 25-0156 and Minor Site Plan Review No. 25-0156, at 1937 and 2011 W. Chapman Avenue; and

**WHEREAS**, an application for Conditional Use Permit No. 25-0156 and Minor Site Plan Review No. 25-0156, was filed by the applicant in accordance with the provisions of the OMC; and

**WHEREAS**, the application for Conditional Use Permit No. 25-0156 and Minor Site Plan Review No. 25-1056 was processed in the time and manner prescribed by state and local law; and

**WHEREAS**, Conditional Use Permit No. 25-1056 and Minor Site Plan Review No. 25-0156 are Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) and

**WHEREAS**, on January 28, 2026, and March 11, 2026, the City’s Staff Review Committee (SRC) reviewed the project and provided comments, and on March 11, 2026, the SRC recommended Planning Commission (PC) approval of the project, subject to conditions of approval; and

**WHEREAS**, on July 6, 2026, the Planning Commission conducted one duly advertised public hearing, at which time interested persons had an opportunity to testify either in support of, or opposition to, the proposal and for the purpose of considering Conditional Use Permit No. 25-0156 and Minor Site Plan Review No. 25-0156.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission approves Conditional Use Permit No. 25-0156 and Minor Site Plan Review No. 25-0156, to establish an 864

student charter elementary school located at 1937 and 2011 W. Chapman Avenue, based on the following findings:

## **SECTION 1 – FINDINGS**

### General Plan Findings:

1. *The project must be consistent with the goals and policies stated within the City's General Plan.*

The project is consistent with the Land Use Element of the City's General Plan that encourages a well-balanced community, one which provides a broad range of housing and business opportunities as well as recreational, institutional, and cultural activities that enhance the overall living environment. The proposed use will serve grades Transitional Kindergarten through eighth grade within the existing buildings on the subject property and provide new employment and education opportunities for residents in the City. The project does not propose changes to the existing building exterior which is compatible with nearby development.

### Conditional Use Permit Findings:

1. *A Conditional Use Permit shall be granted upon sound principles of land use and in response to services required by the community (OMC 17.10.030.F.1).*

California Republic Leadership Academy has requested to establish a new charter school at the subject property. The school will operate as a public charter elementary school within the boundaries of the Orange Unified School District.

Public education facilities are one of the basic services required for any municipality to provide to its residents. As such, the community as a whole benefits from both public and private schools developed in conformity with the land use and development standards of the Orange Municipal Code. Schools are permitted pursuant to a Conditional Use Permit in all zones of the city and are customarily found in both commercial and residential areas. The proposed location of the charter elementary school is consistent with the pattern of development for both public and private schools throughout the city.

2. *A Conditional Use Permit shall not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located (OMC 17.10.030.F.2).*

The request to operate California Republic Leadership Academy charter elementary school is not anticipated to have an adverse impact on surrounding land uses or create a special problem, because the proposed use will occur on a site that has already been serving multiple educational use tenants. The existing buildings and site previously authorized for educational uses are adequate to serve the current request to operate a school with a maximum of 864 students. Additionally, the site will provide a surplus of on-site parking

and accommodate a new on-site student drop-off and pick-up queuing system to maximize the efficient movement of students before, during, and after school hours. Therefore, the school in this circumstance would not cause the deterioration of the bordering residential land uses nor create special problems for the area.

The site is adjacent to single- and multi-family residential developments and commercial uses. Schools are permitted pursuant to a Conditional Use Permit in the Residential Single Family (R1-6) zone and are customarily found in both commercial and residential areas. The proposed location of the school is consistent with the pattern of development for both public and private schools throughout the city, and will utilize an existing developed property.

3. *A Conditional Use Permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is located (OMC 17.10.030.F.3).*

The existing neighborhood consists of an urban and developed environment, and the proposal is consistent with the General Plan. There is no neighborhood or community plan specifically for the area other than the City's General Plan. Furthermore, the project has the potential to help the city meet its long-term General Plan goals as related to coordinated planning for school facilities within the City as the site plan has been designed to contain all operational impacts to the project site. Furthermore, the project has the potential to help the city meet its long-term General Plan goals as related to coordinated planning for school facilities within the city. As such, the effects on the community within this area of the City have been considered and appropriately addressed and any specific requirements are included as conditions to be satisfied prior to permit issuance.

4. *A Conditional Use Permit, if granted, shall be made subject to those conditions necessary to preserve the general welfare, not the individual welfare of any particular applicant (OMC 17.10.030.F.4).*

Conditions have been included to ensure that the school operates in a manner consistent with the description provided by the applicant and in consideration to preserve the general welfare of the immediately surrounding residential neighborhoods.

#### **Minor Site Plan Review Findings:**

1. *The project design is compatible with surrounding development and neighborhoods (OMC 17.10.060.H.1).*

The project is compatible with the commercial and residential character of the property in that it is in existing commercial facilities with no exterior façade modifications, ensuring the project's frontage preserves the visual commercial character along W. Chapman Avenue.

The rear area of the site transitions to a lower-intensity scale complimentary to the adjacent R1-6 zoned residential neighborhood. A play yard will be added behind each existing building that will be repurposed to accommodate the public charter school. A six-foot-high ornamental fencing around the perimeter of each play yard is proposed.

To accommodate the new play areas, the applicant proposes to remove 111 parking spaces from the existing surface parking lot at the rear portion of the Site, leaving 100 parking spaces available with reconfigured parking bays and landscape planters. The surface parking lot and landscaping will provide an appropriate buffer between the school and nearby homes, maintaining privacy and minimizing potential impacts. Combined with the existing pedestrian pathways adjacent to each building on either side of the vehicular entrance point and new landscaping, will promote a safe, well-organized campus environment while maintaining the character and livability of the surrounding neighborhood

2. *Minor Site Plan approval shall be granted if the project conforms to City development standards and any applicable special design guidelines or specific plan requirements (OMC 17.10.060.H.2).*

There are no applicable special design guidelines or specific plan requirements for this property. The project conforms to City development standards, including parking and the allowance for a new school in the C2 zone through a Conditional Use Permit.

3. *Minor Site Plan approval shall be granted if the project provides for safe and adequate vehicular and pedestrian circulation, both on- and off-site (OMC 17.10.060.H.3).*

The project has safe and adequate access and circulation for vehicles and pedestrians on and off-site. The existing vehicular access and driveway off Chapman Avenue will be maintained to accommodate all access needed to parking spaces and for emergency vehicle access. Disabled parking and access have been designed to accommodate building code requirements. The street orientation of the development and streetscape amenities clearly differentiate between vehicular and pedestrian space in support of safe and well-defined movement through and around the site.

4. *Minor Site Plan approval shall be granted if City services are available and adequate to serve the project (OMC 17.10.060.H.4).*

A review of the Project with all City departments concludes that City services will be available and adequate to serve this site, including water, sewer, police, and fire services.

5. *Minor Site Plan approval shall be granted if the project has been designed to fully mitigate or substantially minimize adverse environmental effects (OMC 17.10.060.H.5).*

No environmental effects have been identified for the project. Technical studies related to traffic, noise, air quality, and drainage have been provided by the applicant that show that the project will have no significant environmental impacts and the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 – Existing Facilities) because the project involves a negligible expansion of an existing use, consisting of interior tenant improvements of the two existing buildings, and conversion of two new play areas from the existing parking lot. The Orange Municipal Code will adequately manage construction and use regulation needs of the project. There is no environmental public review required for a Categorical Exemption.

## **SECTION 2 – ENVIRONMENTAL REVIEW**

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1- Existing Facilities) because the project involves a negligible expansion of an existing use, consisting of interior tenant improvements of the two existing buildings, and conversion of two new play areas from the existing parking lot. There is no environmental public review required for a Categorical Exemption.

## **SECTION 3 – CONDITIONS OF APPROVAL**

BE IT FURTHER RESOLVED that the following conditions are imposed with approval:

*General:*

1. The project shall conform in substance and be maintained in general conformance with plans and exhibits labeled Project Plans in the staff report dated July 6, 2026, including any modifications required by conditions of approval, and as approved by the Planning Commission. Any future expansion in area or in the nature and operation of the use approved by Conditional Use Permit No. 25-0156 and Minor Site Plan Review No. 25-0156 shall require an application for a new or amended review.
2. Except as otherwise provided herein, this project is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public hearing. Should the modifications be considered substantial, the modifications shall be reviewed and approved by the Planning Commission.
3. Subsequent modifications to the approved architecture and color scheme shall be submitted for review and approval to the Community Development Director or designee in accordance with the OMC.
4. These conditions shall be reprinted on the construction documents when submitted to the Building Department for the plan check review process.
5. The applicant agrees to indemnify, defend, and hold harmless the City, its officers, agents, and employees from any and all liability or claims that may be brought against the City arising out of its approval of these permits, save and except that caused by the City's active negligence. The City shall promptly notify the applicant of any such claim, action, or proceedings and shall cooperate fully in the defense.

6. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.
7. Building permits shall be obtained for all future construction work, as required by the City of Orange Building and Safety Services Department. Failure to obtain the required building permits will be cause for revocation of this approval.
8. If not utilized, project approval expires twenty-four (24) months (or two years) from the approval date. Extensions of time may be granted, if requested in writing in accordance with OMC Section 17.08.060. The Planning entitlements expire unless building permits are pulled within twenty-four (24) months (or two years) of the original approval.
9. In conjunction with construction, all construction activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
10. Any graffiti shall be removed within seventy-two (72) hours from the time the City of Orange Notice of Violation is received by the applicant/property owner.
11. Plans submitted for building plan check shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for building permit(s).
12. Prior to building permit issuance, final landscaping plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX et al of the City of Orange Landscape Standards and Specifications.
13. Prior to building permit issuance, the applicant shall prepare a final landscaping and irrigation plan consistent with the grading plan, site plan, and the conceptual landscaping plan as proposed for the project for the review and approval of the Director of Community Development and Community Services Director.
14. All landscape areas shall be maintained in a neat and healthy condition. Should the plant material die, the property owner/operator shall replace it with new plant material consistent with the approved final landscaping plan.
15. Landscape maintenance shall be performed in such a manner as to allow all trees to retain their full canopy height for screening and full canopy breadth for shade at point of maturity, except as required for public safety purposes.

*School Operations:*

16. In conjunction with the operation of the business, any proposed increase in students, faculty, or building area, or in nature and operation of the use approved by Conditional Use

Permit No. 25-0156 shall require an application for a new or amended Conditional Use Permit.

17. The school shall operate drop-off/pickup of students in accordance with the Circulation Management Plan in the Planning Commission staff report (date labeled July 6, 2026), as reviewed and approved by the Planning Commission as part of this Conditional Use Permit.

*Fire Department:*

18. Plans submitted for Building Plan Review shall comply with the California Fire Code as amended by the City and as frequently amended and in effect at the time of application for Building Permit. Onsite Fire Department access will require easement recording prior to issuance of building permit and shall be reviewed by the Fire Department prior to approval.
19. Prior to building permit issuance a deferred plan submittal under a separate permit for a backflow upgrade shall be required for Building B. Contact the City of Orange Water Division at [waterinfo@cityoforange.org](mailto:waterinfo@cityoforange.org) or (714)288-2475 to submit plans and material specifications for review and approval.
20. Hydraulic calculations based on a Water Division approved backflow device, shall be submitted for Fire Department review and approval.
21. A Voice Evacuation Fire Alarm System shall be required. A deferred submittal shall be required for a new system on Building A and modifications to the existing system for Building B shall be submitted by a license C-10 contractor.
22. A deferred submittal shall be required for a new fire sprinkler system on building A and modifications to Building B by a licensed C-16 contractor.
23. A deferred submittal shall be required for the underground fire line to Building A by a licensed Class A, C-16, or C-34 contractor.

*Crime Prevention:*

24. Security and design measures that employ defensible space concepts shall be utilized in development and construction plans. These measures incorporate the concepts of Crime Prevention through Environmental Design (CPTED), which involves considerations such as placement and orientation of structures, access and visibility of common areas, placement of doors, windows, addressing, and landscaping. CPTED promotes public safety, physical security and allows citizens the ability to monitor activity. It is based on five concepts to provide non-invasive and permanent measures to prevent and reduce crime: territoriality, natural surveillance, access control, activity support, and maintenance. The project shall also comply with the requirements contained in the City of Orange Municipal Code Chapter 15.52, Building Security Construction Standards reference Ordinance #6-22.

*Water Division:*

25. Prior to building permit issuance, the applicant shall submit improvement plans to the Water Division for review and approval for any new fire hydrants, domestic water services, fire services, landscape services, and any other proposed improvements or relocations affecting the public water system facilities.
26. Prior to issuance of any grading permit, the applicant must construct all public and/or private improvements to the satisfaction of the Water Division. The applicant may be required to enter into an agreement with the City of Orange, and post security in a form and amount acceptable to the City Engineer and/or Water Division to ensure construction of said improvements.
27. Prior to issuance of any grading permit or building permit, the applicant will be responsible for the installation and/or relocation of the proposed or existing public water system facilities to a location and of a design per the improvement plans approved by the Water Division.
28. Prior to issuance of certificate of occupancy, the applicant will be responsible for the installation of necessary fire hydrants and fire services as approved by the Fire Department and Water Division.
29. Prior to issuance of building permit, the Water Division will approve the type and location of landscaping services, fire services, and backflow prevention devices for proposed City services.
30. Prior to issuance of building permit, the applicant must submit construction documents must show that the installation of sewer mains in the vicinity of water mains is done per the Department of Public Works Water Division Standard No. 113 and will be approved by the Water Division.
31. Prior to issuance of building permit, the applicant must submit construction documents must show that a six-foot minimum horizontal clearance and a one-foot minimum vertical clearance would be maintained between City water mains, laterals, services, meters, fire hydrants and all other utilities except sewer. The Water Division will review and approve the construction documents.
32. Prior to issuance of building permit, the applicant must submit construction documents that show that an eight-foot minimum clearance is provided between City water mains, laterals, services, meters, fire hydrants, signs, or trees or other substantial shrubs and plants as required by the Water Division. The Water Division will review and approve the construction documents.
33. Prior to issuance of building permit, construction documents must show that permanent signs, awning, surface water quality management features or other structures are not built over water mains, laterals, services, meters, or fire hydrants as required by the Water Division.

34. Prior to issuance of building permit, for the first phase of work, the applicant will be responsible for obtaining approval of all necessary encroachment permits from affected agencies for all public water construction work.
35. Prior to approval of a water improvement plan, the applicant must satisfy all water main connection, plan check, and inspections charges as determined by the Water Division.
36. Plans submitted during plan check must show that the water improvement plans are consistent with the fire suppression plans and or fire master plan. The applicant's consultant preparing the water improvement plans must coordinate their plans with the consultant preparing the fire suppression plans and/or fire master plan so that their designs concur.
37. Plans submitted during plan check must show that the minimum separation requirements are met and that each of the various designer's plan sets match. The applicant's consultant preparing the improvement and utility plans must coordinate their plans with the consultants preparing the landscape, architectural, surface water quality management, fire master and/or fire suppression plans so that all designs are consistent.
38. Prior to issuance of encroachment permit, the applicant must prepare and provide product material submittals consistent with the water improvement plans for all proposed public water system facilities to the Water Division per the City of Orange Standard Specifications and Plans for the Construction of Water System for review and approval.

*Water Quality:*

39. Prior to approval of grading or building permits, the applicant shall submit a Nonpriority Project WQMP for review and approval to the Public Works Department that:
  - a. Describes the project site,
  - b. Describes the potential project pollutants,
  - c. Incorporates the applicable Site Design, Routine Source and Structural Control BMPs as defined in the Model Water Quality Management Plan (MWQMP) and Technical Guidance Document (TGD)
  - d. Generally describes the long-term operation and maintenance requirements for structural Control BMPs,
  - e. Identifies the entity that will be responsible for long-term operation, maintenance, repair and/or replacement of the BMPS,
  - f. A copy of the forms to be used in conducting maintenance and inspection activities,
  - g. Includes record keeping requirements (forms to be kept for 5 years).

*Public Works:*

40. All works within public right-of-way and public utility easements will require Encroachment Permits, including sidewalk and driveway constructions and utility main and lateral constructions. (prior to grading permit).
41. All public infrastructures, including street sections, sidewalk, driveway apron, and utilities shall comply with City of Orange Standard Plans and Specifications. (prior to grading permit).
42. Utilities serving the development, such as electric, cable television, street lighting and communication shall be installed underground, completed and approved by the appropriate utility provider. (prior to issuance of certificate of occupancy).
43. Repair any cracked, uneven, or damaged public sidewalk, curb and gutter along property frontage. (prior to issuance of certificate of occupancy).
44. Prior to grading permit, plans preparation and submittals shall be per Development Services Plan Preparation Guidelines and Checklist, and Checklist for Submittal Packages.
45. Prior to grading permit issuance, all works within public right-of-way and public utility easements will require Encroachment Permits, including sidewalk and driveway constructions and utility main and lateral constructions.
46. Prior to grading permit issuance, all public infrastructures, including street sections, sidewalk, driveway apron, and utilities within the project scope shall comply with City of Orange Standard Plans and Specifications.

*Grading:*

47. Prior to Grading Permit, a geotechnical report shall accompany the grading plan review.
48. Prior to grading permit, the applicant shall submit a grading plan in compliance with City standards for review and approval by the Public Works Director. The grading plan shall show site drainage pattern leading to water quality BMP's and exiting to [public streets] (or) [approved outlet points]. All grading and improvements on the subject property shall be made in accordance with the Manual of Grading and Standard Plans and Specifications to the satisfaction of the Public Works Director.
49. Prior to grading permit, a Hydrology Study/Report or Drainage Assessment Letter shall be submitted for review and approval by Public Works. The Hydrology Study/Report shall comply with the Orange County Hydrology Manual and Addenda (OCHM). Design Storm Frequency at a minimum, shall be 10-year storm (25-year in a sump condition), and a 100-year storm event. Proposed improvements shall comply with freeboard requirements per OCHM and County Local Drainage Manuals.
50. Prior to grading permit, site grading shall conform to the latest California Building Code Section 1804. The ground immediately adjacent to the foundation shall be sloped away

from the building at a slope of 5% for pervious surfaces, and 2% for impervious surfaces, at a minimum distance of 10 feet. (prior to grading permit).

51. Prior to grading permit, the contractor shall obtain a Grading Permit from Public Works Department prior to start of any site demolition, clearing and grubbing, and grading.
52. Prior to grading permit, any soil imported or exported shall require a Transportation Permit from Public Works Traffic Division.
53. Prior to grading permit, upon submittal of grading plan for plan check, the applicant shall a deposit to cover plan check and inspection services related to the grading activities.
54. Prior to grading permit, trash receptacle locations and details shall be included on the Grading Plan. The trash storage area shall be constructed per Public Works Standard Plan 409.
55. Prior to grading permit, show all sewer and storm drain lines on the Grading Plan. Other utility lines, such as water lines, may also be shown on Grading Plan for reference.
56. Prior to grading permit, show all structural BMPs for water quality purpose on Grading Plan. Water quality features shown on the Grading Plan must match WQMP.
57. Prior to grading permit, the property owner shall maintain in good condition, all on-site driveways where heavy-duty trucks would travel.
58. Prior to building foundation construction, a Certificate Letter of Line and Grade shall be submitted to Public Works Construction Inspector demonstrating that the site grading and pad elevation are completed according to the grading plan. (prior to grading permit).
59. Arborist report and tree removal permit will be required prior to any tree removal.
60. Driveway aprons shall conform to minimum ADA accessibility requirements. If the driveway is non-conforming to minimum ADA standards, the driveway shall be reconstructed to Public Works Standard Plan 115 - arterial driveway (prior to grading permit).
61. Provide adequate wheelchair accessibility around driveway aprons that do not conform to current ADA standards. (prior to issuance of certificate of occupancy).

*Traffic Division:*

62. Prior to grading permit issuance, Applicant shall submit a signing and striping plan that includes the installation of a marked crosswalk and related signage at the north leg of the side-street stop-controlled intersection of Eckhoff Street at Chapman Avenue to the Public Works Department for review and approval. The plan shall be developed in accordance

with all applicable guidelines and standards and to the satisfaction of the Public Works Department.

63. Prior to certificate of occupancy issuance, Applicant shall install a marked crosswalk and related signage at the north leg of the side-street stop-controlled intersection of Eckhoff Street at Chapman Avenue to the satisfaction of the Public Works Department.
64. Prior to building permit issuance, Applicant shall pay \$45,010 to the City, for its fair share of future improvements at the Main Street and Maple Avenue intersection. This amount was based upon a 6.43% fair share, identified in the approved traffic study prepared by LLG Engineers, and an estimated total project cost of \$700,000.
65. Applicant shall be responsible for ensuring that on-site operations and circulation do not result in traffic spilling back onto Chapman Avenue. Queuing shall be contained on-site at all times, including, but not limited to, during pick up, drop off, and special events such as open houses, back to school nights, graduations, and commencements.
  - a) Applicant shall implement staggered start and end times (3 groups spaced 30 minutes apart) and provide for on-site coordinators and valet assistants, as described in the approved traffic study prepared by LLG Engineers.
66. b) Should the City determine that on-site circulation backs up onto and interferes with traffic on Chapman Avenue, Applicant shall be prepared to and immediately implement additional queuing management measures and/or operational changes necessary to mitigate the issue to the satisfaction of the Public Works Director. Such measures shall be developed in consultation with the City, examples of which may include modification of on-site operations, introducing additional start/end times, increasing time interval between start/end times, and/or providing transportation services to and from the site.
67. The Applicant shall be responsible for implementing access restrictions (prohibition of left-turns out) at the Project driveway:
  - a) Left turns out of the Project site shall be prohibited from 7:00 AM to 9:30 AM; and 2:00 PM to 6:00 PM. Prior to issuance of certificate of occupancy, Applicant shall be responsible for designing and constructing signing and striping modifications to reflect said restriction. The signing and striping modifications shall be in accordance with all applicable guidelines and standards and to the satisfaction of the Public Works Director.
  - b) Applicant shall be responsible for educating and effectively communicating said turn restrictions to staff, parents, faculty and guests of said access restrictions. Applicant shall monitor driver compliance and issue reminders as needed.
  - c) If driver compliance becomes unacceptable, as determined by the City, Applicant shall be required to design and construct driveway modifications necessary to channelize vehicles for right-turns-out only. This shall include, but not be limited to, a raised median island and any associated changes to the driveway geometry. In addition, Applicant shall be responsible to design and construct any and all ancillary modifications necessary to

achieve such a modification, including, but not limited to, signing and striping, landscape and hardscape, sidewalk, drainage, utility relocation, and dedication of any easements and right-of-way, as necessary. All the above shall be done within one year of the City identifying the need and shall be done in accordance with all applicable guidelines and standards to the satisfaction of the Public Works Director.

68. Prior to building permit issuance, Applicant shall pay Transportation Systems Improvement Program (TSIP) fees to the City, based on a net increase of 1,176 daily trips, as determined by the approved traffic study prepared by LLG Engineers. Based on the current City of Orange development fee schedule (as of June 2026), the estimated amount of TSIP fee is \$212,914.80. Actual TSIP fees due will be calculated using rates in effect at the time of building permit issuance. TSIP fees can be found on the City's website: <https://www.cityoforange.org/our-city/departments/community-development/building-and-safety-services/forms-717>.

*Building Division:*

69. Beginning on January 1, 2026, each California City is required by State law to enforce the 2025 Edition of California Building Standards Codes (a.k.a., Title 24 of the California Codes of Regulations). All projects submitted before or on December 22, 2025, are permitted to comply with the 2022 Edition of the California Building Standards Code.

70. Prior to issuance of building permits plans submitted during plan check must include the following:

A. Provide design data on the first sheet:

- Scope of works (Description of use)
- Occupancy groups
- Type of construction
- Sprinkler Building
- Floor Area
- Height
- Number of Stories
- Allowable Floor Area
- APN (Assessor parcel Number)

B Show (provide) the accessible new and existing parking (including van accessible parking) and reference detail of the standard accessible parking, path of travel to building and to public way (5% sloped and 2% cross), ramp and signage on the site plan.

C. Show on the plan accessible restroom and the cross-reference of the standard accessible restroom detail.

D. Provide accessible for cash register counter or reception desk.

E. Provide specifications for the door hardware to comply with disabled access requirements. (Lever type, push-pull, panic, etc).

F. Provide and detail tactile exit signage and locations.

G. Submit an exit plan that labels and clearly shows compliance with all required egress features such as, but not limited to, common path of travel, required number of exits, occupant load, required width, continuity, travel distance, etc. CBC 1001.1.

**ADOPTED** this 6<sup>th</sup> day of July 2026.

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Isaiah Leslie, Planning Commission Chair

I hereby certify that the foregoing Resolution was adopted by the Planning Commission of the City of Orange at a regular meeting thereof held on the 6<sup>th</sup> day of July 2026, by the following vote:

AYES:

NOES:

ABSENT:

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Hayden Beckman, Planning Manager

**EXHIBIT A**

**LEGAL DESCRIPTION**

Real Property in the City of Orange, County of Orange, State of California, described as follows:

PARCEL 1:

LOTS 1 AND 2 OF TRACT NO. 566, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN [BOOK 18, PAGE 20](#) OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 2:

LOTS 4 THROUGH 7, INCLUSIVE AND THE NORTH 18 FEET OF LOT 3 OF JOHN R. SCHOOLEY'S 1ST ADDITION TO THE CITY OF ORANGE, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN [BOOK 6, PAGE 17](#) OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 3:

THAT PORTION OF THE SOUTHEAST QUARTER OF LOT 4 IN BLOCK G OF THE A. B. CHAPMAN TRACT, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SURVEYED BY FRANK LECOUVREUR IN DECEMBER 1870, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 33 FEET WEST OF THE EAST LINE OF OLIVE STREET AND 132 FEET NORTH OF THE NORTH LINE OF WALNUT AVENUE IN THE CITY OF ORANGE, SAID POINT BEING ON THE EAST LINE OF THE WEST 5 ACRES OF SOUTHEAST QUARTER OF SAID LOT 4, IN BLOCK G OF THE A. B. CHAPMAN TRACT; THENCE NORTH 68 FEET; THENCE WEST 165 FEET; THENCE SOUTH 68 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF WALNUT AVENUE, 165 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 33 FEET OF SAID PREMISES.

PARCEL 4:

THAT PORTION OF THE SOUTHEAST QUARTER OF LOT 4 IN BLOCK G OF THE A. B. CHAPMAN TRACT, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SURVEYED BY FRANK LECOUVREUR IN DECEMBER 1870, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 33 FEET WEST OF THE EAST LINE OF OLIVE STREET AND 200 FEET NORTH OF THE NORTH LINE OF WALNUT AVENUE IN THE CITY OF ORANGE, SAID POINT BEING ON THE EAST LINE OF THE WEST 5 ACRES OF SOUTHEAST QUARTER OF SAID LOT 4, IN BLOCK G OF THE A. B. CHAPMAN TRACT; THENCE WEST 165 FEET TO A POST, THENCE NORTH 166 FEET TO A POST, THENCE EAST 165 FEET TO A POST, THENCE SOUTH 166 FEET TO THE POINT OF BEGINNING.

EXCEPT THE EAST 33 FEET OF SAID PREMISES.

APN: 039-132-16 and 039-132-16