

ORDINANCE NO. 12-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ORANGE APPROVING ZONE CHANGE NO. 1318 TO CHANGE THE ZONING CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL 10,000 SQUARE FEET (R1-10) TO SINGLE FAMILY RESIDENTIAL 10,000 SQUARE FEET – PUD NO. 3203 (R1-10 [PUD 3203]) ON A 2.02-ACRE SITE LOCATED AT 647 N. RANCHO SANTIAGO BOULEVARD

ZONE CHANGE NO. 1318

APPLICANT: GEORGE KEITH MITCHELL, III, RANCHO RIDGE, LLC

WHEREAS, the City Council has authority per Orange Municipal Code (“OMC”) Section 17.10.020 and Government Code Section 65850 to adopt ordinances amending the City’s Zoning Ordinance and to approve Zone Changes; and

WHEREAS, the application for Zone Change No. 3203 was filed by Ranch Ridge, LLC, George Keith Mitchell, III, in accordance with the provisions of the OMC for a proposal to revise the subject property’s existing zoning designation of Residential Single Family 10,000 square feet to Residential Single Family 10,000 – PUD 3203) (“Project”); and

WHEREAS, the application for Zone Change No. 3203 was processed in the time and manner prescribed by state and local law; and

WHEREAS, applications for Tentative Tract Map No. 0052, Conditional Use Permit No. 3202, Design Review No. 5119, and Major Site Plan Review No. 1137 were filed concurrently with Zone Change No. 3203; and

WHEREAS, the City Council adopted Resolution No. 11709, finding the proposed project exempt from the provisions of the California Environmental Quality Act (CEQA), and approving Zone Change No. 1318, Tentative Tract Map No. 0052, Conditional Use Permit No. 3202, Design Review No. 5119, and Major Site Plan Review No. 1137 for a proposal to establish a Planned Unit Development (PUD) and subdivide a 2.02-acre parcel into 11 separate parcels each with anew single-family home, located at 647 N. Rancho Santiago Boulevard (“Project”); and

WHEREAS, the Planning Commission conducted a duly advertised public hearing on April 20, 2026, considered public comments, and recommended approval of the project by a 6-0 vote, including Zone Change No. 3203, to the City Council; and

WHEREAS, the City Council conducted a duly advertised public hearing on July 14, 2026, at which time interested persons had an opportunity to testify either in support of or opposition to the project, including Zone Change No. 3203.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ORANGE DOES ORDAIN AS FOLLOWS:

SECTION I:

The existing zoning is depicted on the map attached hereto as Exhibit “A” and incorporated herein by reference. Section 17.06.030 of the Orange Municipal Code is amended in order to change the zoning classification by amending the zoning on the site as depicted on the map attached hereto as Exhibit “B” and incorporated herein by reference.

SECTION II:

1. The proposed Zone Change from Residential Single Family 10,000 square feet (R1-10) to Single Family Residential 10,000 square feet – PUD No. 3203 (R1-10 [PUD 3203]) is consistent with the current Low Density Residential General Plan (LDR) land use designation, as required by law (Government Code Section 65860).

2. Table LU-3 in the General Plan Land Use Element indicates that the R1-10 residential zoning district is compatible with the LDR General Plan land use designation.

3. The R1-10 zoning and implementation of a Planned Unit Development allows for a more appropriate and scaled single-family residential development and physical development conditions that are generally compatible with the Single Family Residential 10,000 square foot (R1-10) zoning to the north and south, and Residential Single Family 6,000 square foot (R1-6) zoning to the east, and west across North Rancho Santiago Boulevard, which accommodates single-family residential uses. The zoning supports the pattern of residential development on all nearby surrounding property.

SECTION III:

The proposed Zone Change described in Section I is related to the public welfare, is consistent with the accompanying Tentative Tract Map No. 0052, Conditional Use Permit No. 3203, Design Review No. 5119, and Minor Site Plan Review No. 1137, filed herewith, and furthers the objectives and policies of the General Plan as is more specifically set forth in Resolution No. 11709, which is incorporated by reference as though fully set forth herein.

The proposed Zone Change from Residential Single Family 10,000 square feet (R1-10) to Single Family Residential 10,000 square feet – PUD No. 3203 (R1-10 [PUD 3203]) would make the proposed zoning classification consistent with the proposed General Plan land use designation. The Project would meet all development standards for the R1-10 zone.

SECTION IV:

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) because the project is consistent with

the existing General Plan density and zoning. An initial study was provided in justification to verify consistency with the existing certified General Plan EIR, and no environmental public review or notice is required for this exemption.

SECTION V:

If any section, subdivision, paragraph, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each section, subdivision, paragraph, sentence, clause and phrase thereof, irrespective of the fact that any one (or more) section, subdivision, paragraph, sentence, clause or phrase had been declared invalid or unconstitutional.

SECTION VI:

The City Clerk is hereby directed to certify the adoption of this Ordinance and cause the same to be published as required by law. This Ordinance shall take effect thirty (30) days from the date of adoption.

ADOPTED this _____ day of _____, 2026.

Daniel R. Slater, Mayor, City of Orange

ATTEST:

Pamela Coleman, City Clerk, City of Orange

APPROVED AS TO FORM:

Nathalie Adourian, City Attorney,
City of Orange

STATE OF CALIFORNIA)
COUNTY OF ORANGE)
CITY OF ORANGE)

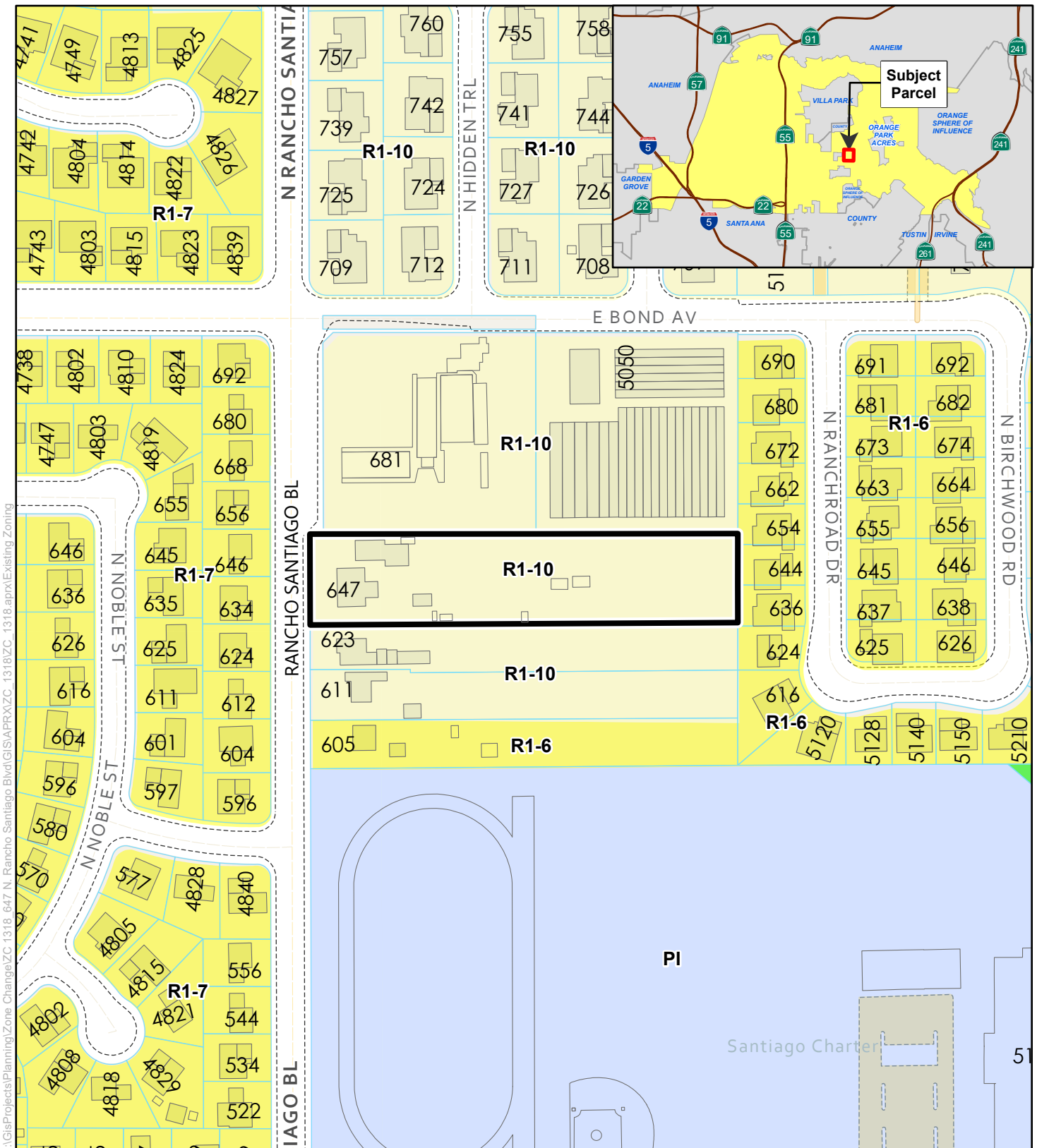
I, PAMELA COLEMAN, City Clerk of the City of Orange, California, do hereby certify that the foregoing Ordinance was introduced at the regular meeting of the City Council held on the 14th day of July, 2026, and thereafter at the regular meeting of said City Council duly held on the ___ day of _____, 2026 and was duly passed and adopted by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:
ABSTAIN: COUNCILMEMBERS:

Pamela Coleman, City Clerk, City of Orange

EXHIBIT "A"

EXISTING ZONING MAP

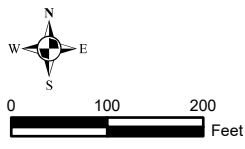


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Legend
 [Blue outline] Parcels
 [Thick black outline] Subject Parcel

Zone Change: No. 1318
Address: 647 N. Rancho Santiago Blvd.
Existing Zoning: R1-10

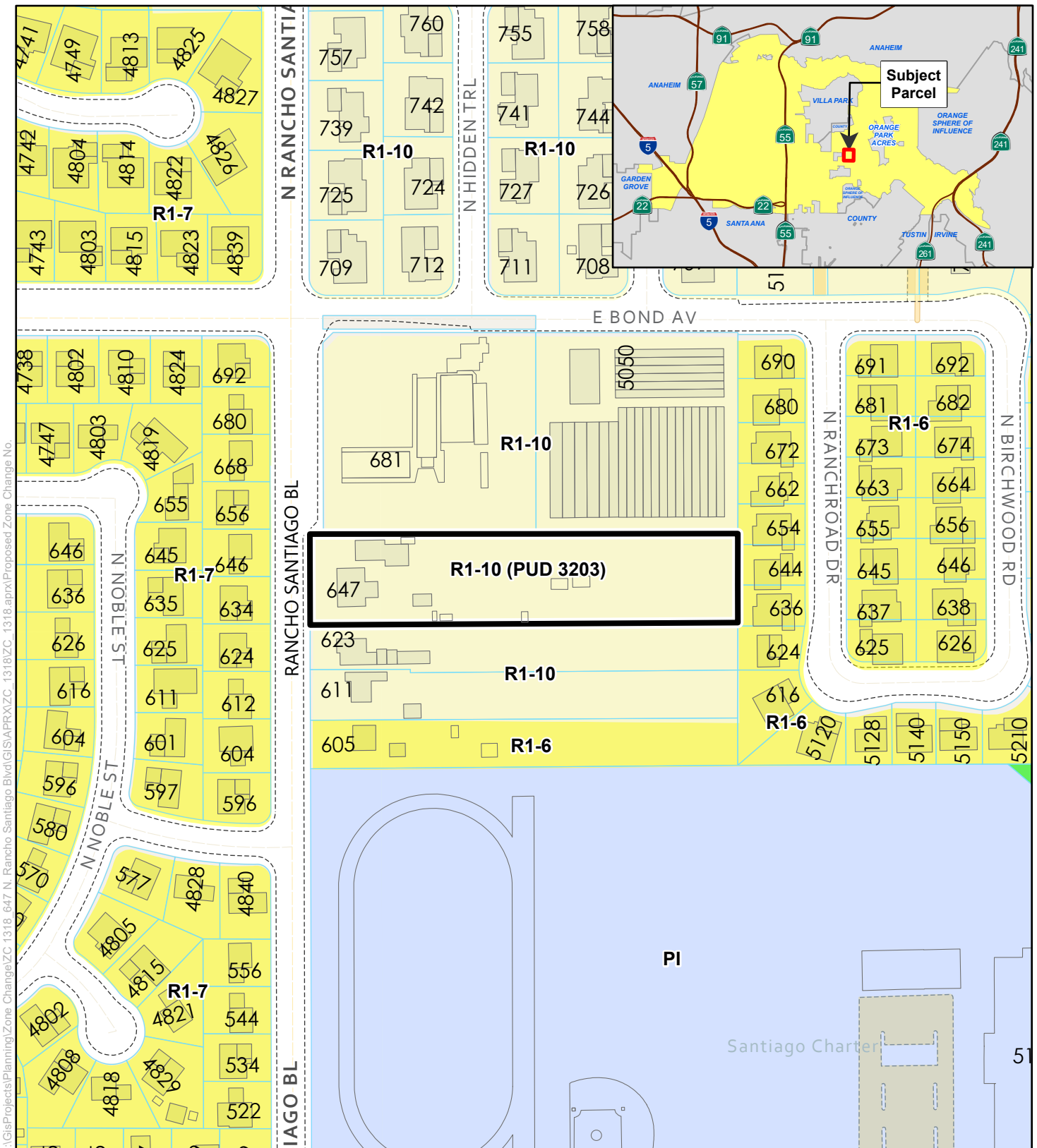


6/30/2026
 Source: City of Orange (2026)

647 N. RANCHO SANTIAGO BOULEVARD EXISTING ZONING

EXHIBIT B

PROPOSED ZONING MAP

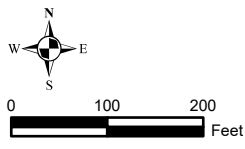


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Legend
 [Light Blue Box] Parcels
 [Thick Black Border Box] Subject Parcel

Zone Change: No. 1318
Address: 647 N. Rancho Santiago Blvd.
Existing Zoning: R1-10
Proposed Zoning: R1-10 (PUD 3203)



6/30/2026
 Source: City of Orange (2026)

647 N. RANCHO SANTIAGO BOULEVARD PROPOSED ZONING