

**CITY OF ORANGE
LEGAL NOTICE OF PLANNING COMMISSION
PUBLIC HEARING**

LOCATION: City Council Chamber, 300 E. Chapman Avenue, Orange.

Members of the public can access meetings on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 and streamed live and on-demand on the City's website.

All interested persons may submit comments and may be heard on any relevant matter relating to the proposed actions by mail, email, voicemail or in-person, as set forth in the March 18, 2024 Planning Commission agenda to be posted on the City's website at www.cityoforange.org.

DATE: MONDAY, MARCH 18, 2024

TIME: 5:30 P.M. (or as soon thereafter as the matter may be heard)

SUBJECT: GENERAL PLAN AMENDMENT NO. 0004-22, ZONE CHANGE NO. 1307-22, TENTATIVE TRACT MAP NO. 0051-22, MAJOR SITE PLAN REVIEW NO. 1111-22, ADMINISTRATIVE ADJUSTMENT NO. 0293-23, AND MITIGATED NEGATIVE DECLARATION NO. 1882-22 – INTRACORP SMALL LOT RESIDENTIAL PROJECT

PROPERTY LOCATION 901 E. KATELLA AVENUE (APN 375-461-41)

REQUEST: A proposal to redevelop an existing 2.71-acre former AT&T facility with 49, two and three-story single family small lot homes, open space recreation areas, guest parking, and related site improvements. The proposal includes a request to change the General Plan land use designation from General Commercial (Max. 1.0 FAR) to Medium Density Residential (15-24 dwelling units per acre) and the Zoning from Commercial Professional to Residential Multiple Family to allow a small lot residential subdivision on the site and to establish consistency between the use, General Plan, and Zoning.

ENVIRONMENTAL INFORMATION Mitigated Negative Declaration (MND) No. 1882-22 was prepared to evaluate the physical environmental impacts of the project, in conformance with the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15070 and in conformance with local CEQA guidelines. The analysis contained in MND No. 1882-22 determined that the project will have less than significant impacts to the environment with the implementation of standard conditions, Project Design Features and Mitigation Measures. The public review period began on November 9, 2023 and ended December 11, 2023. Copies of the document were available for public review at City Hall, in the Offices of the City Clerk and Community Development Department, and were posted to the Departments web page on the City's web site.

APPLICANT: Intracorp Homes, Emilie Simard

PROPERTY OWNER: Phoenix Power and Light, LLC, Jonathan Shurgin

FURTHER INFORMATION: To obtain further information about the project, please contact Monique Schwartz, Senior Planner at the Planning Division of the City of Orange, 300 East Chapman Avenue, telephone (714) 744-7224 or via e-mail at mschwartz@cityoforange.org.

If you challenge any decision to this request in court, you may be limited to raising only those issues you or someone else raised at the public meeting described in this notice, or in a written correspondence delivered to the Planning Commission at, or prior to, the public meeting.