



# ORANGE GENERAL PLAN GENERAL PLAN ADVISORY COMMITTEE

## WORKSHOP #5

June 2, 2005

### Summary

The fifth meeting of the Orange General Plan Advisory Committee (GPAC) was called to order at 6:35 p.m. in Conference Room “C” of Orange City Hall. The meeting was facilitated by John Bridges, Sam Gennaway, and Jeff Henderson of P&D Consultants. After the flag salute, Mr. Bridges provided an overview of the following meeting objectives:

1. Continue discussion of land use alternatives for each focus area.
2. Receive community input.

In light of the time used at the previous meeting for discussion, Mr. Bridges notified the GPAC that we should be spending no more than 15-20 minutes discussing any one focus area in order to ensure that future GPAC meeting time is available for discussion of draft goals and policies.

The meeting began with continued discussion of the East Chapman Avenue – El Modena Focus Area.

## AREA 2: EAST CHAPMAN AVENUE – EL MODENA

Mr. Henderson reviewed the planning context, public input to date, existing land uses, the existing General Plan, Alternative 1, and Alternative 2 for the East Chapman Avenue – El Modena focus area. The differences between the various plans and the rationale behind the alternatives were discussed. Each alternative was displayed on the screen for GPAC members and public participants to view.

Mr. Gennaway facilitated GPAC discussion of the focus area. Comments offered by the GPAC included the following:

- One-way streets may or may not be a good option for this area. Need to consider pedestrian and safety issues.
- Review setbacks and number of curb cuts in relation to how this affects the pedestrian environment.
- Maintain the historic character of this area in new designs.
- Ensure that privacy is respected in design of new projects.
- The *Neighborhood Mixed Use* designation shown in Alternatives 1 and 2 could be extended west to James Street.
- Need better, more refined definitions of “mixed use”.

GPAC Recommendation: The GPAC recommended Alternative 1 for this focus area. Alternative 1 introduces a *Neighborhood Mixed Use* designation for currently commercial areas along Chapman Avenue from Hamlin to Earlham, as well as the currently residential portions of Washington Avenue, Hamlin



Street, and Hewes Street. First floor commercial retail use is encouraged within mixed use areas along Chapman Avenue. Subsequent stories could consist of housing, offices, or other commercial uses. Stand-alone residential projects with pedestrian-oriented linkages to Chapman are also appropriate, particularly south of Chapman along Washington, Hamlin, and Hewes. All other uses described as part of the Existing General Plan remain unchanged.

### AREA 3: CHAPMAN AVENUE / TUSTIN STREET

Mr. Henderson reviewed the planning context, public input to date, existing land uses, the existing General Plan, Alternative 1, and Alternative 2 for the Chapman Avenue/Tustin Street focus area. The differences between the various plans and the rationale behind the alternatives were discussed. Each alternative was displayed on the screen for GPAC members and public participants to view.

Mr. Gennawey facilitated GPAC discussion of the focus area. Comments offered by the GPAC included the following:

- Keep Yorba Park as Open Space.
- Keep mobile home parks.
- Open space north of Chapman Hospital should be connected by the trail.
- Mixed use may be better than commercial on hospital parcel.
- Check out the status of Grijalva Park on the map – its shown as LMDR.
- Mixed use may be appropriate at certain locations on the west side of the freeway, mostly near the Tustin/Chapman intersection.
- Open space needs to be maintained.

GPAC Recommendation: The GPAC recommended that:

- a) The Chapman Hospital site and adjacent medical buildings be designated as *Neighborhood Mixed Use*; and
- b) Grijalva Park (located NE of the focus area) be designated as *Open Space*.

All other designations shown in the Existing General Plan (including Yorba Park) would remain unchanged. Existing General Plan designations emphasize continued commercial and multiple-family residential designations west of the 55 Freeway. Currently, most commercial areas along Tustin Street are designated *General Commercial* to provide for retail and service uses that support surrounding residential areas. Areas along Tustin approaching Santiago Creek are designated *Low Medium* and *Medium Density Residential*, allowing a combination of duplexes, mobile home parks, and apartments and condominiums. East of the 55 Freeway, an *Open Space – Park* designation is applied to Yorba Park and land south of the park adjacent to the creek. An *Open Space* designation surrounds Santiago Creek throughout the focus area. Currently vacant land located north of the hospital and medical complex is also designated *Open Space*.



## AREA 4: TUSTIN STREET – PALM TO QUINCY

Mr. Henderson reviewed the planning context, public input to date, existing land uses, the existing General Plan and Alternative I for the Tustin Street – Palm to Quincy focus area. The differences between the various plans and the rationale behind the alternatives were discussed. Each alternative was displayed on the screen for GPAC members and public participants to view.

Mr. Gennawey facilitated GPAC discussion of the focus area. Comments offered by the GPAC included the following:

- All of the options being presented lack open space.
- Consider the infrastructure demands of potential development in this corridor.
- Small lots may constrain development options.
- Preserve the mobile home parks and other existing housing adjacent to the corridor.
- Maintain privacy of surrounding residential neighborhoods.
- Remember we need more open space, not just in-lieu fees.

GPAC Recommendation: The GPAC recommended a modified version of Alternative I for this focus area. Most properties located on or near Tustin should be designated *Neighborhood Mixed Use*. This style of mixed use would encourage multiple-story projects with retail on the ground floor, and housing or offices above. Stand-alone retail, office, and multiple-family housing projects with pedestrian connections to retail areas and Tustin Street would also be encouraged. Within this designation a density range of 15-24 units per acre would be appropriate north of Collins Avenue, while south of Collins Avenue, a density range of 6-15 units per acre is preferred. Current multiple-family units located on Lomita Avenue east of Tustin Street and at the west end of Quincy Avenue are included within the GPAC's *Neighborhood Mixed Use* recommendation.

Current multiple-family units located on Walnut Avenue west of Tustin Street are recommended to be *Low Medium Density Residential*. The GPAC also recommended that a *Medium Density Residential* designation be used for the current mobile home park north of Collins Avenue. These designations provide either for current uses to be maintained at these locations, or for them to be redeveloped over time into residential apartments, condominiums, or townhomes.

## AREA 5: WEST KATELLA AVENUE CORRIDOR

Mr. Henderson reviewed the planning context, public input to date, existing land uses, the existing General Plan and Alternative I for the West Katella Avenue focus area. The differences between the various plans and the rationale behind the alternatives were discussed. Each alternative was displayed on the screen for GPAC members and public participants to view.



Mr. Gennaway facilitated GPAC discussion of the focus area. Comments offered by the GPAC included the following:

- How many people would live in the area under these alternatives?
- Investigate options to use the rail corridor as open space.
- Establish trail connections to the Santa Ana River within the *Commercial Recreation Mixed Use* area.
- Protect and ensure good access to the existing mobile home park northwest of Katella and Tustin.
- Keep RV parks as permitted uses in the *Commercial Recreation Mixed Use* area.
- Maintain privacy of adjacent residential areas.
- Investigate the use of Transferable Development Rights within the corridor.

GPAC Recommendation: The GPAC recommended a modified version of Alternative 1 for this focus area, identifying support for *Commercial Recreation Mixed Use* within the portion of the area between the Santa Ana River and Main Street, *General Commercial* uses between Main Street and Glassell Street, *Neighborhood Mixed Use* between Glassell Street and California Street, and *Low Medium Residential* (6-15 units/acre) for the current mobile home park northwest of the intersection of Tustin Street and Katella Avenue.

The *Commercial Recreation Mixed Use* area is intended to be a regionally-oriented destination, characterized by mid- to high-rise structures which could include housing (at up to 40 units per acre), retail uses, restaurants, and recreation activities. The intent is to establish an active, vibrant gateway to the City, and to capitalize on development of expanded entertainment uses and housing across the Santa Ana River in Anaheim, while also enhancing retail options and convenience in West Orange.

The *Neighborhood Mixed Use* area encourages development of mixed retail, housing and office uses between Glassell and California. Within the *Neighborhood Mixed Use* area, the GPAC supports housing at a density range of 6-15 du/acre. Ground floor retail would be encouraged in multiple-story structures, which could be supported by housing or offices above. Stand-alone retail uses would also be appropriate within either the *Neighborhood Mixed Use* or *General Commercial* portions of this corridor, recognizing the City's desire to maintain the Katella corridor as a regional retail draw.

## AREA 6: MAIN STREET AND WEST CHAPMAN AVENUE

Mr. Henderson reviewed the planning context, public input to date, existing land uses, the existing General Plan and Alternatives 1 and 2 for the Main Street / West Chapman Avenue focus area. The differences between the various plans and the rationale behind the alternatives were discussed. Each alternative was displayed on the screen for GPAC members and public participants to view.

Mr. Gennaway facilitated GPAC discussion of the focus area. Comments offered by the GPAC included the following:

- Adray's would be a great site for a park or other youth activity center.
- Maintain privacy for surrounding residential areas.



- What are the numbers? How many people would live in this area under the alternatives?
- What are the school impacts of these options?

GPAC Recommendation: The GPAC recommended a modified version of Alternative 1 for this focus area, identifying support for mid- to high-rise office, medical, housing, and retail uses south of La Veta Avenue, by applying the *Urban Mixed Use* and *Urban Office Professional* designations to properties along La Veta and Town and Country Road, and Parker Street. The areas designated *Urban Mixed Use* south of the 22 Freeway are intended to provide for integrated commercial retail, professional office, housing and civic uses. Commercial retail is intended to be the primary use on the ground floor within these areas. Areas designated *Urban Office Professional* south of the 22 Freeway are intended to provide for urban, high-intensity, mid- and high-rise office centers. Professional office is intended as the primary use. Both designations increase the maximum allowable intensity in this area from 2.5 to 3.0 FAR.

The GPAC also recommended *Neighborhood Mixed Use* designations for portions of Main Street south of Almond Avenue, and portions of Chapman Avenue west of west of Crest Street. This designation encourages compatible and integrated residential, commercial, and office uses, either as multiple-story projects with ground-floor retail, or as stand alone projects with pedestrian connections to the arterial corridors. On the north side of West Chapman, the GPAC recommended a density range of 6-15 units/acre within the *Neighborhood Mixed Use* area. On the south side of West Chapman, the GPAC recommended a density range of 15-24 units/acre. On south Main Street, the GPAC recommended a density range of 15-24 units/acre, and an increase in the maximum FAR from 1.0 to 1.5 within the *Neighborhood Mixed Use* area.

The *General Commercial* designation present at the intersection of Main Street and Chapman Avenue remains unchanged, but the maximum permitted intensity at this location is increased from 0.5 FAR to 1.0 FAR to enable more productive use of retail properties near the intersection.

## PUBLIC COMMENT

Several members of the public offered comments at the conclusion of the GPAC meeting regarding the following:

- Increased impacts to public services, traffic, and the environment haven't been considered for these alternatives.
- Increased traffic associated with each of these options needs to be quantified and addressed.
- Retain affordable housing options found within Orange's mobile home parks.
- Consider proposals for West Katella very carefully – Do we want to be metropolitan?
- Make decisions regarding population density that tie into the Community Vision.
- Consider the future of lands once used for sand and gravel operations.



## ADJOURNMENT

The meeting was adjourned at 9:00 PM. The next GPAC meetings are scheduled for Thursday, June 9, 2005 and Thursday, June 16, 2005 at 6:30 PM.

