



# ORANGE GENERAL PLAN GENERAL PLAN ADVISORY COMMITTEE

## MEETING #6

June 9, 2005

### Summary

The sixth 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 Sam Gennawey and Justine Hearn of P&D Consultants. After the flag salute, Mr. Gennawey provided an overview of the following meeting objectives:

1. Document GPAC comments and suggestions regarding the land use classification system and focus areas.
2. Continue discussion of land use alternatives for each focus area.
3. Begin discussion of Goals and Policies for the updated General Plan.
4. Receive community input.

The meeting began with discussion of the West Chapman Avenue/Uptown Orange area.

### AREA 7: WEST CHAPMAN AVENUE /UPTOWN ORANGE

Mr. Gennawey reviewed the planning context, public input to date, existing land uses, the existing General Plan, and Alternative 1 for the West Chapman Avenue / Uptown Orange focus area. The differences between the various plans and the rationale behind the alternative were discussed. The 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:

- The area serving the bus stop on Bristol Street could be more pedestrian friendly.
- Need to increase mixed-use development.
- Access to the Santa Ana River could be improved, particularly from Chapman Avenue.
- Respect privacy of existing residential development.
- Protect the mobile home park.
- If density is increased too much, traffic conditions and impacts to other infrastructure may become worse.
- Establish more open space areas and require new developments to incorporate open space into projects.

*GPAC Recommendation:* The GPAC recommended that Alternative 1 be pursued with the understanding that preserving open space and improving access to the Santa Ana River is a priority for this focus area. The GPAC supported the *Urban Mixed Use* designation for the majority of the focus area as indicated in



Alternative 1, which provides for integrated commercial retail, professional office, housing and civic uses. Convenient transit access, innovative housing options, and pedestrian-oriented design are also key considerations. However, within this area, the GPAC recommends that the General Plan should require that new development provides for creation of open space areas and retain or improve access to the Santa Ana River instead of paying in-lieu fees.

## AREA 8: OLD TOWNE AND SANTA FE DEPOT

Mr. Gennaway reviewed the planning context, public input to date, existing land uses, the existing General Plan, Alternative 1, and Alternative 2 for the Old Towne and Santa Fe Depot 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:

- Noise may be a concern for any adaptive re-use that creates residential development near railroad.
- Keep single-family homes; do not increase residential density.
- No structures over two stories.
- Glassell should be designated Neighborhood Office/Professional.
- Do not increase density of development.
- Underground parking would be okay.
- Do not increase FAR.
- Preserve the existing streetscape.
- Protect the existing residential intensity of the Cypress Barrio area.
- Limit mixed-use development.
- Improve aesthetics along some areas of Chapman, particularly at Lemon.

GPAC Recommendation: The GPAC recommended that a modified version of Alternative 1 be considered for this focus area, adjusting for lower residential and mixed-use densities. The GPAC voiced support for a *Neighborhood Mixed Use* designation at 6-15 units per acre around the Plaza and the spoke streets, as well as at the industrial areas between Walnut Avenue and Maple to the north and along Montgomery Place in the south of the focus area. Ground floor commercial retail is encouraged with professional office and housing either integrated on upper floors or as separate, free-standing uses. The *Neighborhood Mixed Use* designation would encourage the adaptive re-use of the existing industrial areas and support the walkability of the area. Chapman University's *Public Facilities and Institutions* designation should be contained to protect the character of the Plaza. Residential densities should be reduced in the majority of residential areas, and the Cypress Barrio area should remain single-family residential. The GPAC further recommended that future development throughout Old Towne reach no higher than 2-stories.



## AREA 9: INDUSTRIAL AREAS

Mr. Gennawey reviewed the planning context, public input to date, existing land uses, the existing General Plan and Alternative 1 for the Industrial focus areas. The differences between the various plans and the rationale behind the proposed alternative were discussed. The 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 Glassell Street south of Katella Avenue should be residential; avoid “spot zoning.”
- The mobile home park should remain.
- Access to the Santa Ana River should be improved.

*GPAC Recommendation:* The GPAC recommended that Alternative 1 be pursued, with the modification that the few commercially-zoned properties along Glassell Street south of Katella Avenue should be changed to residential in order to match the surrounding land use designations. The GPAC supported the largely *Light Industrial* land use indicated in Alternative 1 for this focus area, which allows for manufacturing, processing and distribution of goods as well as wholesale activities associated with industrial operations and support retail, service commercial and office uses.

## AREA 10: LEMON STREET CORRIDOR

Mr. Gennawey reviewed the planning context, public input to date, existing land uses, the existing General Plan, Alternative 1, and Alternative 2 for the Lemon Street Corridor 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:

- Area is characterized by relatively nice industrial buildings and may not be entirely conducive to residential uses.
- Green/open space is needed in this area.
- Concern that the strip industrial development in the southwest of this focus area should remain.

*GPAC Recommendation:* The GPAC recommended that Alternative 1 be pursued with no modifications. Alternative 1 provides for *Light Industrial* along the western side of Cypress Street south of Collins Avenue, and *Medium Density Residential* to the east of Cypress Street extending North of Collins Avenue. *Medium Density Residential* may consist of two-or three-story buildings that house multiple dwelling units and provide some form of open space.



## AREA 11: ECKHOFF STREET / ORANGEWOOD AVENUE

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

Mr. Gennaway facilitated GPAC discussion of the focus area. No comments were offered by the GPAC.

GPAC Recommendation: The GPAC recommended that Alternative 1 be pursued with no modifications. Alternative 1 provides for *Light Industrial* for the majority of the focus area, with *Neighborhood Office Professional* south of Oranewood Avenue. *Neighborhood Office Professional* allows low-rise office and professional office park development with some support retail and service commercial uses as necessary to serve adjacent professional offices.

## AREA 12: LINCOLN AVENUE CORRIDOR

Mr. Gennaway reviewed the planning context, public input to date, existing land uses, the existing General Plan, Alternative 1, Alternative 2, and Alternative 3 for the Lincoln Avenue Corridor 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:

- Develop connections between neighborhoods and commercial activity.
- Concern that the many specialty businesses in the area are more regionally-focused and do not serve local residents.
- An increase in residential density would adversely impact traffic, circulation, and safety of ingress and egress.
- Because the area is surrounded by freeways, cut-through traffic will continue to be a problem.
- The area needs to be improved aesthetically.
- Need to create a neighborhood feel and reclaim the area as part of the community, rather than a traffic route.

GPAC Recommendation: The GPAC recommended that Alternative 1 be pursued, with several modifications. The GPAC recommended retaining the *Low Medium Residential* density designation on the south side of Lincoln Avenue as indicated in Alternative 1, as well as the *Medium Density Residential* designation on the north side of Lincoln. *Low Medium Residential* provides for small lot or zero lot line single-family subdivisions, duplexes and mobile home parks, as well as lower intensity apartment and condominium complexes. *Medium Density Residential* provides for apartment and condominium/townhouse units in areas with ready access to major circulation routes, business districts,



and public open space areas. The GPAC supported the designation of a *General Commercial* node surrounding the intersection of Glassell Street and Lincoln Avenue, as shown in Alternative 1, but recommended introducing a *Neighborhood Mixed Use* designation with a 15-24 unit per acre residential density range along the east side of Orange-Olive Road, and surrounding the intersection of Oceanview Avenue and Lincoln Avenue. Finally, special attention should be paid to the safety of vehicular ingress and egress throughout this focus area.

Mr. Gennaway noted that discussion of any additional focus areas suggested by the GPAC would take place at future GPAC meetings.

## PUBLIC COMMENT

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

### Cypress Barrio Neighborhood

- All R-2 zoning should remain.
- M-1 zoning on Cypress Street should revert to R-2.
- The park north of the school between Lemon Street and Olive Street should remain.
- Businesses in area should be grandfathered in.
- Property on the west side of Cypress Street between Cypress and the railroad should be R-1 and R-2.
- Do not want the following mixed-use designations in the area: neighborhood mixed-use, general commercial, office, public facilities, low/medium 6-15, medium-density residential, and light industrial.
- No streets should be vacated.
- No underground parking.

### Sand and Gravel Areas

- Sand and gravel areas should be reviewed and redesignated to open space.

## ADJOURNMENT

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

