

Tustin/Lincoln Corridor

Lincoln:

- § Keep building heights two stories
- § Evaluate impact on businesses after re-zoning.
- § What incentives are there to improve our properties after the zoning change?

Mall Vicinity:

- § Potentially replace mobile home park with affordable housing
- § Create buffer zones (at least 30 feet) between commercial and residential.
Greenbelt!
- § Look to locate new freeway intersection

Palm to Quincy:

- § Where are the precedents? Brea?
- § Maintain access to commercial
- § Is mixed-use appropriate? This area is busy, noisy and unattractive

Chapman/Tustin:

- § Keep height down to two stories
- § How will you deal with pedestrian safety in light of new development

El Modena/East Chapman

West Katella

South Main/West Chapman

- § Study safety issues (particularly relating to children) in model of new development.

Old Towne

- § This could be a “citywalk” entertainment zone

Industrial Areas

- § What will the designation be for Cully Drive after re-zoning
- § Strong reaction to industrial/mixed-use zoning for Lemon Street

Question and Answer

1. What does mixed use mean?
§ There are multiple variations on mixed-use. The model used in Orange represents “neighborhood” mixed use.
2. Does traffic factor into this study?
§ Yes. Traffic will be studied under the Environmental Review phase.
3. Will residents be forced out of their homes?
§ No
4. What is the driver for an increase in population?
§ Regional demand for more growth as mandated by the state of California.
5. Does the General Plan include “free zones” (un-zoned areas)?
§ Sort of. The mixed-use designation allows for more flexible activities to occur.
6. How do we protest these options?
§ Through public participation, review of the Draft General Plan, EIR review, and city council meetings.
7. Where will we park our cars in mixed-use development?
§ Parking will be included in any design of mixed-use.

Concerns

1. Aerial photos are outdated (at least 35 years old)
2. Supreme court ruling on eminent domain 6/23/05
3. Two stories is the best option for Orange
4. Financial impact to businesses, grandfather laws
5. Jobs to housing balance
6. Effects of non-conforming status due to rezoning
7. Is all mixed-use pretty? These pictures are deceiving
8. Orange doesn't want to become L.A. Provide plenty of parking and enable ease of movement throughout the city.
9. Mixed-use may not be appropriate for some areas
10. More residents = traffic and crime and accidents
11. Impact on schools
12. East Orange fiscal impacts on established citizens
13. Look at immediate effects
14. Check website to ensure that information is accurate and up to date

P&D To Do

- § Post “Regional Demand” language to website that articulates Orange’s responsibility to accommodate some of the growth the region is experiencing.
- § Follow up with Planning Department to verify the re-designation of Cully Street.
- § Obtain more current aerial photos for use in visualization exercises.