

**LEGAL NOTICE OF  
DESIGN REVIEW COMMITTEE MEETING AND  
NOTICE OF INTENT TO ADOPT SUBSEQUENT MITIGATED  
NEGATIVE DECLARATION NO. 1865-19**

**TO:** All Interested Parties

**SUBJECT:** Subsequent Mitigated Negative Declaration No. 1865-19, Zone Change No. 1297-19, Tentative Tract Map No. 0049-19, Major Site Plan Review No. 0969-19, and Design Review No. 4969-19 – Cohen Residential Project

**SCHEDULED PUBLIC MEETING/HEARING DATE/TIME/LOCATION:** The City of Orange Design Review Committee will consider the project at its regularly scheduled meeting on **September 16, 2020 at 5:30 p.m.** (or as soon thereafter as the matter may be heard).

Pursuant to the Governor’s State of California Executive Order N29-20, dated March 17, 2020, and given the health risk associated with COVID-19, this meeting may be conducted utilizing video conferencing and electronic means. 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 at [www.cityoforange.org](http://www.cityoforange.org). Should the Governor’s order remain in effect, members of the public may not be permitted to attend the meeting in person but comments received prior to the meeting will be considered as part of the deliberation process. Please refer to the September 16, 2020 Design Review Committee agenda to be posted on the City’s website at [www.cityoforange.org](http://www.cityoforange.org) for location details and updates.

City of Orange Design Review Committee Public Meeting  
“Watch Meeting Online” at:  
<https://www.cityoforange.org/183/City-Council>

Planning Commission and City Council public hearings for the project will be scheduled and noticed at a later date.

**PROJECT LOCATION:** **1997 N. Orange Olive Road and 301-343 E. Grove Avenue**

**PROJECT DESCRIPTION:** A request to allow for the redevelopment of an existing 2.9-acre commercial shopping center site with 32, two-story single-family detached residential condominium units and related site improvements. The project includes a zone change from Limited Business (C-1) to Multiple-family Residential (Specific Plan) [R-3(SP)]. The zone change would bring the site's zoning into consistency with its residential General Plan land use designation. The proposal also involves an amendment to the Orange Olive Specific Plan, which was originally developed to accommodate a 25 unit detached residential development on 2.33 acres, located one parcel to the north of the subject site, referred to as Phase I. The amendment is proposed to expand the Orange Olive Specific Plan boundaries to incorporate the proposed project, referred to as Phase II into the Specific Plan area. The proposal also includes a Tentative Tract Map for condominium purposes to establish private and common use areas.

**PROJECT APPLICANT:** David Cohen

**LEAD AGENCY:** City of Orange, 300 East Chapman Avenue, Orange, CA 92866

**ENVIRONMENTAL  
INFORMATION:**

Subsequent Mitigated Negative Declaration No. 1865-19 was prepared to evaluate the potential environmental impacts of the proposed project in accordance with the provisions of the California Environmental Quality Act. The City invites you to comment on the Subsequent Mitigated Negative Declaration. The public review period begins on August 13, 2020 and ends on September 14, 2020. Written comments must be received in the offices of the City of Orange Planning Division at 300 East Chapman Avenue, Orange, CA 92866, or via email at [mschwartz@cityoforange.org](mailto:mschwartz@cityoforange.org), by 5:30 P.M. on September 14, 2020.

Copies of the Subsequent Mitigated Negative Declaration are available for public review at the following locations:

- Orange City Hall, Offices of the City Clerk and Community Development Department, (300 East Chapman Avenue, Orange, CA 92866)
- <https://www.cityoforange.org/292/Project-NoticesRelated-Environmental-Doc>

**FURTHER  
INFORMATION:**

To obtain further information about the project, please contact Monique Schwartz, Associate Planner, at the City of Orange Planning Division at (714) 744-7224 or via e-mail at [mschwartz@cityoforange.org](mailto:mschwartz@cityoforange.org)

If you challenge any decision regarding 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 Design Review Committee or Planning Commission at, or prior to, the public meeting.