

NOTICE OF DETERMINATION (Section 21108 or 21152 of the Public Resources Code)

TO: ☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, Calif 95814

FROM: City of Orange
Community Development Department
300 East Chapman Avenue
Orange, CA 92866
(714) 744-7220

☒ Orange County Clerk-Recorder
County of Orange
601 N. Ross Street
Santa Ana, CA 92701

Cohen Residential Project: 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

Project Title

David Cohen: 4922 E. Somerton Avenue, Orange, CA 92867 (714) 401-8200

Project Applicant: Contact Name, Address and Telephone Number

City of Orange: Monique Schwartz, 300 E. Chapman Avenue, Orange, CA 92866, (714) 744-7224

Lead Agency: Contact Name, Address and Telephone Number

2020089018

State Clearinghouse Number (If submitted to Clearinghouse)

1997 N. Orange Olive Road and 301-343 E. Grove Avenue, Orange, CA 92865; County of Orange

Project Location (include County)

Project Description:

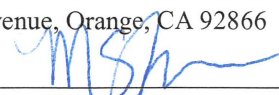
A proposal to redevelop an existing 2.9-acre multi-tenant commercial shopping center with 32, two-story detached residential condominium units and related site improvements. The units will range from 1,891 to 2,050 square feet in size, will have three or four bedrooms, an attached two-car garage, and private yard space. The units are configured in six, four-unit clusters around common motor court areas, with some units situated on interior road segments. A common space park is provided in the center of the development containing amenities, including a shade structure, picnic tables, double sided fireplace, and barbeque. A total of 64 garage spaces and 28 open guest parking spaces are provided on site. 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.

This is to advise that the **City of Orange**, acting as the ☒Lead Agency ☐Responsible Agency, has approved the above described project on **December 8, 2020** relying on Subsequent Mitigated Negative Declaration No. 1865-19 and has made the following determinations:

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒Subsequent Mitigated Negative Declaration No. 1865-19 was prepared and certified pursuant to the provisions of CEQA on December 8, 2020.
3. Mitigation Measures [☒ were ☐ were not] made a condition of the approval for the project consistent with Subsequent Mitigated Negative Declaration No. 1865-19.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were ☒ were not] made pursuant to the provisions of CEQA Guidelines Section 15091.

This is to certify that the environmental document and record of project approval is available to the General Public at: Orange City Hall, 300 East Chapman Avenue, Orange, CA 92866

Lead Agency Signature:


Monique Schwartz, Associate Planner, City of Orange

Date: 12-10-20