

**CITY OF ORANGE**  
**NOTICE OF INTENT TO ADOPT INITIAL**  
**STUDY/MITIGATED NEGATIVE DECLARATION NO. ENV25-0001**

**TO:** All Interested Parties

**SUBJECT:** Initial Study/Mitigated Negative Declaration No. ENV25-0001, General Plan Amendment No. GPA25-0003, Zone Change No. ZC25-0002, Tentative Tract Map No. TTM25-0001, Major Site Plan Review No. MJSP25-0002, Administrative Design Review No. ADR25-0018, and application of Small Lot Subdivision Development Standards (Orange Municipal Code Section 17.14.270) – North Tustin Street Residential Project.

**PROJECT LOCATION:** **2375 N. Tustin Street (Assessor’s Parcel Number (APN) 372-642-31)**  
(Generally located south of E. Heim Avenue, east of N. Tustin Street, north of E. Meats Avenue, and west of State Route (SR) 55)

**SCHEDULED PUBLIC MEETING/HEARING/DATE/TIME/LOCATION:** To be determined. Separate noticing will be given for public meetings/hearings.

**PROJECT DESCRIPTION:** A request to allow for the demolition of all site improvements to redevelop an existing 4.23-acre commercial site with 71, three-story single family small lot homes (58 paired and 13 detached), open space recreation area, guest parking, and related site improvements. The unit mix includes three- and four-bedroom floor plans ranging from approximately 2,008 to 2,117 square feet, and the incorporation of roof decks with a maximum building height of 35 feet. No roof decks are proposed along the northern and southern boundaries, adjacent to existing single-story condominiums and mobile homes. To allow for small lot subdivision residential development, the Project proposes a General Plan Amendment to change the land use designation from General Commercial (GC) to Medium Density Residential (MDR), a Zone Change to change the zoning designation from Limited Business Tustin Redevelopment Project Area (C-TR) to Residential Multiple Family (R-3), and application of Small Lot Subdivision Development Standards (Orange Municipal Code Section 17.14.270).

**PROJECT APPLICANT:** Melia Homes, Chad Brown, 9860 Irvine Center Drive, Irvine, CA 92618

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

**PUBLIC REVIEW & COMMENT:** The City invites you to comment on Initial Study/Mitigated Negative Declaration No. ENV25-0001. The public review period begins February 5, 2026, and ends on February 25, 2026. Written comments must be received in the office of the City of Orange Community Development Department, Planning Division located at 300 East Chapman Avenue, Orange, CA, 92866, Attention: Monique Schwartz, or via email at [mschwartz@cityoforange.org](mailto:mschwartz@cityoforange.org) by 5:30 P.M. on February 25, 2026. Copies of the Initial Study/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; and

- City of Orange Official Website: <https://www.cityoforange.org/our-city/departments/community-development/planning-division/current-projects>

**FURTHER INFORMATION:**

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