

ORANGE COUNTY REGISTER

Orange-Olive Road could see more homes

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Orange-Olive Road could see a shift toward more housing.

The Orange Planning Commission voted last week to recommend the City Council approve a zone change at 2025 Orange-Olive Road, which would allow for MBK Homes to start construction on a housing development planned for the area.

“It’s going to be 25 single-family detached homes with architecture inspired by Irving Gill, an architect who did work in California throughout the late 1800s and early 1900s,” said Sunti Kumjim, MBK’s associate vice president of planning. “It’s a very unique production for a builder and the Design Review Committee was ecstatic with the design.”

The 2.33-acre site has been used for recreational vehicle storage since the 1970s.

The proposed homes are two stories ranging from 2,412 to 2,519 square feet each. Most units would be three bedrooms with some four-bedroom options and each would have a two-door garage and private yard. All landscaping is planned to be low-water-use and maintained by a homeowners association.

MBK has been going through the city process for two years, working first to obtain the property and then to file all the paperwork necessary to begin building. The addition of housing to this area matches the city’s general plan, which has envisioned this portion of Orange-Olive Road as a residential area. However, the area is currently zoned for commercial use and is awaiting a change by City Council – likely at its November meeting.

Kunjim did not yet have a total cost of the project or a price at which the homes might sell in the future. He did say he believes the units will sell competitively.

Should the City Council approve the zone change in November, construction would likely begin around April and is expected to take two to three years to complete. Construction is not expected to cause any significant slowing of traffic nearby.