



AGENDA

Planning Commission November 04, 2024

Anna Pehoushek
Assistant Community
Development Director

Mike Vigliotta
City Attorney

Jennifer Scudellari
Executive Assistant

5:30 PM Regular Session

City Council Chamber
300 E. Chapman Avenue
Orange, CA 92866

DAVID VAZQUEZ
Chair

ALISON VEJAR
Vice Chair

RICK MARTINEZ
Commissioner

RUBY MALDONADO
Commissioner

SHANNON TUCKER
Commissioner

TIM McCORMACK
Commissioner

ISAIAH LESLIE
Commissioner

Welcome to the Planning Commission meeting. Regular meetings of the City of Orange Planning Commission are held the first and third Monday of each month at 5:30 p.m.

Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Planning Commission after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the Planning Commission meeting; and made available on the City's website.

Public Participation

Planning Commission meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at www.cityoforange.org.

Pursuant to Government Code Section 54954.3, members of the public may address the Planning Commission on any agenda items or matters within the jurisdiction of the governing body by using any of the following methods:

1) In-person

To speak on an item on the agenda, complete a speaker card indicating your name, address, and identify the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are made during the "Public Comments" section at the beginning of the meeting. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Commission. All speakers shall observe civility, decorum, and good behavior.

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2) Written Public Comments via eComment

Members of the public can submit their written comments electronically for Planning Commission consideration by using the eComment feature on the Agenda page of the City's website at www.cityoforange.org. To ensure distribution to the Planning Commission prior to consideration of the agenda, we encourage the public to submit written comments by 3:00 p.m. the day of the meeting. All written comments will be provided to the Commissioners for consideration and posted on the City's website after the meeting.

3) Public Comments via recorded voicemail message

Finally, the public can record their comments by calling (714) 744-7271 no later than 4:00 p.m. the day of the meeting. Recorded messages will not be played at the meeting, but will be provided to the Planning Commission and the caller's position will be summarized in the minutes.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Clerk's office at (714) 744-5500. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

REMINDER: Please silence all electronic devices while Planning Commission is in session.

APPEAL PROCEDURE

Any final determination by the Planning Commission may be appealed, and such appeal must be filed within 15 calendar days after the Planning Commission action. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of \$1,000.00.

The City Clerk, upon filing of said appeal, will set petition for public hearing before the City Council at the earliest date. All owners of property located within 300 feet of the project site will be notified by the City Clerk of said hearing. For additional information, please call (714) 744-7220.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

1. OPENING/CALL TO ORDER**1.1 PLEDGE OF ALLEGIANCE**

Commissioner Ruby Maldonado

1.2 ROLL CALL**2. PUBLIC COMMENTS**

At this time, members of the public may address the Commission on matters not listed on the Agenda which are within the subject matter jurisdiction of the Commission, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.

3. PUBLIC HEARINGS**3.1. A Public Hearing to consider a request by Orange Wine Inc. for a Type 21 ABC License (Off-Sale General) at an existing convenience store located at 1095 N. Glassell Street and finding of CEQA Exemption (Conditional Use Permit No. 3217).****Recommended Action:**

1. Adopt Planning Commission Resolution No. PC 10-24 approving Conditional Use Permit No. 3217, allowing a full range of alcoholic beverage sales for off-site consumption in conjunction with a new State of California Department of Alcoholic Beverage Control (ABC) Type 21 license (Off-Sale General) at an existing convenience store located at 1095 N. Glassell Street.
2. Find the proposal exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301

Attachments:

[Staff Report](#)

[Attachment 1 - Planning Commission Resolution No. PC 10-24](#)

[Attachment 2 Planning Commission Resolution No. PC 09-22](#)

[Attachment 3 Applicant Business Narrative Letter](#)

[Attachment 4 Site Plan and Floor Plan](#)

[Attachment 5 Planning Commission Evaluation Map](#)

[Attachment 6 Crime Statistics Provided by the Orange Police Department](#)

[Attachment 7 Vicinity Map](#)

[Attachment 8 Site Photos](#)

3.2. A Public Hearing to request to serve beer and wine for on-site consumption in association with an existing restaurant, La Casa De Marcos, located at 146 S. Main Street, Suite T and finding of CEQA exemption (Conditional Use Permit 3223)**Recommended Action:**

1. Adopt Planning Commission Resolution No. PC 30-24 approving Conditional Use Permit 3223, allowing the sale of beer and wine for onsite consumption in conjunction with a State of California Department of Alcoholic Beverage Control Type 41 license (On-Sale Beer and Wine - Eating Place) within an existing restaurant located at 146 S. Main Street, Suite T.
2. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 of the State CEQA Guidelines.

Attachments:[Staff Report](#)[Attachment 1 - Planning Commission Resolution No. PC 30-24](#)[Attachment 2 - Vicinity Map](#)[Attachment 3 - Applicant Business Narrative Letter](#)[Attachment 4 - Site Plan](#)[Attachment 5 - Floor Plan](#)[Attachment 6 - Menu](#)[Attachment 7 - Orange Police Department Memorandum](#)[Attachment 8 - Planning Commission Evaluation Map](#)[Attachment 9 - Site Photos](#)

- 3.3. A Public Hearing to consider an amendment to the Orange General Plan Safety Element and minor text and graphic updates for document accuracy (General Plan Amendment 2024-0002).**

Recommended Action:

1. Adopt Planning Commission Resolution No. 32-24 recommending the City Council approve General Plan Amendment No. 2024-0002 amending the City of Orange General Plan Safety Element to comply with state law and other text, graphics, and non-substantive changes to city policies for document accuracy.
2. Find the proposal exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15061(b)(3), and that the effects of the General Plan were examined in the General Plan Program EIR certified on March 9, 2010.

Attachments:[Staff Report](#)[Attachment 1 - Planning Commission Resolution No. PC 32-24
\(including amended General Plan and Implementation Plan Text and Graphics - clean\)](#)[Attachment 2 - Amended General Plan and Implementation Plan Text
and Graphics \(redline version\)](#)[Attachment 3 - State of California Department of Fire Board of
Forestry Assessment](#)[Attachment 4 - Fire Severity Zones Map](#)**4. ADJOURNMENT**

The next Regular Planning Commission Meeting will be held on Monday, November 18, 2024 at 5:30 p.m., in the Council Chamber.

I, Jennifer Scudellari, Executive Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Police facility at 1107 N. Batavia, Orange Main Public Library at 407 E. Chapman Avenue, and uploaded to the City's website www.cityoforange.org.

Date posted: October 31, 2024