

MINUTES - DRAFT

City of Orange

Planning Commission

July 21, 2025

The Planning Commission of the City of Orange, California convened on July 21, 2025, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1. OPENING/CALL TO ORDER

Chair Vejar called the meeting to order at 5:34 p.m.

1.1 PLEDGE OF ALLEGIANCE

Commissioner Maldonado led the flag salute.

1.2 ROLL CALL

Present: Leslie, Martinez, Maldonado, Tucker, McCormack, and Vejar

Absent: Vazquez

2. PUBLIC COMMENTS

None.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Planning Commission and will be enacted by one motion. There will be no separate discussion of said items unless members of the Planning Commission, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on July 7, 2025.

ACTION: Approved minutes as presented.

Approval of the Consent Calendar

A motion was made by Commissioner Martinez, seconded by Vice Chair Leslie, to approve the Consent Calendar. The motion carried by the following vote:

Ayes: Leslie, Martinez, Maldonado, Tucker, McCormack, and Vejar

Noes: None

Absent: Vazquez

4. PUBLIC HEARINGS

4.1. Public Hearing to consider an ordinance establishing farmworker and employee housing as a permitted land use for certain qualifying properties and finding of CEQA exemption.

Associate Planner, Arlen Beck presented a summary of the staff report. Commissioner Maldonado suggested a language change to one of the proposed special use regulations.

Chair Vejar opened the public hearing at 5:41 p.m.

There being no public speakers, Chair Vejar closed the public hearing at 5:42 p.m.

A motion was made by Commissioner Martinez, seconded by Commissioner Maldonado to:

1. Adopt Planning Commission Resolution No. 08-25 recommending the City Council adopt an Ordinance amending Title 17 of the Orange Municipal Code to comply with the Employee Housing Act (Health and Safety Code Sections 17000-17062.5) regarding farmworker and employee housing as a permitted use in certain zoning districts and related definitions and development standards, with suggested special use regulation language modification.

2. Recommend that the City Council find the ordinance categorically exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Sections 15061(b)(3).

Ayes: Leslie, Martinez, Maldonado, Tucker, McCormack, and Vejar

Noes: None

Absent: Vazquez

4.2. Public Hearing to consider a request to construct a new warehouse facility at 534 W. Struck Avenue.

Due to a potential conflict with employment, Chair Vejar recused herself and left the meeting at 5:48 p.m.

Senior Planner, Monique Schwartz presented a summary of the staff report.

Vice Chair Leslie opened the public hearing at 5:49 p.m.

The following members of the applicant team spoke on behalf of the project:

Maggie Xu with Prologis

Joshua Lesinski with Albert Webb & Associates

Nicole Morse with T&B Planning

Public Speakers:

The following spoke in favor of the project:

Juan Serrato with Labors International Union of North America

Jose Garcia with Labors International Union of North America

Vice Chair Leslie closed the public hearing at 6:23 p.m.

The Planning Commission requested clarification regarding warehouse peak hours of operation, on-site storm drain water retention and parking lot run-off, and possible

conflicting hours of operation with the Valencia Gardens Apartments.

A motion was made by Commissioner Tucker, seconded by Commissioner Martinez to:

1. Adopt Planning Commission Resolution No. PC 09-25 recommending approval to the City Council of Conditional Use Permit No. 3221, Major Site Plan Review No. 1166, Design Review No. 5140, and Environmental Review No. 1889, an Addendum to Certified Environmental Impact Report No. 1870-20 (SCH No. 2021090399) for the demolition of an existing 40,000 square-foot manufacturing facility and construction of a new 213,572 square-foot warehouse facility that includes 199,572 square feet of warehouse and 14,000 square feet of office space, a 450 square-foot detached pump house, and related site improvements, located at 534 W. Struck Avenue.

Ayes: Leslie, Martinez, Maldonado, Tucker, and McCormack

Noes: None

Absent: Vazquez

Recuse: Vejar

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:30 p.m.

The next Regular Planning Commission Meeting will be held on Monday, August 4, 2025 at 5:30 p.m., in the Council Chamber.

Hayden Beckman
Planning Manager