

Memo – Hot File

TO: Chair Leslie and Members of the Planning Commission

FROM: Alyssa Jurkevics, Planning Technician

THROUGH: Russell Bunim, Community Development Director



DATE: July 6, 2026

SUBJECT: Hot File for Item 4.1 (CUP No. 0014 The Win~Dow Alcohol Sales) & Item 4.2 (PA25-0157 New Charter Elementary School)

Staff is providing the Planning Commission with a revised Property Information tables for Items 4.1 and 4.2, as the previous tables were truncated and did not display the complete information.

Attachment:

1. Item 4.1 – Project Background Table (Formatted)
2. Item 4.2 – Project Background Table (Formatted)
3. Item 4.2 – Project Description Table (Formatted)
4. Item 4.2 –Development Standards Table (Formatted)

ITEM NO. 4.1

4. PROJECT BACKGROUND

Property Information	
Applicant	Candice Jordan
Property Owner	Sixth & Pine Development, LLC.
Property Location	237 W. Chapman Avenue
Existing General Plan Land Use Element	Old Towne Mixed Use 15 (OTMIX15)
Existing Zoning	Old Towne Mixed Use-15 (OTMU-15)
Old Towne	Yes
Specific Plan/PC	SP - 5 Sante Fe Depot
Site Size	10,937 S.F Gross (0.25 Acres)
Circulation	The project site is located at the northeast intersection of North Lemon Street and West Chapman Avenue. Access to the site includes pedestrian access on N. Lemon Street and Southeast corner of property facing West Chapman Avenue.
Existing Conditions	The project site occupies a flat rectangular parcel at the northeast corner of West Chapman Avenue and North Lemon Street. It was improved with a superstation built in 1924 by the Standard Oil Company. The superstation is composed of two freestanding utilitarian buildings arranged around an irregularly shaped asphaltic surface parking lot. Building A located at the rear (northeastern corner) served as the auto services building with an attached canopy. While Building B located at the front (southwest corner) of the property served as the filling station with two attached canopies.
Surrounding Land Uses and Zoning	North: Old Towne Mixed Use-15 (OTMU-15) There are two adjacent buildings abutting the north and east sides of the property; one-story commercial building built in 1926 (223 W. Chapman Avenue) and one-story commercial building built in 1940 (121 N. Lemon Street).

	<p>South: Old Towne Mixed Use-24 (OTMU-24) Existing commercial building occupied by restaurant use, located at 240 W. Chapman Avenue.</p>
	<p>East: Old Towne Mixed Use-15 (OTMU-15) Existing commercial building occupied by a restaurant and bar, located at 223 W. Chapman Avenue.</p>
	<p>West: Old Towne Mixed Use-15 (OTMU-15) Existing parking lot.</p>
<p>Previous Applications/Entitlements</p>	<p>Design Review No. 25-0025 for the adaptive reuse of the two existing vacant buildings designated as contributors within the Old Towne Historic District to accommodate the new restaurant with walk-up window service and full bar, known as The Win~Dow – approved by Design Review Committee on June 3, 2026.</p>

Item No. 4.2

4. PROJECT BACKGROUND

Property Information	
Applicant	David Hyun
Property Owner	2000 Chapman Inc.
Property Location	039-331-40
Existing General Plan Land Use Element	General Commercial (GC)
Existing Zoning	General Business (C-2)
Old Towne	N/A
Specific Plan/PC	N/A
Site Size	2.7 acres
Circulation	The site is located on W. Chapman Avenue and East of N. Eckhoff Street. The one access point on West Chapman which connects to the site. The City of Orange's Circulation and Mobility Plan designate W. Chapman Avenue as a "Major Arterial" street which is a six-lane divided roadway with a median or continuous two-way left turn lanes. "Major Arterials" may prohibit curbside and on-street parking.
Surrounding Land Uses and Zoning	North: Single Family Residential zoned R1-6 and Multifamily Residential with a single story overlay zoned R3(A).
	South: General Commercial zoned C-2 with office buildings and a bank.
	East: Old Towne Mixed Use-15 (OTMU-15) Existing commercial building occupied by a restaurant and bar, located at 223 W. Chapman Avenue. General Commercial zoned C-2 and Multifamily Residential with a single story overlay zoned R3 (A) with a motel business and drive-thru restaurant.
	West: General Commercial zoned C-2 and single Family Residential zoned R1-6 with an office building and drive-thru restaurant.

Existing Conditions	The project site is 2.7 acres and is currently utilized by existing educational use tenants and professional offices. There is surface level parking that extends to the north property line of the project site. There is one vehicular entryway on W. Chapman Avenue. There are single family and multifamily residences boarding the rear of the property and commercial business surrounding the property.
Previous Applications/Entitlements	N/A

5. PROJECT DESCRIPTION

Time Frame	Drop off/ Pick-up Schedule	
	Number of Students	Grade Level(s)
7:30 a.m. - 8:00 a.m.	252	K, 1, 2
8:00 a.m. - 8:30 a.m.	316	TK a.m., 3-5
8:30 a.m. - 9:00 a.m.	276	6-8
11:30 a.m. (drop off)	20	TK p.m.
12:00 p.m. (pick up)	40	TK a.m.
2:30 p.m. - 3:00 p.m.	252	K,1,2
3:00 p.m. - 3:30 p.m.	296	TK p.m., 3-5
3:30 p.m. - 4:00 p.m.	276	6-8

Development Standards

	Required	Proposed	Code Section
<i>Parking (kindergarten-8th Grade)</i>	1.8 spaces per classroom, plus adequate loading/unloading zone (total 45 classrooms) = 81 required parking space and 4 accessible parking spaces	The site has a total of 100 parking spaces. A surplus of 19 parking spaces.	17.34.060