

Approval Date:

Draft Minutes

Planning Commission
City of Orange

September 9, 2020
7:00 p.m.

STAFF PARTICIPATION VIA TELECONFERENCE:

- Mary Binning, Senior Assistant City Attorney
- Anna Pehoushek, Assistant Community Development Director
- Monique Schwartz, Associate Planner
- Doug Keys, Transportation Analyst
- Jessica Wang, Administrative Specialist
- Simonne Fannin, Recording Secretary

REGULAR SESSION

- 1.1 **CALL TO ORDER:** Chair Simpson called the meeting to order at 7:02 p.m.
- 1.2 **FLAG SALUTE:** Chair Simpson led the flag salute.
- 1.3 **ROLL CALL: Present:** Chair Simpson, Vice-Chair Glasgow, Commissioners Martinez, Vazquez, Willits
- 1.4 **PUBLIC PARTICIPATION:**

Chair Simpson opened the public hearing.

Jessica Wang, Administrative Specialist read a letter from John Crowell who opposes the Union 76 Gas Station project on the corner of Cannon and Chapman approved by the Planning Commission in 2019 due to the potential for increased noise levels.
- 1.5 **ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR REPORTS:** None
- 1.6 **ANNOUNCEMENT OF APPEAL PROCEDURES (details found on last page of this agenda)**
- 2. **CONSENT CALENDAR: 2.1**
- 2.1 A motion was made to approve the August 17th and 24th, 2020 minutes as written.

Approval of August 17, 2020 Minutes:

- MOTION:** Vice-Chair Glasgow
- SECOND:** Commissioner Willits
- AYES:** Chair Simpson, Vice-Chair Glasgow, Commissioners Willits and Vazquez.
- NOES:** None
- ABSTAIN:** Commissioner Martinez

2.2 Approval of August 24, 2020 Minutes:

- MOTION:** Vice-Chair Glasgow
- SECOND:** Commissioner Willits
- AYES:** Chair Simpson, Vice-Chair Glasgow, Commissioners Martinez, Willits, and Vazquez.
- NOES:** None

MOTION CARRIED

3. NEW HEARING:

3.1 Conditional Use Permit No. 3065-18, Design Review No. 4939-18, and Minor Site Plan Review No. 0938-18 – Orange Express Car Wash, 387 N Tustin Street.

The applicant proposes to redevelop an existing full-service car wash site with a new 6,809 square foot automated express car wash and related site improvements.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution No. PC 22-20 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING CONDITIONAL USE PERMIT NO. 3065-18, DESIGN REVIEW NO. 4939-18, AND MINOR SITE PLAN REVIEW NO. 0938-18, TO REDEVELOP AN EXISTING FULL-SERVICE CAR WASH SITE WITH A NEW 6,809 SQUARE FOOT AUTOMATED EXPRESS CAR WASH AND RELATED SITE IMPROVEMENTS, LOCATED AT 387 N. TUSTIN STREET.

NOTE: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (Class 3 – New Construction or Conversion of Small Structures) because the project consists of the construction of a new, small (<10,000 square foot in urbanized area) structure zoned for such use, not involving the significant use of hazardous substances, where all necessary public services are available, and where the area is not environmentally sensitive. There is no environmental public review or notice required for a categorical exemption.

Monique Schwartz, Associate Planner, provided an overview of the project consistent with the staff report. She stated that staff received emails expressing concerns about potential noise impacts from the following:

- Schlomo Goldin
- Jamie and Dorothy Brown
- Michael Gomez

Ms. Schwartz indicated that conditions of approval included in the Planning Commission Resolution address their concerns.

Jefferson Choi, architect spoke on behalf of the project. James Kim, Tom Huang, Jacob Lesir and Roma Stromberg were also available to answer questions.

The Commissioners had questions and comments on the following:

- Confirmed that the applicant was agreeable to removing a vacuum stall to accommodate two trees.
- If the intent of the 10' wall is strictly for tunnel noise reduction?
- Will wheel stops be sufficient to keep cars from accidentally going into the queuing area from the eastern edge of the vacuum area?
- The maximum number of cars allowed in queuing area at one time and the anticipated time from entering to exiting the tunnel?
- Is there a contingency plan to keep cars off Tustin Street in the event of an overflow in the queuing area?
- Are expediting services available for membership clientele?
- The effectiveness of the wall on the eastern property line and Podocarpus hedge in buffering noise impacts.
- The number of stories and window orientation of the adjacent residences in relation to the car wash vacuum stalls and equipment enclosure.
- Is height of south wall sufficient to reduce noise impacts to the Mexican restaurant?
- The construction material and noise buffering potential of the vacuum processing center.
- The Commission recommended moving the side vent on the vacuum processing center to the west side of the building in order to reduce noise impacts to the residences on the east side.
- Confirmation that the safety of left turns on to Tustin when exiting the car wash has been considered.
- The Commission acknowledged the challenges with planting trees on the easement due to underground utilities and expressed its preference for retaining a vacuum stall rather than removing it in order to plant two additional trees.
- The Commission agreed that this is a good project and will revitalize the area.

Mary Binning, Sr. Assistant City Attorney presented alternative language modifying Condition 40 to include "if two trees in the easement cannot be planted, applicant shall work with the Community Development Director to determine an alternative planting or location."

Chair Simpson opened the public hearing and asked staff if any public comments were received for this item in addition to those presented with the staff report. No comments were received. The public hearing was closed.

A motion was made to adopt Planning Commission Resolution No. PC Adopt Planning Commission Resolution No. PC 22-20 entitled: a Resolution of the Planning Commission of the City of Orange approving Conditional Use Permit No. 3065-18, Design Review No. 4939-18, and Minor Site Plan Review No. 0938-18, to redevelop an existing full-service car wash site with a new 6,809 square foot automated express car wash and related site improvements, located at 387 N. Tustin Street with a modification to Condition40.

- MOTION:** Vice-Chair Glasgow
- SECOND:** Commissioner Willits
- AYES:** Chair Simpson, Vice-Chair Glasgow, Commissioners Willits, Vazquez, Martinez
- NOES:** None

MOTION CARRIED

4. ADJOURNMENT: 8:21 p.m.

The next Regular Planning Commission Meeting will be held on Monday, September 21, 2020, at 7:00 p.m.

Anna Pehoushek, Assistant Community Development Director