

**MINUTES - DRAFT**

**City of Orange**

**Planning Commission**

January 22, 2026

---

The Planning Commission of the City of Orange, California convened on January 22, 2026, 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 Rick Martinez 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 December 1, 2025.**

ACTION: Approved minutes as presented.

**Approval of the Consent Calendar**

A motion was made by Commissioner Martinez, seconded by Commissioner McCormack, 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 a request to establish an alternate parking rate and construct an addition to an existing commercial building for the site located at 1012 N. Tustin Street and a finding of CEQA Exemption (CUP25-0010).**

Associate Planner, Arlen Beck, presented a summary of the proposed project.

Chair Vejar opened the public hearing at 5:40 p.m.

Applicant Dominic To spoke in support of the project.

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

A motion was made by Chair Vejar, seconded by Commissioner Martinez to:

1. Adopt Planning Commission Resolution No. PC 01-26, approving Conditional Use Permit No. 25-0010 and Minor Site Plan Review No. 1181, for an 834 square-foot addition, exterior facade improvements, interior remodel, new landscaping, and a revised parking lot layout and striping to accommodate a new veterinary hospital within an existing commercial building, and to establish an alternate parking rate for the two existing uses at the site located at 1012-1016 N. Tustin Street.
2. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 of the State CEQA Guidelines.

The motion carried by the following vote:

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

**Noes:** None

**Absent:** Vazquez

**4.2. Public Hearing to consider a request to serve beer and wine for on-site consumption in association with a proposed restaurant, Car-nnoisseur Café, located at 426 W Almond Avenue, Suite C and finding of CEQA exemption (ENT25-0048).**

Associate Planner, Arlen Beck, presented a summary of the proposed project.

Chair Vejar opened the public hearing at 5:46 p.m.

Applicant, Arturo Zalaya spoke in support of the project

Donnie DeWees and Ruben Marchan spoke in opposition of the project.

Chair Vejar closed the public hearing at 5:57 p.m.

Staff responded to questions regarding parking, vehicle access, trash enclosures and adjacent sensitive uses.

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

1. Adopt Planning Commission Resolution No. PC 02-26 approving ENT No. 25-0048, 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 a proposed restaurant located at 426 W. Almond Avenue, Suite C.
2. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 of the State CEQA Guidelines.

The motion carried by the following vote:

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

**Noes:** None

---

**Absent:** Vazquez

**4.3. Public Hearing to consider a request to convert a historic warehouse building to a church use at 527 W. Almond Avenue and 180 S. Cypress Street and finding of CEQA Exemption (CUP-3236).**

Associate Planner, Arlen Beck, presented a summary of the proposed project.

Chair Vejar opened the public hearing at 6:24 p.m.

Applicant Pastor Kyle Zimmerman spoke in support of the project. The applicant presented letters in support of the project to staff.

Donnie DeWees spoke in support of the project.

Chair Vejar closed the public hearing at 6:32 p.m.

Commissioners briefly discussed conditions of approval related to landscape.

Chair Vejar re-opened the public hearing at 6:40 p.m.

Landscape Architect Gabriel Choi responded to questions regarding shade canopies in the proposed courtyard.

Commissioner Vejar re-closed the public hearing at 6:44 p.m.

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

1. Adopt Planning Commission Resolution No. 03-26, approving Conditional Use Permit No. 3236, Design Review No. 5159, and Minor Site Plan Review No. 1191, to permit the adaptive re-use of a historic steel frame warehouse to a church/religious assembly use and the remodel of an existing office building on a single site that includes improvements within the connecting plaza located at 527 W. Almond Avenue and 180 S. Cypress Street.
2. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 and Section 15331 of the State CEQA Guidelines.

The motion carried by the following vote:

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

**Noes:** None

**Absent:** Vazquez

**5. ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:50 p.m.

The next Regular Planning Commission Meeting will be held on Monday, February 2, 2026 at 5:30 p.m., in the Council Chamber.

---

Hayden Beckman  
Planning Manager