

# Memo – Hot File

To: Chair Vejar and Members of the Planning Commission

From: Hayden Beckman, Planning Manager

Through: Russell Bunim, Community Development Director *ACP  
for RB*

Date: December 1, 2025

Re: Item 4.1-Public Hearing to consider a request to allow the sale of beer, wine, and distilled spirits at a new restaurant with an outdoor patio located at 763 S. Main Street, Suite 200A and finding of CEQA Exemption

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During publication of the December 1, 2025 Planning Commission agenda packet, table sections of the Project Description were inadvertently condensed and cut off. Attached are the complete Circulation, Existing Conditions, Surrounding Land Uses and Zoning and Previous Application/Entitlements sections of the chart.



Circulation	The Orange Town and Country Shopping Center is located at the southeast intersection of south Main Street and Town and Country Road. Access to the site is from two driveway approaches off Town and Country Road and two driveway approaches off Main Street. Town and Country Road is considered a primary arterial with an ultimate right-of-way width of 100 feet. Main Street is a principal arterial with an ultimate right-of-way width of 134-144 feet.
Existing Conditions	The existing tenant area is comprised of a 3,170-square foot restaurant and 938-square foot outdoor dining patio. The site is developed as a multi-tenant retail shopping center.
Surrounding Land Uses and Zoning	<b>North:</b> Urban Mixed Use (UMU) Existing multi-family residential development.
	<b>South:</b> City of Santa Ana Jurisdiction. Existing multi-family residential development.
	<b>East:</b> Urban Mixed Use (UMU) Existing Commercial and multi-family residential development.
	<b>West:</b> City of Santa Ana Jurisdiction. Main Place Shopping Mall.

Previous Applications/Entitlements	<p>Design Review No. 3419-99 for the addition of an outdoor dining area– approved by the Design Review Committee on March 17, 1999.</p> <p>Conditional Use Permit No. 2300-99 for an ABC Type 41 (On Sale Beer and Wine – Eating Place) License for Oscar's Restaurant - approved by the Planning Commission on September 8, 1999.</p> <p>Conditional Use Permit No. 3094-19 for an ABC Type 47 (On Sale General – Eating Place) License surrendering Conditional Use Permit No. 2300-99 for Burger IM - approved by the Planning Commission on September 16, 2019.</p> <p>Conditional Use Permit No. 3201-23 for an ABC Type 47 (On Sale General – Eating Place) License for Stagecoach, allowing alcohol consumption on the outdoor patio and modifying hours of operation – approved by Planning Commission on July 17, 2023. The Conditional Use Permit was not utilized and expired two years from the approval date.</p>
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