

**MINUTES - FINAL**

**City of Orange**

**Planning Commission**

April 15, 2024

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The Planning Commission of the City of Orange, California convened April 15, 2024, 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 Vazquez 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:** Martinez, Simpson, Vejar, Maldonado, Tucker, and Vazquez

**Absent:** McCormack

**2. PUBLIC COMMENTS**

None.

**3. CONSENT CALENDAR**

**3.1. Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on March 18 and April 1, 2024.**

Note: Chair Vazquez abstained from voting on the March 18 and April 1, 2024 meeting minutes, as he was not present at those meetings. Commissioner Simpson abstained from voting on the April 1, 2024 meeting minutes, as he was not present at that meeting.

**ACTION:** Approved minutes as presented.

**Approval of the Consent Calendar**

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

**Ayes:** Martinez, Simpson, Vejar, Maldonado, and Tucker

**Noes:** None

**Absent:** McCormack

**Abstain:** Vazquez

**4. NEW BUSINESS**

- 4.1. Public Hearing to consider a request to serve beer, wine, and distilled spirits for on-site consumption in association with a Buffalo Wild Wings expansion, located at 20 City Boulevard West, Suite 901A and finding of CEQA exemption (Conditional Use Permit No. 3214-23).**

Chair Vazquez opened the public hearing at 5:44 p.m.

Public Speakers:

Michael Cho, Applicant, spoke on behalf of the project.

Chair Vazquez closed the public hearing at 5:44 p.m.

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

- 1) Adopt Planning Commission Resolution No. 15-24. A Resolution of the Planning Commission of the City of Orange approving Conditional Use Permit No. 3214-23, allowing the sale of beer, wine, and distilled spirits for on-site consumption in conjunction with a State of California Department of Alcoholic Beverage Control Type 47 license (On-Sale General – Eating Place) within an expanded restaurant, located at 20 City Boulevard West, Suite 901.
- 2) Find that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 - Existing Facilities).

**Ayes:** Martinez, Simpson, Vejar, Maldonado, Tucker, and Vazquez

**Noes:** None

**Absent:** McCormack

- 4.2. Public Hearing to consider a request to allow the sale of alcohol at an existing convenience store located at 1190 N. Glassell Street, Suite A (Conditional Use Permit No. 3145-21).**

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

Public Speakers:

Melvin R (Dick) Evitt, Applicant, Tony Aljiryes, Landlord, spoke on behalf of the project.

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

A motion was made by Commissioner Martinez, seconded by Commissioner Maldonado, to adopt Planning Commission Resolution No. PC 13-24.

Resolution No. 13-24. A Resolution of the Planning Commission of the City of Orange denying Conditional Use Permit No. 3145-21, a request to allow for a full range of alcoholic beverage sales for off-site consumption in conjunction with a new State of California Department of Alcoholic Beverage Control Type 21 license (Off-Sale General) at an existing convenience store located at 1190 N. Glassell Street, Suite A.

**Ayes:** Martinez, Vejar, Maldonado, Tucker, and Vazquez

**Noes:** Simpson

**Absent:** McCormack

**4.3. Public Hearing to consider a request to add the sale of distilled spirits to the sale of beer and wine at an existing convenience store located at 1095 N. Glassell Street and finding of CEQA Exemption (Conditional Use Permit No. 3217-24).**

A motion was made by Chair Vazquez, seconded by Commissioner Tucker, to continue Item 4.3. to a date uncertain to allow time for the applicant to provide additional information.

**Ayes:** Martinez, Simpson, Vejar, Maldonado, Tucker, and Vazquez  
**Noes:** None  
**Absent:** McCormack

(Items 4.4 and 4.5 were voted on concurrently.)

**4.4. Public Hearing to consider an ordinance amending Chapter 17.44 of the Orange Municipal Code providing a mechanism for the transfer of development rights, and finding of CEQA exemption.**

Staff requested a continuance of Item 4.4 for further refinement.

**4.5. Public Hearing to consider an ordinance amending Chapter 17.29 of the Orange Municipal Code pertaining to Accessory Dwelling Unit regulations.**

Staff requested a continuance of Item 4.5 for further refinement.

A motion was made by Commissioner Maldonado, seconded by Commissioner Vejar, to continue Items 4.4 and 4.5 to the May 6, 2024, Regular Planning Commission meeting. The motion carried by the following vote:

**Ayes:** Martinez, Simpson, Vejar, Maldonado, Tucker, and Vazquez  
**Noes:** None  
**Absent:** McCormack

**5. ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:04 p.m.

The next Regular Planning Commission meeting will be held on May 6, 2024 at 5:30 p.m., in the Council Chamber, 300 E. Chapman Avenue, Orange California 92866.

/s/Anna Pehoushek  
 Anna Pehoushek, FAICP  
 Assistant Community Development Director