



# AGENDA

ALISON VEJAR  
Chair

ISAIAH LESLIE  
Vice Chair

RICK MARTINEZ  
Commissioner

DAVID VAZQUEZ  
Commissioner

RUBY MALDONADO  
Commissioner

SHANNON TUCKER  
Commissioner

TIM McCORMACK  
Commissioner

Hayden Beckman  
Planning Manager

Nathalie Adourian  
City Attorney

Jennifer Scudellari  
Executive Assistant

## Planning Commission February 02, 2026

### 5:30 PM Regular Session

**City Council Chamber**  
300 E. Chapman Avenue  
Orange, CA 92866

Welcome to the Planning Commission meeting. Regular meetings of the City of Orange Planning Commission are held the first and third Monday of each month at 5:30 p.m.

#### Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Planning Commission after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the Planning Commission meeting; and made available on the City's website.

#### Public Participation

Planning Commission meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at [www.cityoforange.org](http://www.cityoforange.org).

Pursuant to Government Code Section 54954.3, members of the public may address the Planning Commission on any agenda items or matters within the jurisdiction of the governing body by using any of the following methods:

##### 1) In-person

To speak on an item on the agenda, complete a speaker card indicating your name, address, and identify the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are made during the "Public Comments" section at the beginning of the meeting. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Commission. All speakers shall observe civility, decorum, and good behavior.

*(Continued on page 2)*

**2) Written Public Comments via eComment**

Members of the public can submit their written comments electronically for Planning Commission consideration by using the eComment feature on the Agenda page of the City's website at [www.cityoforange.org](http://www.cityoforange.org). To ensure distribution to the Planning Commission prior to consideration of the agenda, we encourage the public to submit written comments by 3:00 p.m. the day of the meeting. All written comments will be provided to the Commissioners for consideration and posted on the City's website after the meeting.

**3) Public Comments via recorded voicemail message**

Finally, the public can record their comments by calling (714) 744-7271 no later than 4:00 p.m. the day of the meeting. Recorded messages will not be played at the meeting, but will be provided to the Planning Commission and the caller's position will be summarized in the minutes.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Clerk's office at (714) 744-5500. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

***REMINDER: Please silence all electronic devices while Planning Commission is in session.***

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**APPEAL PROCEDURE**

Any final determination by the Planning Commission may be appealed, and such appeal must be filed within 7 business days after the Planning Commission action. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of \$1,000.00.

The City Clerk, upon filing of said appeal, will set petition for public hearing before the City Council at the earliest date. All owners of property located within 300 feet of the project site will be notified by the City Clerk of said hearing. For additional information, please call (714) 744-7220.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

**1. OPENING/CALL TO ORDER****1.1 PLEDGE OF ALLEGIANCE**

Commissioner David Vazquez

**1.2 ROLL CALL****2. PUBLIC COMMENTS**

At this time, members of the public may address the Commission on matters not listed on the Agenda which are within the subject matter jurisdiction of the Commission, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.

**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 January 22, 2026.****Recommended Action:**

Approve minutes as presented.

**Attachments:** [Staff Report](#)

[January 22, 2026 Regular Meeting Minutes](#)

**4. PUBLIC HEARINGS****4.1. Public Hearing to consider an amendment to the Circulation and Mobility Element of the City of Orange General Plan and finding of CEQA exemption.****Recommended Action:**

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. 05-26 recommending the City Council approve General Plan Amendment No. 26-0001 amending the City of Orange General Plan Circulation and Mobility Element to conform to the Orange County Transportation Authority's Countywide Master Plan of Arterial Highways.
3. Find the proposal exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption).

**Attachments:****Staff Report**

[Attachment 1 Planning Commission Resolution No. PC 05-26 including amended City Orange General Plan Circulation and Mobility Element](#)

[Attachment 2 Proposed City Master Plan of Streets and Highways Amendment Reclassification](#)

[Attachment 3 - Amended City of Orange General Plan Circulation and Mobility Element \(redline version\)](#)

[Attachment 4 Santiago Canyon Road \(Villa Park Road\) MPAH Amendment Traffic Study](#)

[Attachment 5 County of Orange Staff Report of May 6, 2025, for the Santiago Canyon Road \(Villa Park Road\) reclassification](#)

[Attachment 6 MPAH Amendment Staff Report of September 9, 2024, for the Santiago Canyon Road \(Villa Park Road\) reclassification](#)

[Attachment 7 City of Santa Ana General Plan Update Appendix K Transportation Impact Study for the Fairhaven Avenue reclassification](#)

[Attachment 8 City of Santa Ana Staff Report from April 19, 2022, for the Fairhaven Avenue reclassification](#)

[Attachment 9 Adopted City of Santa Ana General Plan Mobility Element](#)

[Attachment 10 OCTA Staff Report of November 2, 2020, for the Conditional Amendment of the Fairhaven reclassification in the Countywide Master Plan of Arterial Highways](#)

**4.2. Public Hearing to consider a request to operate a bed and breakfast inn at 616 W. Chapman Avenue and finding of CEQA Exemption (CUP-3208 and SP-1159).****Recommended Action:**

1. Conduct and close the Public Hearing.
2. Adopt Planning Commission Resolution No. PC 04-26, approving Conditional Use Permit No. 3208 and Minor Site Plan Review No. 1159 for a request to operate a bed and breakfast inn at 616 W. Chapman Avenue.
3. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301 (Class 1 - Existing Facilities) of the State CEQA Guidelines.

**Attachments:****Staff Report**

[Attachment 1 Planning Commission Resolution No. PC 04-26](#)

[Attachment 2 Vicinity Map](#)

[Attachment 3 Project Plans](#)

[Attachment 4 Applicant Business Narrative Letter](#)

[Attachment 5 Site Photos](#)

**5. ADJOURNMENT**

Pursuant to OMC 2.64.040, the next Regular Planning Commission Meeting will be

held on Thursday, February 19, 2026 at 5:30 p.m., in the Council Chamber.

I, Jennifer Scudellari, Executive Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Police facility at 1107 N. Batavia, Orange Main Public Library at 407 E. Chapman Avenue, and uploaded to the City's website [www.cityoforange.org](http://www.cityoforange.org).

Date posted: January 29, 2026