

**MINUTES - FINAL**

**City of Orange**

**Planning Commission**

February 02, 2026

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The Planning Commission of the City of Orange, California convened on February 2, 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 5:32 p.m.

**1.1 PLEDGE OF ALLEGIANCE**

Commissioner David Vazquez led the flag salute.

**1.2 ROLL CALL**

**Present:** Leslie, Martinez, Vazquez, Tucker, McCormack, and Vejar

**Absent:** Maldonado

**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 January 22, 2026.**

ACTION: Approved minutes as presented.

**Approval of the Consent Calendar**

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

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

**Noes:** None

**Absent:** Maldonado

**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.**

Associate Planner, Arlen Beck, presented a summary of the General Plan Amendment.

Chair Vejar opened the public hearing at 5:38 p.m.

There being no public speakers, Chair Vejar closed the public hearing at 5:38 p.m.

A motion was made by Commissioner Vazquez, seconded by Vice Chair Leslie to:

1. 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.
2. Find the proposal exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption).

The motion carried by the following vote:

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

**Noes:** None

**Absent:** Maldonado

**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).**

Senior Planner, Ryan Agbayani, presented a summary of the proposed project.

Chair Vejar opened the public hearing at 5:41 p.m.

Applicant Joseph Mahmond spoke in favor of the project.

Chair Vejar closed the public hearing at 5:43 p.m.

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

1. 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.
2. 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.

The motion carried by the following vote:

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

**Noes:** None

**Absent:** Maldonado

**5. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:43 p.m.

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.

          s/s Hayden Beckman            
 Hayden Beckman  
 Planning Manager