

MINUTES

City of Orange

Planning Commission

February 20, 2025

The Planning Commission of the City of Orange, California convened on February 20, 2025, 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 5:30 p.m.

1.1 PLEDGE OF ALLEGIANCE

Commissioner Leslie led the flag salute.

1.2 ROLL CALL

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

Absent: None

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 20, 2025.

ACTION: Approved minutes as presented.

Approval of the Consent Calendar

A motion was made by Commissioner Tucker, seconded by Commissioner Maldonado to approve the Consent Calendar. The motion carried by the following vote:

Ayes: Leslie, Simpson, Martinez, Vazquez, Maldonado, Tucker, McCormack, and Vejar

Noes: None

Absent: None

4. COMMISSION BUSINESS

4.1. Selection of Planning Commission Officers.

A motion was made by Chair Vazquez, seconded by Commissioner Martinez to nominate Commissioner Vejar to serve as Chair for a one-year term effective February 21, 2025. The motion carried by the following vote:

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

Noes: None

Absent: None

A motion was made by Commissioner Martinez, seconded by Commissioner Leslie to nominate Chair Vazquez to serve as Vice Chair for a one-year term effective February 21, 2025.

Chair Vazquez declined the nomination for Vice Chair.

A substitute motion was made by Chair Vazquez, seconded by Commissioner Martinez to nominate Commissioner Leslie to serve as Vice Chair for a one-year term effective February 21, 2025. The motion carried by the following vote:

Ayes: Leslie, Simpson, Martinez, Vazquez, Maldonado, Tucker, McCormack, and Vejar

Noes: None

Absent: None

5. PUBLIC HEARINGS

5.1. Public Hearing to consider a request by CDO Orange, LLC, dba Culinary Dropout for a Type 47 ABC License (On-Sale General) at a proposed restaurant located at 191 N. Orange Street and finding of CEQA Exemption (Resolution No. PC 33-24).

Chair Vazquez opened the public hearing 5:50 p.m.

Public Speakers:

The following spoke in opposition of the project:

Diana Zdenk, Craig Enberg, Guy Hinrichs, Brian Lochrie, Kathy Bruner and Robert Boice

The following spoke in favor of the project: Leezie Kim

Chair Vazquez closed the public hearing at 6:26 p.m.

Chair Vazquez re-opened the public hearing at 6:42 p.m. to allow the applicant to speak.

Chair Vazquez closed the public hearing at 6:43 p.m.

A motion was made by Commissioner Maldonado, seconded by Commissioner Leslie, to:

Adopt Resolution No. PC 33-24 with the following modifications to proposed conditions:

Condition 8 shall read "The use of the business is considered a restaurant. Interior construction shall remain consistent with approved building shell entitlements (MNSP

No. 1066-22, DRC No. 5056-22, APP No. 0557-22, and Resolution No. PC 05-22). No new interior construction resulting in a change to the floor plan will occur unless a revised floor plan is approved by the Community Development Department. None of the floor area will be designated for dancing or live entertainment unless a subsequent CUP is approved by the Planning Commission.

Condition 13 shall read "The business shall operate Sunday through Thursday from 7:00 a.m. to 10:00 p.m. and Fridays and Saturdays from 7:00 a.m. to 11:00 p.m. These hours do not restrict employees from being on the premises before opening for preparations and deliveries or after close for clean-up. Clean-up may not be conducted by patrons

Condition 25 shall read "The outdoor patio area shall be divided into two sections: a North Patio dining section and a West Patio dining section. Everyday use of the North Patio shall be from 10:00 a.m. to 8:00 p.m. with no new customers seated after 7:00 p.m. The West Patio shall be open Sunday through Thursday from 7:00 a.m. to 10:00 p.m. with no new customers seated after 9:00 pm. The West Patio shall be open Friday and Saturday from 7:00 a.m. to 11:00 p.m. with no new customers seated after 10:00 p.m.

Condition 26 is eliminated.

The motion carried by the following vote:

Ayes: Vejar, Maldonado, Leslie, and Vazquez

Noes: Martinez, Tucker, and McCormack

Absent: None

5.2. Public Hearing to consider a request to allow the sale of beer and wine for on-site consumption at a restaurant located at 765 The City Drive South #130 and finding of CEQA Exemption (Resolution No. PC 01-25).

Chair Vazquez opened the public hearing at 7:16 p.m.

Public Speakers:

The following spoke on behalf of the project:

Hiro Igarashi from HiroNori Craft Ramen, Applicant

Chair Vazquez closed the public hearing at 7:17 p.m.

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

1. Adopt Planning Commission Resolution No. PC 01-25. A Resolution of the Planning Commission of the City of Orange approving Conditional Use Permit No. 3232, allowing the sale of beer and wine for on-site consumption in conjunction with a State of California Department of Alcoholic Beverage Control Type 41 License (On-Sale Beer and Wine - Eating Place) at a restaurant located at 765 The City Drive South #130.
2. Find the proposed project exempt from the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 - Existing Facilities).

The motion carried by the following vote:

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

Noes: None

Absent: None

6. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:19 p.m.

The next Regular Planning Commission Meeting will be held on Monday, March 17, 2025 at 5:30 p.m., in the Council Chamber, 300 E. Chapman Avenue, Orange, California 92866.



Anna Pehoushek, FAICP
Assistant Community Development Director