



AGENDA

Planning Commission December 07, 2020

7:00 PM Regular Session

Various Teleconference Locations

Anna Pehoushek
Assistant Community
Development Director

Mary Binning
Sr. Assistant City Attorney

Jessica Wang
Administrative Specialist

DAVE SIMPSON
Chair

ERNEST GLASGOW
Vice Chair

RICK MARTINEZ
Commissioner

DAVID VAZQUEZ
Commissioner

DOUG WILLITS
Commissioner

SPECIAL NOTICE REGARDING CORONAVIRUS (COVID-19)

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order N-29-20, which allows a local legislative body to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Please be advised that some, or all, of the City of Orange Planning Commissioners and staff will participate in meetings via teleconference.

In response to the Governor's Executive Orders, and to ensure the health and safety of our residents by limiting contact that could spread the COVID-19 virus, the public is not permitted to convene in person for this public meeting.

Public Participation

In place of in-person person attendance, members of the public are encouraged to watch from the safety of their homes in one of the following ways: 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.

Members of the public can submit their written comments electronically for the Planning Commission's consideration by emailing them to PCpubliccomment@cityoforange.org with the subject line "Public Comment Item # (insert the item number relevant to the comment) or "Public Comment Non-agenda Item" for general public comments. Please submit all written comments before 11:00 a.m. prior to the commencement of the meeting. Written comments received by 11:00 a.m. may be read aloud by staff at the meeting during the appropriate agenda item. Comments shall be limited to 3 minutes per person; any portion of the comment that exceeds 3 minutes will not be read aloud. Off-agenda comments shall be limited to a cumulative 30 minutes for all comments unless changed at the discretion of the Planning Commission. Written comments received after 11:00 a.m. and during the meeting prior to the call for public comment for each agenda item will be available to the Planning Commission as part of the public record, but will not be read aloud during the meeting.

The public can also record their comments by calling (714) 744-7271 no later than 4:00 p.m. before the meeting. All public comments will be provided to the Planning Commission and compiled as part of the record. Contact the City Clerk's Office at (714) 744-5500 with any questions.

NOTE: Any public record that is distributed less than 72 hours prior to the Planning Commission meeting will be made available at the City Clerk's Office and posted on the City's website.

1. OPENING**1.1 CALL TO ORDER****1.2 PLEDGE OF ALLEGIANCE****1.3 ROLL CALL****1.4 PUBLIC COMMENTS**

Opportunity for members of the public to address the Commission on matters not listed on the Agenda which are within the subject matter jurisdiction of the Commission. Members of the public can submit their comments in writing for the Commission's consideration by sending them to PCpubliccomment@cityoforange.org or by calling (714) 744-7271.

1.5 Continued or Withdrawn Items**1.6 Assistant Community Development Director Reports****1.7 Announcement of Appeal Procedures (details found on last page of this agenda)****2. 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.

2.1. Approval of meeting minutes of the Planning Commission of the City of Orange for the November 2, 2020, and November 16, 2020 Regular Meetings.**Recommended Action:**

Approve minutes as presented.

Attachments: [November 2, 2020 Regular Meeting Minutes](#)
 [November 16, 2020 Regular Meeting Minutes](#)

3. COMMISSION BUSINESS**4. CONTINUED HEARINGS****5. NEW HEARINGS****5.1. Public Hearing: Conditional Use Permit No. 3112-19, BossCat Kitchen & Libations, 118 W. Chapman Avenue****Recommended Action:**

Adopt Planning Commission Resolution No. 33-20 entitled:

A Resolution of the Planning Commission of the City of Orange approving Conditional

Use Permit No. 3112-19 for an Alcoholic Beverage Control Type 47 License (On-Sale General - Eating Place) for a new restaurant located at 118 W. Chapman Avenue.

Attachments: [Staff Report](#)
 [Attachment 1 Planning Commission Resolution No. 33-20](#)
 [Attachment 2 Vicinity Map](#)
 [Attachment 3 Site Photographs](#)
 [Attachment 4 Applicant Letter of Explanation](#)
 [Attachment 5 Orange Police Department Memorandum](#)
 [Attachment 6 Planning Commission Evaluation Map](#)
 [Attachment 7 Draft Letter on Finding of Convenience or Necessity](#)
 [Attachment 8 Floor Plan](#)

5.2. Public Hearing: Conditional Use Permit No. 3129-20, Grand Street Center, 146 N. Grand Street

Recommended Action:

Adopt Planning Commission Resolution No. 30-20 entitled:
A Resolution of the Planning Commission of the City of Orange approving Conditional Use Permit No. 3129-20 for an Alcoholic Beverage Control Type 47 License (On-Sale General - Eating Place) for an event center located at 146 N. Grand Street.

Attachments: [Staff Report](#)
 [Attachment 1 Planning Commission Resolution No. 30-20.docx](#)
 [Attachment 2 Vicinity Map](#)
 [Attachment 3 Site Photographs](#)
 [Attachment 4 Applicant Letter of Explanation and Menu](#)
 [Attachment 5 Orange Police Department Memorandum](#)
 [Attachment 6 Planning Commission Evaluation Map](#)
 [Attachment 7 Draft Letter on Finding of Convenience or Necessity](#)
 [Attachment 8 Site Plan](#)

5.3. Public Hearing: Conditional Use Permit No. 3124-20, Ramen Mura ABC Type 41 License, 130 S. Main Street Suite G

Recommended Action:

Staff recommends that the Planning Commission review the proposal and take the appropriate action. The Planning Commission can take one of the following actions:

- Adopt Planning Commission Resolution No. 35-20 entitled:
A Resolution of the Planning Commission of the City of Orange approving Conditional Use Permit No. 3124-20 for a State of California, Department of Alcoholic Beverage Control, Type 41 License (On-Sale Beer and Wine) for a 1,223 square foot restaurant located at 130 S. Main Street, Suite G.

- Adopt Planning Commission Resolution No. 35-20 entitled:

- A Resolution of the Planning Commission of the City of Orange denying Conditional Use Permit No. 3124-20 for a State of California, Department of Alcoholic Beverage Control, Type 41 License (On-Sale Beer and Wine) for a 1,223 square foot restaurant located at 130 S. Main Street, Suite G.

Attachments:

[Staff Report](#)

[Attachment 1A - Planning Commission Resolution No. PC 35-20](#)

[Approval Draft](#)

• [Attachment 1B – Planning Commission Resolution No. PC 35-20](#)

[Denial Draft](#)

[Attachment 2 - Vicinity Map](#)

[Attachment 3 - Site Photographs](#)

[Attachment 4 - Applicant Letter of Explanation and Response to Orange Police Department Memorandum](#)

[Attachment 5 - Orange Police Department Vice Unit's Memorandum dated September 28, 2020](#)

[Attachment 6 - Planning Commission Evaluation Map](#)

[Attachment 7 - Draft Letter to ABC for Finding of Public Convenience or Necessity](#)

[Attachment 8 - Floor Plan](#)

5.4. Public Hearing: Conditional Use Permit No. 3121-20, Shannon Family Mortuary, 1005 E. Chapman Avenue

Recommended Action:

Staff recommends that the Planning Commission review the proposal and take the appropriate action. The Planning Commission can take one of the following actions:

- Adopt Planning Commission Resolution No. PC 34-20 entitled:

A Resolution of the Planning Commission of the City of Orange approving Conditional Use Permit No. 3121-20 for a 25-seat chapel and shared parking in conjunction with a mortuary office at 1005 E. Chapman Avenue

- Adopt Planning Commission Resolution No. PC 34-20 entitled:

A Resolution of the Planning Commission of the City of Orange denying Conditional Use Permit No. 3121-20 for a 25-seat chapel and shared parking in conjunction with a mortuary office at 1005 E. Chapman Avenue

Attachments: [Staff Report](#)
 [Attachment 1A - Planning Commission Resolution No. PC 34-20](#)
 [Approval Draft](#)
 [Attachment 1B - Planning Commission Resolution No. PC 34-20](#)
 [Denial Draft](#)
 [Attachment 2 - Vicinity Map](#)
 [Attachment 3 - Applicant Letter of Explanation](#)
 [Attachment 4 - Site Plan and Floor Plan](#)
 [Attachment 5 - Site Photographs](#)
 [Attachment 6 - Location of Leased Parking Spaces](#)

6. ADJOURNMENT

The next Regular Planning Commission Meeting will be held on Monday December 21, 2020 at 7:00 p.m. via various teleconference locations.

I, Kim Kinsler, Administrative Assistant, of 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 North Batavia, Orange Main Public Library at 407 E. Chapman Avenue, and uploaded to the City's website www.cityoforange.org.

Date posted: December 3, 2020

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 prior to the meeting will enable the City to make arrangements to assure accessibility to this meeting.

APPEAL PROCEDURE

Any final determination by the Planning Commission may be appealed, and such appeal must be filed within 15 calendar 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.