



AGENDA - FINAL

Planning Commission September 20, 2021

7:00 PM Regular Session

DAVE SIMPSON
Chair

DAVID VAZQUEZ
Vice Chair

ERNEST GLASGOW
Commissioner

RICK MARTINEZ
Commissioner

JONATHAN TRAPESONIAN
Commissioner

Anna Pehoushek
Assistant Community
Development Director

Mary Binning
Sr. Assistant City Attorney

Kim Kinsler
Administrative Assistant

City Council Chamber
300 E. Chapman Ave.
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 7:00 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.

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 and address, and identifying 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.

2) Written Public Comments via e-mail or eComment

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 corresponding item number)" or "Public Comment Non-agenda Item" for general public comments. The public can also submit written comments on the City's eComment page by visiting the City's website and clicking on the eComment link for this meeting. To ensure distribution to the Planning Commission prior to consideration of the agenda, we encourage the public to submit comments by 3:00 p.m. the day of the meeting. All public comments received for this agenda will be provided to the Commissioners,

posted on the City's website, and compiled as part of the record.

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.

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.

1. OPENING**1.1 CALL TO ORDER****1.2 PLEDGE OF ALLEGIANCE****1.3 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 Planning Commission of the City of Orange for the September 8, 2021, Regular Meeting.**Recommended Action:**

Approve minutes as presented.

Attachments: [Staff Report](#)
 [September 8, 2021 Regular Meeting Minutes](#)

4. ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR REPORTS**5. COMMISSION BUSINESS****6. CONTINUED HEARINGS****7. NEW HEARINGS****7.1. Public Hearing: Conditional Use Permit No. 3140-21, Finney's Crafthouse & Kitchen, 204 W. Chapman Avenue****Recommended Action:**

Adopt Planning Commission Resolution No. PC 22-21 entitled:

A Resolution of the Planning Commission of the City of Orange approving Conditional Use Permit No. 3140-21 for a State of California Department of Alcoholic Beverage Control Type 47 License (On-Sale General - Eating Place) for a restaurant located at 204 W. Chapman Avenue.

Attachments: [Staff Report](#)
 [Attachment 1 Planning Commission Resolution No. 22-21](#)
 [Attachment 2 Vicinity Map](#)
 [Attachment 3 Site Photographs](#)
 [Attachment 4 Applicant Letter of Justification and Menu](#)
 [Attachment 5 Orange Police Department Memorandum](#)
 [Attachment 6 Planning Commission Evaluation Map](#)
 [Attachment 7 Draft Letter on Finding of Public Convenience or](#)
 [Necessity](#)
 [Attachment 8 Restaurant Plans](#)

7.2. Public Hearing: Conditional Use Permit No. 3142-21, Chipotle Mexican Grille ABC Type 41 License, 112 E. Maple Avenue

Recommended Action:

Adopt Planning Commission Resolution No. 26-21 entitled:

A Resolution of the Planning Commission of the City of Orange Approving Conditional Use permit No. 3142-21 for a State of California Department of Alcoholic Beverage Control, Type 41 License (On-Sale Beer and Wine - Eating Place) for a 2,610 square foot restaurant located at 112 E. Maple Avenue.

Attachments: [Staff Report](#)
 [Attachment 1 - Planning Commission Resolution No. PC 26-20](#)
 [Attachment 2 - Vicinity Map](#)
 [Attachment 3 - Applicant Letter of Explanation](#)
 [Attachment 4 - Floor Plan](#)
 [Attachment 5 - Orange Police Department memorandum dated](#)
 [August 19, 2021](#)
 [Attachment 6 - Planning Commission Evaluation Map](#)
 [Attachment 7 - Draft Letter to ABC for Finding of Public Convenience](#)
 [or Necessity](#)

7.3. Public Hearing: Design Review No. 4933-17, Minor Site Plan Review No. 0929-17, and Mitigated Negative Declaration No. 1864-17, Northern Gateway Commercial Center, 887 N. Glassell Street

Recommended Action:

Adopt Planning Commission Resolution No. PC 27-21 entitled:

A Resolution of the Planning Commission of the City of Orange approving Design Review No. 4933-17, Minor Site Plan Review No. 0929-17, Mitigated Negative Declaration No. 1864-17, and associated Mitigation Monitoring Program for a new 1,999 square foot commercial development at 887 N. Glassell Street.

- Attachments:**
- [Staff Report](#)
 - [Attachment 1 - Planning Commission Resolution No. PC 27-21](#)
 - [Attachment 2 - Vicinity Map](#)
 - [Attachment 3 - Letter of Explanation](#)
 - [Attachment 4 - Site Photographs](#)
 - [Attachment 5 - Architectural Plans date stamped 9.7.2021](#)
 - [Attachment 6 - Mitigated Negative Declaration No. 1864-17 Draft](#)
 - [Attachment 7 - Staff Report and Minutes from the September 2, 2020, February 3, 2021, and February 18, 2021 Design Review Committee Meetings](#)
 - [Attachment 8 - Minute Order from the February 18, 2021 Design Review Committee Meeting](#)

8. ADJOURNMENT

The next Regular Planning Commission Meeting will be held on Monday, October 4, 2021 at 7:00 p.m., in the Council Chamber.

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

Date posted: September 16, 2021