



# AGENDA - FINAL

## Planning Commission

October 04, 2021

7:00 P.M. 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 Avenue  
Orange, CA 92866

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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](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 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](mailto: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 20, 2021 Regular Meeting.****Recommended Action:**

Approve minutes as presented.

**Attachments:** [Staff Report](#)  
[September 20, 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. 3144-21, Aspire Inn & Suites, 428 E. Lincoln Avenue****Recommended Action:**

Adopt Planning Commission Resolution No. PC 24-21 entitled:

A Resolution of the Planning Commission of the City of Orange approving Conditional Use Permit No. 3144-21 to allow a 28-room transient-occupancy hotel in an existing 23,128 square foot, two-story with basement building located at 428 E. Lincoln Avenue.

- Attachments:**
- [Staff Report](#)
  - [Attachment 1 - Planning Commission Resolution No. PC 24-21](#)
  - [Attachment 2 - Vicinity Map](#)
  - [Attachment 3 - Site Photographs](#)
  - [Attachment 4 - Applicant Project Justification Letter](#)
  - [Attachment 5 - Planning Commission Staff Report Dated July 6, 2015](#)
  - [Attachment 6 - Planning Commission Resolution No. PC 19-15 \(Original Approval\)](#)
  - [Attachment 7 - Approved Plans date stamped July 6, 2015](#)
  - [Attachment 8 - Planning Commission Minutes Dated July 6, 2015](#)
  - [Attachment 9 - Planning Commission Staff Report Dated October 7, 2019](#)
  - [Attachment 10 - Planning Commission Minutes Dated October 7, 2019](#)
  - [Attachment 11 - Planning Commission Staff Report Dated November 4, 2019](#)
  - [Attachment 12 - Planning Commission Minutes Dated November 4, 2019](#)
  - [Attachment 13 - Planning Commission Minutes Dated December, 16, 2019](#)
  - [Attachment 14 - Planning Commission Staff Report Dated March 2, 2020](#)
  - [Attachment 15 - Planning Commission Resolution No. PC 06-20 \(Recommendation to Revoke\)](#)
  - [Attachment 16 - Planning Commission Minutes Dated March 2, 2020](#)
  - [Attachment 17 - City Council Staff Report Dated April 14, 2020](#)
  - [Attachment 18 - City Council Resolution No. 11221 \(Revocation\)](#)
  - [Attachment 19 - City Council Minutes Dated April 14, 2020](#)
  - [Attachment 20 - Project Plans](#)

- 7.2. Public Hearing: An ordinance amending Title 17 of the Orange Municipal Code (Zoning) to update and establish new development standards for fences and walls throughout all zoning districts.**

**Recommended Action:**

Adopt Planning Commission Resolution No. 25-21 entitled:

A Resolution of the Planning Commission of the City of Orange recommending that the City Council adopt an ordinance amending Title 17 of the Orange Municipal Code (Zoning) to update and establish new development standards for fences and walls.

- Attachments:**     [Staff Report](#)  
[Attachment 1 Planning Commission Resolution No. 25-21 \(draft\)](#)  
[Attachment 2 draft Ordinance \(redline\)](#)  
[Attachment 3 Materials Table 17.12.070.c](#)  
[Attachment 4 General Plan, Noise Element Table N-2](#)  
[Attachment 5 General Plan, Noise Element Figure N-2 2030 Noise  
Contours](#)  
[Attachment 6 Current OMC compared with Proposed OMC Table](#)

## 8.     **ADJOURNMENT**

The next Regular Planning Commission Meeting will be held on Monday, October 18, 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](http://www.cityoforange.org).

Date posted: September 30, 2021