

# Memo

To: Chair Vazquez and Members of the Planning Commission  
From: Anna Pehoushek, Assistant Community Development Director  
Date: February 5, 2024  
Re: Item 3.1 – January 15, 2024 Planning Commission Minutes

---

Revisions have been made to the January 15, 2024 Planning Commission meeting minutes to incorporate modifications to conditions of approval for Item 4.1.

Attachment: Revised January 15, 2024 Planning Commission meeting minutes

c: Melissa Crosthwaite, Senior Assistant City Attorney

**MINUTES - DRAFT**

**City of Orange**

**Planning Commission**

January 15, 2024

---

The Planning Commission of the City of Orange, California convened on Monday January 15, 2024, 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**

Vice Chair Martinez led the flag salute.

**1.2 ROLL CALL**

**Present:** Martinez, Simpson, Vejar, Maldonado, Tucker, McCormack, and Vazquez

**Absent:** None

Commissioner Vejar joined the meeting at 5:40 p.m.

**2. PUBLIC COMMENTS**

None.

**3. CONSENT CALENDAR**

**3.1. Approval of meeting minutes of the City of Orange Planning Commission Regular Meeting held on December 04, 2023.**

**ACTION:** Approved minutes as presented.

**Approval of the Consent Calendar**

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

**Ayes:** Martinez, Simpson, Maldonado, Tucker, McCormack, and Vazquez

**Noes:** None

**Absent:** Vejar

#### 4. NEW BUSINESS

- 4.1. **Public Hearing: A request to construct a multi-purpose service building for St. Verena Coptic Orthodox Church located at 491 N. Hewes Street and finding of CEQA Exemption (Conditional Use Permit 3215-23, Major Site Plan Review 1054-21, and Design Review No. 4799-15 ).**

Chair Vazquez opened the public hearing.

Public Speaker:

Mark Wissa; Project Coordinator, spoke on behalf of the project.

Shirley Grindle commented on the project landscaping, parking, and condition 16.

Chair Vazquez closed the public hearing.

A motion was made by Chair Vazquez, seconded by Commissioner Simpson, to adopt Planning Commission Resolution No. 01-24 with the following amendments to conditions of approval 11, 16, and 18. Condition 11. The Brisbane Box trees adjacent to the new multipurpose building shall be replaced by a tree that accomplishes the same or similar purpose. The Project Landscape Architect shall coordinate with the Planning Staff in the selection of the replacement tree species. Condition 16. Fellowship or any similar group activities shall not occur in the outdoor patio area (or outdoors) after 10:00 p.m. so as not to disturb the proximate residents. Replace condition 18. Other church activities shall not be held simultaneously during Liturgy services. Church activities shall be held consecutively not simultaneously unless it can be seen with certainty that two simultaneous activities will not result in a need of off-street parking than what is provided at the site.

Resolution No. 01-24. A Resolution of the Planning Commission approving Conditional Use Permit 3215-23, Major Site Plan No. 1054-21, and Design Review No. 4799-15, for the construction of a new multi-purpose service building, and landscape improvements at an existing church property located at 491 N. Hewes Street.

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

**Noes:** None

**Absent:** None

- 4.2. **Public Hearing: A request to allow an escape room as a commercial recreation facility located at 20 City Blvd. West, Unit 100 (Conditional Use Permit 3212-23).**

Chair Vazquez opened the public hearing.

Public Speaker:

Tim Banning, Applicant, spoke on behalf of the project.

Chair Vazquez closed the public hearing.

A motion was made by Commissioner Vejar, seconded by Commissioner McCormack, to adopt Planning Commission Resolution No. 02-24.

Resolution No. 02-24. A Resolution of the Planning Commission approving Conditional

Use Permit 3212-23 to allow the establishment and operation of an Escape Room as a commercial recreation facility at 20 City Blvd. West, Unit 100.

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

**Noes:** None

**Absent:** None

**5. ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:23 p.m.

The next Regular Planning Commission meeting will be held on Monday, February 5, 2024 at 5:30 p.m., in the Council Chamber, 300 E. Chapman Avenue, Orange California 92866.

---

Anna Pehoushek, FAICP  
Assistant Community Development Director

Draft