

**MINUTES - DRAFT**

**City of Orange**

**Planning Commission**

May 17, 2021

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**1. OPENING**

The Planning Commission of the City of Orange, California convened on May 17, 2021, at 7:00 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

**1.1 CALL TO ORDER**

Chair Simpson called the meeting to order at 7:00 p.m.

**1.2 PLEDGE OF ALLEGIANCE**

Chair Simpson led the flag salute.

**1.3 ROLL CALL**

**Present:** Simpson, Vazquez, Glasgow, Martinez, and Willits

**Absent:** None

**1.4 PUBLIC COMMENTS**

None

**1.5 Continued or Withdrawn Items**

None

**1.6 Assistant Community Development Director Reports**

None

**1.7 Announcement of Appeal Procedures**

**2. CONSENT CALENDAR**

Item 2.2 was removed from the Consent Calendar for discussion and re-ordered to be heard after item 3.1.

**2.1. Approval of meeting minutes of the Planning Commission of the City of Orange for the April 19, 2021 Regular Meeting.**

ACTION: A Motion was made by Commissioner Glasgow, seconded by Chair Simpson to approve the minutes as presented.

The Motion carried by the following vote:

**Ayes:** Simpson, Vazquez, Glasgow, Martinez, and Willits

**Noes:** None

**Absent:** None

**3. COMMISSION BUSINESS**

**3.1. General Plan conformance finding for Fiscal Year 2021-2022 through 2025-2026 Five-Year Capital Improvement Program.**

A Motion was made by Commissioner Glasgow, seconded by Vice Chair Vazquez to approve the City's General Plan, with the following corrections to:

- CIP No.12955
- CIP No. 20474

The Motion carried by the following vote:

**Ayes:** Simpson, Vazquez, Glasgow, Martinez, and Willits

**Noes:** None

**Absent:** None

**2.2. Major Site Plan Review No. 1017-20, Tentative Parcel Map No. 0019-20, Design Review No. 5014-20, and Mitigated Negative Declaration No. 1872-20 St. Joseph Medical Office Building located at 331-393 S. Main Street**

Chair Simpson opened the public hearing.

Mark Toothacre, representative for the applicant provided a visual presentation and spoke on behalf of the project.

The Commissioners had questions about staff's responses to the letter of opposition, submitted by the representative for Dr. Robles.

Jennifer Chavez, attorney for the applicant, summarized their responses to Dr. Robles' letter.

Mary Binning, Sr. Assistant City Attorney, confirmed that staff satisfactorily responded to each concern raised by Dr. Robles representative.

There were no other speakers.

Chair Simpson closed the public hearing.

All of the Commissioners disclosed that they met with the applicant and staff.

A Motion was made by Commissioner Glasgow, seconded by Vice Chair Vazquez, to adopt Planning Commission Resolution PC 13-21 entitled:

A Resolution of the Planning Commission of the City of Orange approving Major Site Plan Review No. 1017-20, Tentative Parcel Map No. 0019-20, Design Review No. 5014-20, and Mitigated Negative Declaration No. 1872-20 to construct a four-story medical office building of up to 137,500 square feet for medical office and supporting ground level retail with a five-level subterranean garage within the existing St. Joseph Hospital Campus boundary.

The Motion carried by the following vote:

**Ayes:** Simpson, Vazquez, Glasgow, Martinez, and Willits

**Noes:** None

**Absent:** None

#### **4. CONTINUED HEARINGS**

None

#### **5. NEW HEARINGS**

##### **5.1. Conditional Use Permit No. 3103-19, Design Review No. 4991-19, and Minor Site Plan Review No. 0991-19, Nexx Burger, 2940 E. Chapman Avenue**

The Commission discussed the following details of the project:

- Queuing
- Employee parking
- Landscape
- Amplified music

Chair Simpson opened the public hearing.

David Bragg spoke on behalf of the project.

Mike Phillips, owner of The Hobbit, although not opposed to the project, expressed concerns about traffic, parking, ambient lighting, and patio music.

Chair Simpson closed the public hearing.

A Motion was made by Chair Simpson, seconded by Vice-Chair Vazquez to adopt Planning Commission Resolution No. PC 03-21 Resolution of the Planning Commission approving Conditional Use Permit 2896-03 to modify an Alcoholic Beverage Control Type 41 On Sale Beer and Wine Eating Place with An Alcohol Beverage Control Type 47 On Sale General Eating Place License and accept the voluntary surrender of the Conditional Use Permit 0727-75 on the property located at 2940 E. Chapman Avenue.

There was no vote on the motion due to a mis-reading of the Resolution.

A Motion was made by Chair Simpson and seconded by Commissioner Glasgow to adopt Planning Commission Resolution No. PC 03-21 entitled:

A Resolution of the Planning Commission of the City of Orange approving Conditional Use Permit No. 3103-19, Design Review No. 4991-19, and Minor Site Plan Review No. 0991-19 to redevelop a former full-service restaurant site with a new 2,460 square foot drive-through fast food restaurant, 610 square foot outdoor dining area, and related site improvements, located at 2940 E. Chapman Avenue. A condition shall be added to include that employees shall not park on neighboring properties.

The Motion carried by the following vote:

**Ayes:** Simpson, Vazquez, Glasgow, Martinez, and Willits

**Noes:** None

**Absent:** None

## **6. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:47 p.m.

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