

**MINUTES**  
**City of Orange**  
**Planning Commission**

August 01, 2022

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The Planning Commission of the City of Orange, California convened on August 1, 2022, at 7:00 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 7:08 p.m.

**1.1 PLEDGE OF ALLEGIANCE**

Commissioner Martinez led the flag salute.

**1.2 ROLL CALL**

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

**Absent:** None

**2. PUBLIC COMMENTS**

Written public comment:

Ruth Berge emailed about the closure of Watson's and the location of the Farmer's Market.

**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 June 20, 2022 Regular Meeting.**

ACTION: Approved minutes as presented.

**3.2 Resolution of Denial for Conditional Use Permit No. 3134-21, Orange Wine, Inc., 1095 N. Glassell Street**

ACTION: Adopted Planning Commission Resolution No. 09-22 entitled:

A Resolution of the Planning Commission of the City of Orange denying Conditional Use Permit No. 3134-21, a request to upgrade an existing State of California Department of Alcoholic Beverage Control (ABC) Type 20 License (Off-Sale Beer and Wine) to a new ABC Type 21 License (Off-Sale General) within an existing 2,400 square foot convenience store, located at 1095 North Glassell Street.

## Approval of the Consent Calendar

Item 3.3 was removed from the Consent Calendar. All other items were approved as recommended.

A motion was made by Commissioner Trapesonian, seconded by Commissioner Martinez, to approve the Consent Calendar.

The motion carried by the following vote:

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

**Noes:** None

**Absent:** None

### **3.3 Major Site Plan Review No. 1062-21, Design Review No. 5050-21, and Environmental Review No. 1879-21 Children's Hospital of Orange County (CHOC) Associate Parking Structure Vertical Expansion and New Medical Office Building located at 525 S. Main Street.**

Item 3.3 was removed from the Consent Calendar for separate consideration by Chair Vazquez.

#### Public Speakers:

Applicants, Jena Jenson and Ramsey Nasser spoke on behalf of the project.

The Commission discussed the following:

Vehicle queuing and potential vehicle spillover on Main Street

Pedestrian circulation on site

Location of directional signage

Retention of crosswalk at Main Street and CHOC Court

Number of lanes in the drop-off area

Availability of on-site staff to monitor traffic

Anticipated number of outpatient visits

A motion was made by Vice-Chair Glasgow, seconded by Commissioner Trapesonian, to adopt Planning Commission Resolution No. 13-22. A Resolution of the Planning Commission of the City of Orange approving Major Site Plan Review No. 1062-21, Design Review No. 5050-21, and Environmental Review No. 1879-21 Children's Hospital of Orange County (CHOC) with the following additional condition:

The Applicant shall be responsible for managing on-site circulation such that inbound vehicles are not impeded to the extent that would cause encroachment (queuing) onto public streets. In addition, applicant shall be responsible to implement the related three-step plan delineated on the Exhibit submitted by CHOC dated June 29, 2022, and pertaining to parking garage access. City may at any time, based on its observation and at its sole discretion, direct Applicant to implement Step 3 (on-site signing and striping modifications) to the satisfaction of the Public Works Department.

The motion carried by the following vote:

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

**Noes:** None

**Absent:** None

#### **4. ADJOURNMENT**

There being no further business, the meeting adjourned at 8:17 p.m.

The next Regular Planning Commission Meeting will be held on Monday, August 15, 2022 at 7:00 p.m., in the Council Chamber.

s/ Anna Pehoushek

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Anna Pehoushek  
Assistant Community Development Director