

MINUTES

City of Orange

Planning Commission

April 20, 2026

The Planning Commission of the City of Orange, California convened on April 20, 2026, 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 Leslie called the meeting to order at 5:35 p.m.

1.1 PLEDGE OF ALLEGIANCE

Commissioner Alison Vejar led the flag salute.

1.2 ROLL CALL

Present: Tucker, Vazquez, Maldonado, Vejar, McCormack, and Leslie

Absent: Martinez

2. PUBLIC COMMENTS

None.

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 City of Orange Planning Commission Regular Meeting held on February 19, 2026.

ACTION: Approved minutes as presented.

Approval of the Consent Calendar

A motion was made by Commissioner Vejar, seconded by Commissioner McCormack, to approve the Consent Calendar. The motion carried by the following vote:

Ayes: Tucker, Vazquez, Maldonado, Vejar, McCormack, and Leslie

Noes: None

Absent: Martinez

4. COMMISSION BUSINESS

4.1. 2025 General Plan Annual Progress Report to the State of California.

Senior Planner, Arlen Beck, presented a summary of the proposed 2025 General Plan Annual Progress Report to the State of California.

Responding to Commissioner inquiry, staff explained the receive and file process vs. recommending approval by City Council. Staff also provided information on the alcohol permit process.

The Commission received and filed the report.

5. PUBLIC HEARINGS

5.1. A Public Hearing to consider a request to establish a Planned Unit Development (PUD) and subdivide a 2.02-acre parcel into 11 single-family homes at 647 N. Rancho Santiago Boulevard and finding of CEQA Exemption (ZC No. 1318, TTM No. 0052, CUP No. 3203, DR No. 5119, and MNSP No. 1137).

Planning Manager, Hayden Beckman, presented a summary of the proposed project. Responding to Commissioner inquiry, staff confirmed the site is zoned R1-10, the max floor area ratio (FAR) is .6. With the application of a PUD, a higher FAR average is proposed.

Applicant David Blumenthal provided an overview of the project.

Chair Leslie opened the Public Hearing at 5:51 p.m.

Public Speakers

Michael Aulicino, Nick Wong, and Carrol Pearson spoke in favor of the project.

Chair Leslie closed the Public Hearing at 6:05 p.m.

Staff commented on the existing fence at the project site and on the expectations of a construction management plan once the project enters the plan check process.

Staff further confirmed the City does not have an environmental concern from a traffic standpoint and the project was not subject to DRC review.

The applicant confirmed he will work with neighbors to abate concerns about construction dust and noise.

A motion was made by Commissioner Vazquez, seconded by Commissioner Vejar to:

1. Adopt Planning Commission Resolution No. 11-26 entitled: A Resolution of the Planning Commission of the City of Orange recommending City Council approval of Zone Change No. 1318, Tentative Tract Map No. 0052, Conditional Use Permit No. 3203, Design Review No. 5119, and Major Site Plan Review No. 1137, rezoning the property located at 647 N. Rancho Santiago Boulevard to Single Family Residential 10,000 square feet - PUD No. 3203 (R1-10 [PUD 3203]) to establish an 11-unit planned unit development.
2. Find the request categorically exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15183 of the State CEQA Guidelines (Projects consistent with a Community Plan, General Plan, or Zoning).

The motion carried by the following vote:

Ayes: Tucker, Vazquez, Maldonado, Vejar, McCormack, and Leslie

Noes: None

Absent: Martinez

6. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:18 p.m.

The next Regular Planning Commission Meeting will be held on Monday, May 4, 2026 at 5:30 p.m., in the Council Chamber.



Hayden Beckman
Planning Manager