City of Orange
Planning Commission Meeting
Agenda

MONDAY, APRIL 15, 2013

REGULAR SESSION
7:00 PM • City Council Chambers

If you are interested in addressing the Planning Commission on any item on this agenda, please **PRINT** today's date, your full name, address (with zip code) and phone number (optional) as well as the agenda item number on a yellow card provided on the table at the front door. Submit the completed card to the recording secretary at the front of the chambers. The Chair will call your name and allow you to speak when the item is considered. When you speak to the Commission, state your full name and address for the record. Members of the public must direct their questions to the Chair and not to other members of the Commission, the staff, or the audience. Speaking time is limited to three (3) minutes per person, so please organize your comments accordingly.

Regular Planning Commission meetings will be broadcast live on Time Warner Cable, Channel 3 and AT&T U-Verse, Channel 99 on the 1st and 3rd Mondays. You may also stream the meeting LIVE on the internet by logging onto the City of Orange website at www.cityoforange.org, clicking on Council Online; scroll down to find the meeting date & click on Video to watch. Upcoming event dates will become "In Progress" video links when the meeting begins. Click the link to watch the live event.

If a legal holiday falls on the 1st or 3rd Monday, the meeting will be held on Wednesday of that week.

NOTE: Any public record that is distributed less than 72 hours prior to the Planning Commission meeting will be made available at the Planning Commission meeting and at the City Clerk counter at City Hall, 300 E. Chapman Avenue, Orange, CA 92866.

PLEASE SILENCE ALL ELECTRONIC DEVICES

Commissioners:

William G. Steiner, Chair
Patricia "Pat" Buttress, Vice Chair
William "Bill" Cathcart
Adrienne Gladson

Staff:

Leslie Aranda Roseberry,
Planning Manager

Gary Sheatz,
Assistant City Attorney

Sandi Dimick,
Recording Secretary

Jennifer Le,
Senior Planner

Doris Nguyen,
Associate Planner

Robert Garcia,
Associate Planner

Location:

300 E. Chapman Avenue
Orange, CA 92866
City Council Chambers

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P.O. Box 449
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Telephone Number:
(714) 744-7220

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Please contact the Planning Division either in person at 300 E. Chapman Ave., Orange, CA. or by calling (714) 744-7220 no later than 10:00 AM on the City business day preceding the scheduled meeting. If you need special assistance to participate in this meeting, please contact the City Clerk's office at (714) 744-5500. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title 11].

REGULAR SESSION – COUNCIL CHAMBERS

1. OPENING

1.1 Call to Order:

1.2 Flag Salute:

1.3 Roll Call:

1.4 Public Participation

Opportunity for members of the public to address the Commission on matters not listed on this agenda.

1.5 Continued or Withdrawn Items: None

1.6 Planning Manager Reports

1.7 Announcement of Appeal Procedures (details found on last page of this agenda)

2. CONSENT CALENDAR:

2.1 APPROVAL OF MINUTES FROM THE REGULARLY SCHEDULED MEETING OF APRIL 1, 2013.

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. CONTINUED HEARING:

3.1 TITLE 17 (ZONING) AMENDMENT - TRANSITIONAL/SUPPORTIVE HOUSING

Continued from Planning Commission meetings of February 4, 2013 and March 4, 2013. An Ordinance amending Title 17 (Zoning) of the Orange Municipal Code to allow for "transitional housing" and "supportive housing" in Single-Family Residential, Duplex Residential, Multi-Family Residential, Old Towne Mixed Use, and Public Institution zoning districts either as a "permitted" or "conditionally permitted" use, pursuant to State law.

LOCATION: Citywide

NOTE: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15305 (Class 5 – Minor Alternations to Land Use Limitations). This exemption applies to projects involving minor alterations to land use limitations, which do not result in changes in land use or density. The proposed Ordinance Amendment falls under a Class 5 categorical exemption because it involves a minor amendment to the Zoning Code that adds definitions for transitional and supportive housing and establishes land use regulations allowing those uses in zoning districts where similar housing types are already allowed. Therefore, it does not change land use or density. It also does not propose or require physical changes to any specific property.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution 06-13 recommending that the City Council approve an Ordinance amending Title 17 (Zoning) of the Orange Municipal Code to allow for "transitional housing" and "supportive housing" in Single-Family Residential, Duplex Residential, Multi-Family Residential, Old Towne Mixed Use, and Public Institution zoning districts either as a "permitted" or "conditionally permitted" use pursuant to State law, and to assign parking standards for transitional and supportive housing consistent with existing parking standards applicable to other similar housing types.

4. NEW HEARINGS:

4.1 CONDITIONAL USE PERMIT NO. 2881-12 – WORLD CHAMPION KARATE

The applicant proposes martial arts and character building classes for children and adults in a commercial center. A Conditional Use Permit is required for the school use and shared parking agreement.

LOCATION: **1621 E. Walnut Avenue**

NOTE: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 – Existing Facilities) because the project includes no expansion of the existing building.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution 16-13 approving the allowance of a martial arts and character education school.

4.2 CONDITIONAL USE PERMIT NO. 2883-12 – GAME DAY FIRE GRILLED HOT DOGS

The applicant is requesting an Alcoholic Beverage Control (ABC) Type 41 (On-Sale Beer and Wine – Eating Place) License to have on-site consumption of beer and wine for patrons of the establishment.

LOCATION: **3009 E. Chapman Avenue**

NOTE: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 – Existing Facilities) because the project consists of the operation and licensing of an existing private structure.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution 18-13 allowing an ABC Type 41 license.

4.3 CONDITIONAL USE PERMIT NO. 2893-13 – COMMON GROUND INTERFAITH SPIRITUAL CENTER

The applicant proposes to open a church and host workshop classes at an existing office complex. A Conditional Use Permit is required for the church use, classes, and shared parking.

LOCATION: **1926 W Orangewood, Suite 102**

NOTE: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 – Existing Facilities) because the project includes no expansion of the existing building.

RECOMMENDED ACTION:

Adopt Planning Commission Resolution 17-13 approving the allowance of a church with classes and a shared parking agreement.

5. ADJOURNMENT:

This meeting is adjourned to the next regularly scheduled meeting on Monday, May 6, 2013.

APPEAL PROCEDURES

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.