Minutes

Planning Commission July 18, 2011
City of Orange Monday 7:00 p.m.

PRESENT: Commissioners Buttress, Gladson, and Steiner
ABSENT: Commissioners Grangoff and Merino

STAFF
PRESENT: Ed Knight, Assistant Community Development Director
Robert Garcia, Associate Planner
Gary Sheatz, Assistant City Attorney
Sandi Dimick, Recording Secretary

ADMINISTRATIVE SESSION

Chair Steiner opened the Administrative session @ 6:54 p.m. with a review of the agenda. He stated the Consent Calendar had minutes for approval and all Commissioners present would be able to vote on the minutes.

Commissioner Gladson stated she was clear on the agenda item and she had no questions. Commissioner Buttress stated she would have no questions on the item. Associate Planner Robert Garcia stated he had not heard from anyone in opposition of the proposed project. Commissioner Buttress asked if there were any concerns from Staff. Mr. Garcia stated there were no concerns and the applicant was agreeable to all Conditions of Approval associated with the proposed project.

Commissioner Gladson stated she had noticed a menu display as part of the proposal. Committee Member Wheeler, a member of the Design Review Committee, had asked for that on several projects that had come through the DRC.

Chair Steiner stated he had gone through the Planning Commission Meetings in a different order then what was noted and he asked if he should open the Public Hearing prior to Staff's presentation? Assistant Community Development Director Ed Knight stated the Planner's Staff Report was not part of the Public Hearing, but a mandatory component of the meeting and the manner in which Chair Steiner was conducting the meeting was appropriate.

Chair Steiner asked if there was anything additional from Staff. There was nothing further.

Administrative Session adjourned @ 7:00 p.m.

PUBLIC PARTICIPATION: None

REGULAR SESSION:

Consent Calendar:

(1) APPROVAL OF MINUTES FROM THE REGULAR SCHEDULED MEETING OF JULY 6, 2011

Commissioner Gladson made a motion to approve the minutes from the regular scheduled Planning Commission Meeting of July 6, 2011 as written.

SECOND: Commissioner Buttress
AYES: Commissioners Buttress, Gladson, and Steiner
NOES: None
ABSTAIN: None
ABSENT: Commissioners Grangoff and Merino

MOTION CARRIED

(2) CONDITIONAL USE PERMIT NO. 2816-10 & DESIGN REVIEW COMMITTEE NO. 4525-10-DELI KING INC. (THE PACKING HOUSE)

The applicant is requesting approval for a small deli restaurant and exterior façade changes to an existing building.

LOCATION: 964 N. Batavia, Unit C

NOTE: This 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 of the addition of a small deli and exterior façade changes to an existing building.

RECOMMENDED ACTION:
Adopt Planning Commission Resolution No. 17-11 approving the addition of a small deli and exterior façade.

Associate Planner Robert Garcia presented a project overview consistent with the Staff Report.

Chair Steiner opened the item to any questions for Staff. There were none.

Chair Steiner invited the applicant to address the Commission.

Jenny Christian, address on file, stated she and her husband were the owners and they wanted to add a small restaurant/deli to try out different sandwiches and deli items. The deli would be a small part of their distribution business and it would also serve as a place where their employees could eat.

Chair Steiner asked if there were any questions for the applicant.

Commissioner Buttress asked if the restaurant would be in the front of the building and was it correct that they would serve approximately 20 people a day.

Ms. Christian stated that was correct, it would be in the front of the building and they expected to serve approximately 20 people a day.

Chair Steiner stated there would not be alcohol service.

Ms. Christian stated that was correct and the site would only be open during the distribution centers operating hours.

Commissioner Gladson stated the hours of operation were only until 3:00 p.m. and she asked the applicant if they would need to expand those hours of operation.

Ms. Christian stated no. The site was in an industrial area. They would use the facility to try out new items, deli and cheese trays and sandwiches. It would be a place to prepare their food items.

Commissioner Gladson stated the menu display was a nice touch and she asked if the menu would change.

Ms. Christian stated the menu would have several staple products for the employees and there would be 3 to 4 new items monthly.

Chair Steiner brought the item back to the Commission for further discussion or a motion.

Commissioner Buttress made a motion to adopt PC Resolution 17-11, approving CUP No. 2816-10 and DRC No. 4525-10-Deli King Inc. (The Packing House), subject to the conditions contained in the Staff Report and noting the item was categorically exempt from CEQA.

SECOND: Commissioner Gladson
AYES: Commissioners Buttress, Gladson, and Steiner
NOES: None
ABSTAIN: None
ABSENT: Commissioners Grangoff and Merino

MOTION CARRIED

(3) ADJOURNMENT:

Adjournment to the next regular Planning Commission Meeting scheduled for Monday, August 1, 2011.

Commissioner Gladson made a motion for adjournment to the next regular scheduled meeting of the Planning Commission on August 1, 2011.

SECOND: Commissioner Gladson
AYES: Commissioners Buttress, Gladson, and Steiner
NOES: None
ABSTAIN: None
ABSENT: Commissioners Grangoff and Merino

MOTION CARRIED

Meeting Adjourned @ 7:06 p.m.