



# City of Orange Planning Commission Regular Agenda

Wednesday, February 20<sup>th</sup>, 2019

## Commissioners:

Ernest Glasgow, Chair  
Dave Simpson, Vice-Chair  
Doug Willits  
Rick Martinez

## Staff:

Anna Pehoushek,  
Assistant Community  
Development Director  
  
Gary Sheatz  
Senior Assistant City Attorney  
  
Kelly Ribuffo  
Associate Planner  
  
Simonne Fannin  
Recording Secretary

## Location:

Council Chambers  
300 E. Chapman Avenue  
Orange, CA 92866

## Mailing Address

P.O. Box 449  
Orange, CA 92866-1591

Telephone Number:  
(714) 744-7220

## REGULAR SESSION

7:00 PM • 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 1<sup>st</sup> and 3<sup>rd</sup> Mondays. You may also stream the meeting LIVE on the internet by logging onto the City of Orange website at [www.cityoforange.org](http://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 1<sup>st</sup> or 3<sup>rd</sup> 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***

**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:

**1.6** Assistant Community Development Director Reports

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

**1.8** Election of Chair and Vice Chair

### **2. CONSENT CALENDAR:**

**2.1 APPROVAL OF MINUTES FROM THE REGULARLY SCHEDULED MEETING OF DECEMBER 17, 2018.**

**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. NEW HEARINGS:**

**3.1 Conditional Use Permit No. 3076-18 – Brewery 1886**

The applicant, Brewery 1886, proposes to establish a brewpub- a restaurant with ancillary brewing operations- and obtain a State Alcohol and Beverage Control (ABC) Type 75 License: On-Sale General Eating Place – Brew Pub).

**LOCATION: 114 N. Glassell Street.**

**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). The project consists of licensing for the sale and production of alcoholic beverages in an existing commercial building, and results in negligible or no expansion of the commercial use beyond that existing at the time of the City’s determination.**

**The property is zoned Old Towne Mixed Use 15 (OTMU-15) and is a vacant retail space, formerly occupied by George II Antiques. The building is approximately 4,560 square feet comprised of retail and storage space. There is also a 1,120 square foot outdoor area at the rear of the building, formerly used for sale and storage for merchandise.**

**RECOMMENDED ACTION:**

Adopt Planning Commission Resolution No. PC 1-19 entitled:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING CONDITIONAL USE PERMIT NO. 3076-18 AUTHORIZING AN ALCOHOLIC BEVERAGE CONTROL LICENSE (TYPE 75 – ON-SALE EATING PLACE – BREW PUB) TO OPERATE A RESTAURANT WITH ANCILLARY BREWING OPERATIONS WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 114 N. GLASSELL STREET.**

**4. ADJOURNMENT:**

The next regular Planning Commission Meeting will be held on March 4, 2019 at 7:00 p.m. in the Council Chambers

**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.**