

**FINAL
Minutes**

Planning Commission
City of Orange

February 20, 2019
Monday 7:00 p.m.

PRESENT: Commissioners Glasgow, Willits, Simpson, Martinez and Vazquez
STAFF PRESENT: Gary Sheatz, Senior Assistant City Attorney
Anna Pehoushek, Assistant Community Development Director
Kelly Ribuffo, Associate Planner
Simonne Fannin, Recording Secretary

1. REGULAR SESSION

1.1 CALL TO ORDER: Chair Glasgow called the meeting to order at 7:00 p.m.

Chair Glasgow welcomed Commissioners Rick Martinez and David Vazquez to the Planning Commission.

1.2 FLAG SALUTE: Commissioner Martinez led the flag salute.

1.3 ROLL CALL: Commissioners Glasgow, Willits, Simpson, Martinez, and Vazquez

1.4 PUBLIC PARTICIPATION:

Chairman Glasgow opened the public comment portion of the meeting; seeing no one approach, he closed the public comment portion of the meeting.

1.5 CONTINUED OR WITHDRAWN ITEMS: None

1.6 PLANNING MANAGER REPORTS: None

1.7 ANNOUNCEMENT OF THE APPEAL PROCEDURES:

1.8 ELECTION OF CHAIR AND VICE CHAIR

A motion was made to retain Chair Glasgow and Vice Chair Simpson in their current positions:

MOTION: Commissioner Willits
SECOND: Commissioner Martinez
AYES: Commissioners Glasgow, Willits, Simpson, Martinez, and Vazquez
NOES: None
ABSENT: None
ABSTAIN: None

MOTION CARRIED

2. CONSENT CALENDAR:

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

A motion was made to approve the December 17, 2018 minutes as written:

- MOTION:** Commissioner Simpson
- SECOND:** Commissioner Vazquez
- AYES:** Commissioners Glasgow, Willits, Simpson, Martinez, and Vazquez
- NOES:** None
- ABSENT:** None
- ABSTAIN:** None

MOTION CARRIED

3. NEW HEARING:

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:

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.

Kelly Ribuffo, Associate Planner, provided an overview of the request to obtain an alcohol and beverage control Type 75 license consistent with the staff report.

Chair Glasgow invited the applicant to step forward and asked if he had anything to add to Ms. Ribuffo's report.

Mike Hernandez stated that the restaurant is intended to be a family environment rather than a late night bar destination.

Vice-Chair Simpson asked Mr. Hernandez if he was familiar with impacts that the Street Fair can have on the business. He also inquired about the effectiveness of the applicant's alcohol training program at his nearby restaurant.

Mr. Hernandez responded that he is familiar with the Street Fair and that they close early on that weekend.

Commissioner Vazquez asked the applicant if he was in agreement with all of the conditions of approval.

Mr. Hernandez responded affirmatively.

The Commissioners and the applicant discussed organic waste disposal and training of employees due to the new law that went into effect on January 1. The applicant indicated he was investigating the use of compactors for both green waste and other garbage.

Ms. Ribuffo stated the applicant is working with Public Works regarding the new organic service requirement that went into effect on January 1. The Public Works Administrative Manager is actively working to implement the organics program throughout the City to comply with state law.

Chair Glasgow opened the public comment portion of the meeting; seeing no one approach, he brought it back to the Commission.

Commissioner Willits asked staff if they received any input from the community in response to the public hearing notice.

Ms. Ribuffo responded that staff did not received any correspondence from the community. All of the Commissioners spoke in support of the request.

A motion was made to approve 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 and find it categorically exempt from CEQA.

MOTION: Commissioner Simpson
SECOND: Commissioner Vasquez
AYES: Commissioners Glasgow, Willits, Simpson, Martinez, and Vazquez
NOES: None
ABSENT: None
ABSTAIN: None

MOTION CARRIED

ADJOURNMENT:

The Planning Commission adjourned to the next regularly scheduled meeting on March 4, 2019 at 7:00 p.m.

MOTION: Commissioner Willits
SECOND: Commissioner Simpson
AYES: Commissioners Glasgow, Willits, Simpson, Martinez, and Vazquez
NOES: None
ABSENT: None
ABSTAIN: None

MOTION CARRIED

Meeting adjourned at 7:21 p.m.