

MINUTES OF THE REGULAR MEETING OF THE
PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA
Wednesday, December 8, 2021, 1:30 P.M.

PLANNING COMMISSION ROOM, FIRST FLOOR
333 W. Santa Ana Blvd., 10 Civic Center Plaza
Santa Ana, California

TRUNG "JOE" HA
CHAIRMAN
First District

DANIEL MORGAN
COMMISSIONER
Second District



KEVIN RICE
COMMISSIONER
Third District

DAVID E. BARTLETT
COMMISSIONER
Fifth District

CLAUDIA PEREZ
COMMISSIONER
Fourth District

ATTENDANCE: Commissioners: Ha, Morgan, Bartlett, Perez and Rice

PRESENT: EXECUTIVE OFFICER Laree Alonso
COUNTY COUNSEL Nicole Walsh
SECRETARY Sharon Gilliam

PLEDGE OF ALLEGIANCE: Commissioner Morgan, Second District, led the assembly in the Pledge of Allegiance.

I. CONSENT ITEM(S) - Minutes

The minutes of October 27, 2021 were motioned for approval by Commissioner Morgan, seconded by Commissioner Bartlett, and approved by a unanimous vote.

II. DISCUSSION ITEM(S)

ITEM #1 RESOLUTION FROM SUPERVISOR KATRINA FOLEY, 2ND DISTRICT, HONORING COMMISSIONER HARPER.

Special Notes:

Supervisor Katrina Foley, 2nd District, honored Hang Harper, former Planning Commission, 2nd District with a Certificate of Recognition and thanked her for her time that she provided service on the Planning Commission

from August 201 to August 2021. The certificate was signed by Supervisor Foley and all five current Planning Commissioners. Hang Harper was in attendance to accept her resolution.

ITEM #2 PUBLIC HEARING – PA20-0133 - A REQUEST FOR A USE PERMIT TO DEVELOP A PLANNED DEVELOPMENT THAT ESTABLISHES SITE SPECIFIC DEVELOPMENT STANDARDS CONSISTING OF 10 2-STORY DETACHED CONDOMINIUM STRUCTURES AND ASSOCIATED OFF-STREET PARKING – OWNER/APPLICANT – REECO COMMUNITIES LLC –LOCATION – 1191, 1111 AND 1121 WASS STREET IN THE UNINCORPORATED NORTH TUSTIN AREA, WITHIN THE THIRD (3RD) SUPERVISORIAL DISTRICT. (APN 501-081-07, -08 AND -09.)

Recommended Action (s):

1. Receive staff report.
2. Find that the proposed project qualifies for an exemption from CEQA per Section 21159.25 of the Public Resources Code; and,
3. Approve Planning Application PA20-0133, a Use Permit for 10-unit detached condominium planned development, establishing site specific development standards, including an over-height wall, subject to the attached Findings and Conditions of Approval, with the deletion of Conditional of Approval #8.

Special Notes:

Kevin Canning, Planner, provided the presentation and answered questions of the Planning Commission. Mr. Canning also stated that Condition of Approval #8 was deleted as it was not applicable to the project site. Curtis Cummins, REECO Communities LLC, applicant and Ted Frattone, Hunsaker & Associates, answered questions of the Planning Commission. One member of the public requested to have heavier/taller landscaping to screen from the adjacent single-family project. The applicant responded that large trees were already planned for this area.

The following is the action taken by the Orange County Planning Commission:

The motion for item #2 was made by Commissioner Bartlett and seconded by Commissioner Morgan, to move the actions as recommended by staff on the agenda and in the staff report and delete Condition of Approval #8.

APPROVE OTHER

DENIED

Unanimous (1) Ha: Y (2) Morgan: Y (3) Rice: Y (4) Perez: Y (5) Bartlett: Y
Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

ITEM #3 DISCUSSION ITEM – APPLICANT- OC DEVELOPMENT SERVICES-COUNTYWIDE
Staff will present information regarding the recent state adopted Senate Bill 9.

Recommended Action (s):

4. Receive staff report.
5. Provide feedback to staff as appropriate

Special Notes:

Brian Kurnow, Land Use Manager, Planning, provided an overview of Senate Bill 9 and answered questions of the Planning Commission.

III. EXECUTIVE OFFICER UPDATE

- Upcoming Planning Commission Items
 - Chabad Center – 3rd District, late January or early February 2022
- AM II Division Manager recruitment in progress and moving quickly
- General Plan Housing Element 6th Cycle Draft Update
- Permit approval for outdoor skating rink in Santa Ana
- 12 days of singing in County Service Center, 12-9-2021

IV. COUNTY COUNSEL UPDATE

- Update on meeting at
 - OC Development Services with County Counsel sought a determination of consistency with the Airport Environs Land Use Plan (AELUP) from the Airport Land Use Commission (ALUC) for the adoption of General Plan Amendment H 20-01 (Housing Element Update).
 - The item was discussed at the ALUC meeting on November 18, 2021, and the Commission found the Housing Element update inconsistent with the AELUP.
 - A modified proposal to address ALUC's concerns related to noise was submitted and is scheduled to be discussed at the ALUC meeting on December 16, 2021.
 - Tentatively scheduled for BOS on March 15, 2022.

V. PLANNING COMMISSIONER COMMENTS

- Commissioner Bartlett thanked Hang Harper, former Planning Commissioner for her service
- Commissioner Ha stated that this is something that he would like to see continued in the future for all Planning Commissioners and also thanked county staff for their work and keeping the Commission informed
- Commissioner Morgan echoed Commissioners Ha's comments and also extended his gratitude to everyone who worked on the presentation/overview of Senate Bill 9

VI. PUBLIC COMMENTS

- None

VII. OTHER BUSINESS

- Laree Alonso provided each Planning Commissioner a binder that included a copy of the Planning Commission Rules of Procedure and other useful information

VIII. ADJOURNMENT

Planning Commission meeting adjourned at 3:02 pm.