

A G E N D A



REGULAR MEETING OF THE PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA

Wednesday,
December 14, 2022
1:30 P.M.

COUNTY ADMINISTRATION NORTH BUILDING
400 W. Civic Center Dr, Multipurpose Room 101
Santa Ana, California 92701

KEVIN RICE
CHAIRMAN
Third District

CLAUDIA PEREZ
VICE-CHAIRWOMAN
Fourth District

TRUNG "JOE" HA
COMMISSIONER
First District

DAVID E. BARTLETT
COMMISSIONER
Fifth District

DANIEL MORGAN
COMMISSIONER
Second District

EXECUTIVE OFFICER
Justin Kirk

COUNTY COUNSEL
Nicole Walsh

SECRETARY
Sharon Gilliam

This agenda contains a brief description of each item to be considered. Except as provided by law, no action shall be taken on any item not appearing in the agenda. Written materials must be received 24 hours in advance of the meeting time, to ensure consideration by the Commission. To speak on an item, complete a Speaker Request Form(s) identifying the item(s) and give it to the Secretary seated to the left of the podium. To speak on a matter not appearing in the agenda, but under the jurisdiction of the Planning Commission, you may do so during Public Comments at the end of the meeting. When addressing the Planning Commission, it is requested that you state your name for the record. Address the Planning Commission as a whole through the Chair. Comments to individual Commissioners or staff are not permitted. Speakers are limited to three (3) minutes per item with twenty (20) minutes cumulative for the entire meeting. Power Point and video presentations must be requested in advance of the meeting through the Secretary.

Supporting documentation is available for review in the Orange County Public Works office at, 601 N. Ross Street, Santa Ana, 92701 8:00 am - 5:00 pm, Monday-Friday.

The Agenda is available online at: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission>

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify Orange County Public Works 72 hours prior to the meeting at (714) 667-9658

PLEDGE OF ALLEGIANCE: Commissioners

ROLL CALL: Commissioners

I. MINUTES OF AUGUST 24, 2022

II. DISCUSSION ITEMS

ITEM #1 PUBLIC HEARING – PA20-0011- A SITE DEVELOPMENT PERMIT FOR 1,875 SQ. FT. ADDITION AND A NEW ATTACHED 2-CAR CARPORT TO AN EXISTING HOME AT 20552 SYCAMORE DRIVE LOCATED IN THE TRABUCO OAKS RESIDENTIAL DISTRICT. THE APPLICANTS ARE APPLYING FOR SITE DEVELOPMENT PERMIT TO EXPAND THE EXISTING RESIDENCE BY 1,875 SQ. FT. OF NEW LIVING AREA AND ADD A NEW 2-CAR CARPORT. THE FIRST FLOOR WILL BE EXPANDED BY 1,035 FEET FOR A NEW ENTRYWAY, GREAT ROOM AND BONUS ROOM. THE APPLICANT IS ALSO PROPOSING A 840 SQUARE FOOT SECOND STORY OVER THE NEW ADDITION FOR 2 BEDROOMS AND 2 ADDITIONAL BATHROOMS AND A FLEX SPACE FOR AN OFFICE AREA. APPLICANT – PATRICK HANSEN – OWNER – LOCATION 20552 SYCAMORE DRIVE TRABUCO CANYON, CA (APN 842-101-61) THIRD (3RD) SUPERVISORIAL DISTRICT.

Recommended Action(s):

1. Receive staff report as appropriate; and,
2. Find that the proposed project is statutorily exempt under California Code of Regulations Title 14, Section 15182 and Government Code Section 65457(a), which exempt residential development projects that are consistent with a specific plan for which an environmental impact report was certified after January 1, 1980. Final EIR No. 531, certified on December 10, 1991, for the Foothill/Trabuco Specific Plan is such a specific plan, and this residential development is consistent with it; and
3. Approve Planning Application PA20-0011, for a Site Development Permit, subject to the attached Findings and Conditions of Approval.

ITEM #2 PUBLIC HEARING – PA21-0165 – APPLICANT– RMV COMMUNITY DEVELOPMENT, LLC – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Rancho Mission Viejo Community Development, LLC requests Planning Commission approval for the following community-wide Alternative Development Standards as revisions and additions to the September 26, 2018-approved Ranch Plan Community-Wide Alternative Development Standards:

- 1) D-3 – Revisions to update referenced OC Zoning Code sections and add in supporting text due to updated Zoning Code Sections
- 2) D-4(a) – Revision requesting changes to existing side-yard setback requirements, modifications to one existing performance standard and the addition of two new performance standards
- 3) D-5 – Revision requesting changes to current driveway length requirements
- 4) D-9 – Revisions to update referenced OC Zoning Code sections and add in supporting text due to updated Zoning Code Sections
- 5) D-10 - Revisions to update referenced OC Zoning Code sections and add in supporting text due to updated Zoning Code Sections
- 6) D-11 – Revision requesting to update referenced OC Zoning Code sections, add Multiple-Family Dwellings to this ADS, add Multiple-Family Dwellings performance standards to this ADS, and to clarify walking distance performance standards from a designated parking space to a residential dwelling
- 7) D-12 – Revisions to update referenced OC Zoning Code sections
- 8) D-13 – Revisions to update referenced OC Zoning Code sections
- 9) D-15 - Revisions to update referenced OC Zoning Code sections
- 10) D-17 – Revisions to update labels of the ADS exhibits and the corresponding references to the ADS exhibits in the ADS text
- 11) D-18 – New ADS requesting that the Deputy Director of OC Public Works may approve alternatives to off-street parking standards for private recreation facilities rather than the Zoning Administrator

- 12) D-19 – New ADS to allow a 3-inch minimum to 6-inch maximum side setback from building face to property line (i.e., 6-inches to 12-inches from wall to wall of neighboring dwelling) for a row of three or more Age-Qualified Planned Concept Detached Dwellings
- 13) D-21 – New ADS to allow expanded hours of operation of recreational uses
- 14) D-22 – New ADS to allow non-residential wall signage specifications

Recommended Action(s):

- 1) Receive staff report and public testimony as appropriate; and,
- 2) Find that proposed project (PA150043) is covered by Final EIR No. 589, previously certified on November 8, 2004, Addendum 1.0 certified July 26, 2006, Addendum 1.1 certified February 23, 2011, PA2 Addendum certified on March 27, 2013, and Addendum 3.1 certified February 25, 2015, as adequately satisfying the requirements of CEQA; and,
- 3) Approve revisions to Alternative Development Standard (ADS) D-3, D-4(a), D-5, D-9, D-10, D-11, D-12, D-13, D-15 and D-17 and approve new ADSs D-19, D-21 and D-22 for community-wide application within the Ranch Plan Planned Community subject to the attached Findings and Conditions of Approval; and,
- 4) Disapprove requested new Alternative Development Standard D-18.

ITEM #3 PLANNING COMMISSION SCHEDULE OF MEETINGS 2023

Recommended Action(s):

- 1) Approve the schedule of meetings for 2023 and adopt Planning Commission Resolution No. 2022-02.

III. EXECUTIVE OFFICER UPDATE

IV. COUNTY COUNSEL UPDATE

V. PLANNING COMMISSIONER COMMENTS

VI. PUBLIC COMMENTS

PLANNING COMMISSIONER COMMENTS:

At this time, members of Planning Commission may comment on agenda or non-agenda matters and ask questions of or give directions to staff; provided that NO action may be taken on off-agenda items unless authorized by law.

PUBLIC COMMENTS:

At this time members of the public may address the Planning Commission for up to three (3) minutes per speaker regarding any item within the subject matter jurisdiction of the Commission provided that NO action may be taken on off-agenda items unless authorized.

VII. ADJOURNMENT- The next meeting of the Orange County Planning Commission is tentatively scheduled for Wednesday, January 11, 2023, at 1:30 pm.