

MINUTES OF THE REGULAR MEETING OF THE
PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA
Wednesday, August 24, 2022, 1 : 3 0 P . M .

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

KEVIN RICE
CHAIRMAN
Third District

CLAUDIA PEREZ
VICE-CHAIRWOMAN
Fourth District

DAVID E. BARTLETT
COMMISSIONER
Fifth District



TRUNG “JOE” HA
COMMISSIONER
First District

DANIEL MORGAN
COMMISSIONER
Second District

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

PRESENT: EXECUTIVE OFFICER Justin Kirk
COUNTY COUNSEL Nicole Walsh
SECRETARY Sharon Gilliam

PLEDGE OF ALLEGIANCE: Commissioner Bartlett, Fifth District, led the assembly in the Pledge of Allegiance.

I. CONSENT ITEM(S) - Minutes

The minutes of June 22, 2022, were motioned for approval by Commissioner Perez, seconded by Commissioner Ha, and approved by a unanimous vote. Commissioner Bartlett abstained.

II. DISCUSSION ITEM(S)

ITEM #1 PUBLIC HEARING – LAND USE ELEMENT AMENDMENT LU 22-01 AND ZONING CODE AMENDMENT CA 22-01, APPLICANT – OC DEVELOPMENT SERVICES – LOCATION – UNINCORPORATED AREAS OF ORANGE COUNTY – ALL SUPERVISORIAL DISTRICTS.

Consider for Board of Supervisors recommendation an amendment to the County’s Land Use Element to incorporate policies intended to facilitate housing development and an amendment to the Comprehensive Zoning

Code to modify development standards, also intended to facilitate the development of housing, and technical modifications to several sections of the Comprehensive Zoning Code.

Recommended Action (s):

- a. Receive staff report.
- b. Conduct public hearing.
- c. Adopt Planning Commission Resolution No. 2022-01 recommending the Board of Supervisors:
 - (1) Find that Final Negative Declaration No. IP 22-0133, prepared for Housing-Related Updates to the County of Orange General Plan and Comprehensive Zoning Code, reflects the independent judgment of the County of Orange as lead agency and satisfies the requirements of CEQA for the proposed Housing-Related Updates to the County of Orange General Plan and Comprehensive Zoning Code. Adopt Negative Declaration No. IP 22-0133 and make the following additional findings:
 - a) The Negative Declaration and comments on the Negative Declaration received during the public review process were considered and Negative Declaration No. IP 22-0133 is adequate in addressing the impacts related to the Housing-Related Updates to the County of Orange General Plan and Comprehensive Zoning Code Project;
 - b) On the basis of the whole administrative record, there is no substantial evidence that the Housing-Related Updates to the County of Orange General Plan and Comprehensive Zoning Code Project, will have a significant effect on the environment.
 - c) Negative Declaration No. IP 22-0133 is adequate to satisfy the requirements of CEQA for the proposed Housing-Related Updates to the County of Orange General Plan and Comprehensive Zoning Code Project
 - (2) Adopt amendment to the County of Orange Land Use Element to incorporate land use policies regarding housing development; and
 - (3) Adopt amendment to the Orange County Comprehensive Zoning Code to modify certain residential development standards and make technical modifications.

Special Notes:

Cindy Salazar, Land Use Manager, provided the presentation, and answered questions of the Planning Commission. Ruby Maldonado, Contract Senior Planner, answered questions of the Planning Commission.

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

The motion for Item #1 was made by Commissioner Bartlett and seconded by Commissioner Ha to adopt Planning Commission Resolution No. 2022-01 recommending the Board of Supervisors:

- (1) Find that Final Negative Declaration No. IP 22-0133, prepared for Housing-Related Updates to the County of Orange General Plan and Comprehensive Zoning Code, reflects the independent judgment of the County of Orange as lead agency and satisfies the requirements of CEQA for the proposed Housing-Related Updates to the County of Orange General Plan and Comprehensive Zoning Code. Adopt Negative Declaration No. IP 22-0133 and make the following additional findings:

- a) The Negative Declaration and comments on the Negative Declaration received during the public review process were considered and Negative Declaration No. IP 22-0133 is adequate in addressing the impacts related to the Housing-Related Updates to the County of Orange General Plan and Comprehensive Zoning Code Project;
 - b) On the basis of the whole administrative record, there is no substantial evidence that the Housing-Related Updates to the County of Orange General Plan and Comprehensive Zoning Code Project, will have a significant effect on the environment;
 - c) Negative Declaration No. IP 22-0133 is adequate to satisfy the requirements of CEQA for the proposed Housing-Related Updates to the County of Orange General Plan and Comprehensive Zoning Code Project.
- (2) Adopt amendment to the County of Orange Land Use Element to incorporate land use policies regarding housing development; and
- (3) Adopt amendment to the Orange County Comprehensive Zoning Code to modify certain residential development standards and make technical modifications.

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

III. EXECUTIVE OFFICER UPDATE

- Upcoming Planning Commission items, dates are not certain:
 - Public review of the Ranch Hills Project in the third district is complete. Over 200 comments received, the project is tentatively scheduled to be heard at the planning commission in the winter months of 2022 or early 2023
 - Oak Grove – EIR is ready for release, project is tentatively heard at the planning commission in the winter months of 2022

IV. COUNTY COUNSEL UPDATE

- None

V. PLANNING COMMISSIONER COMMENTS

- Commissioner Morgan thanked everyone for the conversation on affordable versus market rate housing and thanked staff for their work on the pre-approved plans for Accessory Dwelling Units (ADU)
- Commissioner Morgan shared a description of Naturally Occurring Affordable Housing (NOAH)
- Commissioner Bartlett thanked the Commissioners for giving him an excused absence from the past two meetings
- Commissioner Perez thanked staff for the briefing on today’s discussion item
- Commissioner Rice stated that he was thankful for the briefing on today’s discussion item

VI. PUBLIC COMMENTS

- None

VII. ADJOURNMENT

Planning Commission meeting adjourned at 2:16 pm.