MINUTES OF THE REGULAR MEETING OF THE PLANNING COMMISSION ORANGE COUNTY, CALIFORNIA Wednesday, May 10, 2023, 1:30 P.M.

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

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, Bartlett, Perez, and Rice

PRESENT: EXECUTIVE OFFICER

Justin Kirk Nicole Walsh COUNTY COUNSEL **SECRETARY** Bellinda Erikson

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

Commissioner Bartlett motion to move Discussion Item #1 first before Business Items. Motion was seconded by Commissioner Perez and was approved by unanimous vote.

DISCUSSION ITEMS

ITEM #1 PUBLIC HEARING - PA180034 - USE PERMIT FOR A 37-UNIT PLANNED (UNIT)

DEVELOPMENT ON A 5.88 ACRE SITE. - APPLICANT - RANCH HILLS PARTNERS -LOCATION - 11782 SIMON RANCH ROAD IN THE UNINCORPORATED AREA OF NORTH TUSTIN WITHIN THE THIRD (3RD) SUPERISORIAL DISTRICT (APN 104-321-01)

Recommended Action(s):

- 1) Receive staff report and public testimony as appropriate.
- 2) Find that Final Environmental Impact Report (EIR) No. 635 is adequate and satisfies the requirements of the California Environmental Quality Act (CEQA), and certify Final EIR No. 635 and its Mitigation Monitoring and Reporting Program (MMRP);

- b) Find that the Project site's Zoning designation of A1 "General Agricultural" is inconsistent with its General Plan designation of "Suburban Residential", and that pursuant to applicable State law a Zone Change is not required;
- c) Find that the Project's proposed development plan is consistent with the applicable General Plan designation.
- d) Approve Planning Application PA180034 for a Use Permit to establish a Planned Development subject to the Findings and Conditions of Approval attached to this staff report.

Special Notes:

Kevin Canning, Contract Planner, provided the presentation and answered questions of the Planning Commission.

Applicant Peter Zehnder made a presentation followed by a consultant to the applicant Molly Carmichael.

During public comments, 26 members of the public spoke on this project including the attorney for the applicant.

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 authorize staff to approve the recommended actions and add a condition to require the applicant to develop the Project in accordance with the designs presented to the Planning Commission. The motion carried by a 4-1 vote:

APPROVE Vote Key: Y= OTHER	(1) Ha: Y (2) Morgan: Y (3) Rice: N (4) Yes; N=No; A=Abstain; X=Excused	Perez: Y (5) Bartlett: Y	,				
DENIED							
Unanimous							
BUSINESS ITEMS (S)							
ITEM #1	ELECTION OF PLANNING COMMISSION	OFFICERS FOR 202	23				
The following is the action taken by the Orange County Planning Commission:							
Motion #1 The first motion for Item #1 was made by Commissioner Bartlett and seconded by Commissioner Ha to nominate Commissioner Perez as Chairwoman and was carried by a unanimous vote.							
APPROVE		OTHER					
DENIED							
Unanimous Vote Key: Y=	(1) Ha: Y (2) Morgan: Y (3) Rice: Y (4) Pere Yes; N=No; A=Abstain; X=Excused	ez: Y (5) Bartlett: Y					

Motion	#2
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The	second	motion	for It	tem #1	was	made	by (Commis	ssioner	Bartlett	and	seconde	d by	Commis	ssioner	Perez	to
non	inate Co	ommissi	oner N	Morgar	ı as V	ice-Ch	air a	nd was	carried	l by a un	anin	ious vote) .				

APPROVE	\boxtimes	OTHER	
DENIED			
	(1) Ha: Y (2) Morgan: Y (3) Rice: Y (4) Pereyes: N=No: A=Abstain: X=Excused	rez: Y (5) Bartlett: Y	

ITEM #2 MINUTES OF DECEMBER 14, 2022

Commissioner Morgan, seconded by Commissioner Bartlett, made a motion to approve the minutes of December 14, 2022, and the motion was approved by a unanimous vote.

EXECUTIVE OFFICER UPDATE

• None

COUNTY COUNSEL UPDATE

- None
- No further litigation on Esperanza Hills

PLANNING COMMISSIONER COMMENTS

- Commissioner Morgan thanked everyone for a great meeting and his new nomination as vice chair
- Commissioner Ha congratulated Justin Kirk on his new promotion to Deputy Director and wanted to verify if some Commissioners will be assigned to a new District due to the re districting. Staff to verify.
- Commissioner Bartlett thanked Kevin Canning, Bellinda Erikson and Justin Kirk, and all other staff that assisted in getting the change of venue done so quickly.
- Commissioner Perez thanked staff for all the hard work, welcomed Bellinda Erikson as new secretary and wished all a Happy Mother's day.
- Commissioner Rice thanked staff and his fellow Commissioners for their support during his year as Chair and also wished everyone a Happy Mother's Day.

PUBLIC COMMENTS

None

ADJOURNMENT

Planning Commission meeting adjourned at 5:00 pm.