

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

DENIED

Unanimous

BUSINESS ITEMS (S)

ITEM #1 ELECTION OF PLANNING COMMISSION OFFICERS FOR 2023

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 (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

