

MINUTES OF THE REGULAR MEETING OF THE  
PLANNING COMMISSION  
ORANGE COUNTY, CALIFORNIA  
Wednesday, June 14, 2023, 1:30 P.M.

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

**CLAUDIA PEREZ**  
CHAIRWOMEN  
Fourth District

**DANIEL MORGAN**  
VICE-CHAIRMAN  
Second District

**DAVID E. BARTLETT**  
COMMISSIONER  
Fifth District



**TRUNG "JOE" HA**  
COMMISSIONER  
First District

**KEVIN RICE**  
COMMISSIONER  
Third District

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

PRESENT: EXECUTIVE OFFICER Justin Kirk  
COUNTY COUNSEL Nicole Walsh  
SECRETARY Matthew Ayers

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

**I. CONSENT ITEM - MINUTES**

The meeting minutes of May 10, 2023 were motioned for approval by Commissioner Morgan and seconded by Commissioner Bartlett and unanimously approved.

**II. DISCUSSION ITEMS**

**ITEM #1 PUBLIC HEARING – APPEAL OF THE ZONING ADMINISTRATOR’S APPROVAL OF PA22-0104 FOR A COASTAL DEVELOPMENT PERMIT AND VARIANCE – APPLICANT – STEVE OLSON, PROPERTY OWNER – APPELLANT – NEEL AND SHARLENE GROVER - LOCATION – 52 EMERALD BAY, LAGUNA BEACH (APN 053-060-92), WITHIN THE 5TH SUPERVISORIAL DISTRICT.**

Recommended Action(s):

1. Receive staff report and project update; and
2. Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) under the Class 1, Class 2 and Class 3 exemptions pursuant to Sections 15301, 15302 and 15303 of the California Environmental Quality Act (CEQA) Guidelines and County of Orange procedures; and
3. Deny the appeal and approve Planning Application PA22-0104 for a Coastal Development Permit and Variance subject to the attached Findings and Conditions of Approval.

**Special Notes:**

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

During public comments, attorneys for the appellant and applicant both spoke on this project. Robert Labbe, attorney for the appellant, spoke and answered questions from the Planning Commission. Steve Scheck, attorney for the applicant, spoke and made himself available for any questions. There were no other speakers for this item.

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 Morgan, to authorize staff to approve the recommended actions for a Coastal Development Permit and Variance for PA22-0104 subject to the attached Findings and Conditions of Approval. The motion carried by a 4-0 vote:

APPROVE  (1) Ha: X (2) Morgan: Y (3) Rice: Y (4) Perez: Y (5) Bartlett: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

OTHER

DENIED

Unanimous

**ITEM #2 PUBLIC HEARING -PA22-0015- AREA PLAN AMENDMENT AND SITE DEVELOPMENT PERMIT TO PERMIT THE CONSTRUCTION OF TWO NEW SINGLE-FAMILY RESIDENCES ON LOTS 4 AND 7 OF TR 14749. THE APPLICANT SEEKS AN AREA PLAN AMENDMENT AND SITE DEVELOPMENT PERMIT TO ALLOW FOR THE DEVELOPMENT OF TWO NEW SINGLE-FAMILY RESIDENCES WITH ASSOCIATED ACCESSORY STRUCTURES ON 20062 SUMMIT TRAIL (APN 856-171-08) AND 19942 SUMMIT TRAIL (APN 856-171-04) LINDA SANDUSKY - APPLICANT – BRUCE GOREN – OWNER – LOCATION 20062 SUMMIT TRAIL AND 19942 SUMMIT TRAIL IN THE FOOTHILL/TRABUCO COMMUNITY, WITHIN THE THIRD (3RD) SUPERVISORIAL DISTRICT.**

Recommended Action(s):

1. Receive staff report and public testimony 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 exempts residential development projects that are consistent with a specific plan for which an environmental impact report (EIR) was certified after January

1, 1980. Final EIR No. 531 for the Foothill/Trabuco Specific Plan, was certified by the Board of Supervisors on December 10, 1991 and as such this residential development is consistent with a specific plan for which an environmental impact report (EIR) was certified after January 1, 1980; and

- 3. Approve Planning Application PA22-0015, Area Plan Amendment to amend AP92-04; and
- 4. Approve Planning Application PA22-0015, Site Development Permit for the development of two new single-family residences with associated accessory structures on 20062 Summit Trail (APN 856-171-08) and 19942 Summit Trail (APN 856-171-04) subject to the attached Findings and Conditions of Approval.

**Special Notes:**

Ilene Lundfelt, Associate Planner, provided the presentation and answered questions of the Planning Commission.

During public comments, 1 member of the public, property owner Bruce Goren, made himself available for any questions from the Commissioners.

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

The motion for Item #2 was made by Commissioner Rice and seconded by Commissioner Perez, to authorize staff to approve the recommended actions for Planning Application PA22-0015 for a Site Development Permit and to amend Plan Amendment AP92-04 subject to the attached Findings and Conditions of Approval. The motion carried by a 4-0 vote:

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

DENIED

Unanimous

**III. EXECUTIVE OFFICER UPDATE**

- Few items being worked on that will be presented to Planning Commission in August or September.
- 7 vacancies in Planning department that we are trying to fill.

**IV. COUNTY COUNSEL UPDATE**

- Housing element – Working through comments received in February and working on revised draft which should be available to the public in the next 4 weeks.

**V. PLANNING COMMISSIONER COMMENTS**

- Commissioner Morgan – Thanked Commissioner Rice for his leadership at the previous meeting.
- Commissioner Bartlett – No comments.
- Commissioner Perez – Thanked everyone for their notes and input for Commissioner Perez’s first meeting as Chairwoman. Wished everyone a Happy Father’s Day.
- Commissioner Rice – Congratulated Commissioner Ha on his daughter’s graduation.

**VI. PUBLIC COMMENTS**

- None

**VII. ADJOURNMENT**

- **Planning Commission meeting adjourned at 2:35 pm**