

MINUTES OF THE REGULAR MEETING OF THE
PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA
Wednesday, November 8, 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



Second District

DAVID E. BARTLETT
COMMISSIONER
Fifth District

TRUNG "JOE" HA
COMMISSIONER
First District

KEVIN RICE
COMMISSIONER
Third District

ATTENDANCE: Commissioners: Bartlett, Ha, Perez, & Rice

PRESENT: EXECUTIVE OFFICER Justin Kirk
COUNTY COUNSEL Stephanie Clark
SECRETARY Marissa Leahy

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

I. CONSENT ITEM - MINUTES

The meeting minutes of October 25, 2023, were motioned for approval by Commissioner Ha, seconded by Commissioner Bartlett, and approved by a unanimous vote. Commissioner Perez abstained.

II. DISCUSSION ITEMS

ITEM #1 PUBLIC HEARING – PA21-0111 – A USE PERMIT TO ESTABLISH A 44-UNIT PLANNED DEVELOPMENT ON A 2.57 ACRE SITE - APPLICANT – ROI ESPERANZA LLC - AGENT- ALEX WONG - LOCATION – 6821 FAIRLYNN BOULEVARD IN THE UNINCORPORATED YORBA LINDA AREA, WITHIN THE THIRD (3RD) SUPERVISORIAL DISTRICT. ASSESSOR PARCEL NUMBER (APN): 349-071-17

Recommended Action:

OC Development Services recommends that the Planning Commission:

- a) Receive staff report and public testimony as appropriate;
- b) Find that Mitigated Negative Declaration (MND) IS 21-0111 is adequate and satisfies the requirements of the California Environmental Quality Act (CEQA), and adopt MND IS 21-0111 and its proposed Mitigation Measures;
- c) Find that the Project site's Zoning designation of C1(SR)(H) "Local Business" District with Sign Restriction and Housing Opportunities overlay zoning designations is inconsistent with its General Plan designation of 1B "Suburban Residential", and that pursuant to the Housing Accountability Act, a Zone Change is not required;
- d) Find that the Project's proposed development plan is consistent with the applicable General Plan designation;
- e) Approve Planning Application PA21-0111 for a Use Permit to establish a Planned Development subject to the attached Findings and Conditions of Approval.

Special Notes:

Kevin Canning, Contract Planner, provided the presentation and answered questions from the Planning Commission. The applicants also provided a presentation and answered questions from the board regarding their project.

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

The motion for Item #1 was made by Commissioner Perez to approve as recommended, but to amend Condition of Approval #2 to allow for the approvals to be effective for 60 months rather than 36. The motion was seconded by Commissioner Bartlett. The motion carried by a 4-0 vote:

APPROVE (1) Ha: Y (2) (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

IV. COUNTY COUNSEL UPDATE

- No updates

V. PLANNING COMMISSIONER COMMENTS

- Commissioner Ha – No comments.
- Commissioner Bartlett – Commented that applicant has done a good job trying to mitigate as many of the adjacency issues as possible, architectural plans, and addressing parking issues. Additionally, they have done a well job in understanding concerns by current residents and trying to address those issues.
- Commissioner Rice – No comments.

- Commissioner Perez – Thanked all of the people that attended the meeting and those that came up and spoke on the Item. Echoed Commissioner Bartlett's comments. The applicant presented a thoughtful and thorough application.

VI. PUBLIC COMMENTS

- Elizabeth Hansburg – Representing People for Housing. Spoke in support of the project. Mentioned that the proposed project is the type of middle-class housing that is needed in Orange County.
- Curtis Chubback - Spoke in opposition of project. Believes that the homes are out of place and does not complement the area. States that parking is already congested in the area and a tract of this size would worsen an already bad situation.
- Genevieve Schabander – Spoke in opposition of the project. Is also concerned about the parking and general traffic impacts. Concerned about all the shops that are closing in the area. This is one of the last remaining shopping centers in the vicinity.
- Mike Weller – Spoke in support of the project. Stated that it is evident that the shopping center was dying and that the proposed housing is the ideal project to replace it.

VII. ADJOURNMENT

- **Planning Commission meeting adjourned at 2:26pm**