

A G E N D A

REGULAR MEETING OF THE PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA



**WEDNESDAY,
MAY 8, 2024
1:30 P.M.**

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

DAVID E. BARTLETT
CHAIRMAN
Fifth District

TRUNG "JOE" HA
VICE-CHAIR
First District

MARIA CEJA
COMMISSIONER
Second District

KEVIN RICE
COMMISSIONER
Third District

JOHN KOOS
COMMISSIONER
Fourth District

EXECUTIVE OFFICER
Justin Kirk

COUNTY COUNSEL
Nicole Walsh

SECRETARY
Marissa Leahy

This agenda contains a brief description of each item to be considered. Except as provided by law, no action shall be taken on any item not appearing in the agenda. Written materials must be received 24 hours in advance of the meeting time, to ensure consideration by the Commission. To speak on an item, complete a Speaker Request Form(s) identifying the item(s) and give it to the Secretary seated to the left of the podium. To speak on a matter not appearing in the agenda, but under the jurisdiction of the Planning Commission, you may do so during Public Comments at the end of the meeting. When addressing the Planning Commission, it is requested that you state your name for the record. Address the Planning Commission as a whole through the Chair. Comments to individual Commissioners or staff are not permitted. Speakers are limited to three (3) minutes per item with twenty (20) minutes cumulative for the entire meeting. Power Point and video presentations must be requested in advance of the meeting through the Secretary.

Supporting documentation is available for review in the Orange County Public Works office at, 601 N. Ross Street, Santa Ana, 92701 8:00 am - 5:00 pm, Monday-Friday.

The Agenda is available online at: <https://ocds.ocpublicworks.com/service-areas/oc-development-services/planning-development/hearings-meetings/planning-commission>

In compliance with the Americans with Disabilities Act, those requiring accommodations for this meeting should notify Orange County Public Works 72 hours prior to the meeting at (714) 667-9658

PLEDGE OF ALLEGIANCE: Commissioners

ROLL CALL: Commissioners

I. BUSINESS ITEMS:

1. MINUTES OF APRIL 10, 2024

II. DISCUSSION ITEMS

ITEM #1. PUBLIC HEARING – GENERAL PLAN AMENDMENT LU 24-01 (LAND USE ELEMENT), ZONING CODE AMENDMENT CA 24-01 (MULTIFAMILY DEVELOPMENT STANDARDS), AND ZONE CHANGE ZC 24-01 (SPECIFIC COMMERCIAL AND MULTIFAMILY RESIDENTIAL SITES), 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, Zoning Code Amendment to revise existing multifamily development standards, including technical modifications, Zone Change on specific commercial and multifamily residential parcels to ensure compliance with existing State housing law, recent State mandates related to housing, and the County’s Housing Element.

Recommended Action:

- A. Receive staff report.
- B. Conduct public hearing.
- C. Adopt Planning Commission Resolution No. 2024-01 recommending the Board of Supervisors:
 - 1. Find that Negative Declaration (ND) No. IP 22-0133, and Addendum No. 1 to ND No. IP 22-0133 adequately address the effects of the proposed Project, reflect the independent judgement of the County of Orange and are approved for the proposed Project based on the additional findings that the circumstances of the project are substantially the same and ND No. IP 22-0133 and Addendum No. 1 to ND No. IP 22-0133 adequately address the effects of the proposed project; no substantial changes have been made in the Project, no substantial changes have occurred in the circumstances under which the Project is being undertaken, and no new information of substantial importance to the Project which was not known or could not have been known when IS/ND No. IP 22-0133, and Addendum No. 1 to ND No. IP 22-0133, were adopted have become known; therefore, no further environmental review is required.
 - i. ND No. IP 22-0133 and Addendum No. 1 to ND No. IP 22-0133 are adequate to satisfy the requirements of CEQA for the proposed Project.
 - ii. 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;
 - 2. Adopt amendment LU 24-01 to the County of Orange Land Use Element to revise language to be consistent with the proposed revisions to the commercial and multifamily residential zoning districts.
 - 3. Adopt Zoning Code amendment CA 24-01 to the Orange County Comprehensive Zoning Code to modify multifamily residential development standards, revise Housing Opportunities Overlay Zone regulations, and make technical modifications.
 - 4. Adopt Zone Change ZC 24-01 to change the zoning applied to specific commercial and multifamily residential parcels.

III. EXECUTIVE OFFICER UPDATE

IV. COUNTY COUNSEL UPDATE

V. PLANNING COMMISSIONER COMMENTS

VI. PUBLIC COMMENTS

PLANNING COMMISSIONER COMMENTS:

At this time, members of Planning Commission may comment on agenda or non-agenda matters and ask questions of or give directions to staff; provided that NO action may be taken on off-agenda items unless authorized by law.

PUBLIC COMMENTS:

At this time members of the public may address the Planning Commission for up to three (3) minutes per speaker regarding any item within the subject matter jurisdiction of the Commission provided that NO action may be taken on off-agenda items unless authorized.

VII. ADJOURNMENT- The next meeting of the Orange County Planning Commission is tentatively scheduled for Wednesday, May 22, 2024, at 1:30 pm.