

A G E N D A

REGULAR MEETING OF THE PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA



**WEDNESDAY,
MAY 22, 2024
1:30 P.M.**

COUNTY ADMINISTRATION NORTH 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
Stephanie Clark

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 MAY 8, 2024

II. DISCUSSION ITEMS

ITEM #1 PUBLIC HEARING – PLANNING APPLICATION (PA)PA23-0032 – APPLICANT– RMV COMMUNITY DEVELOPMENT, LLC – AGENT- JAY BULLOCK - LOCATION – RANCH PLAN PLANNED COMMUNITY, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

Rancho Mission Viejo Community Development, LLC requests Planning Commission approval of revisions to the Ranch Plan Community-Wide Alternative Development Standard (ADS) approved on December 14, 2022. The proposed revisions are as follows:

1. D-3 – Revisions to referenced OC Zoning Code sections
2. D-9 – Revisions to referenced OC Zoning Code sections and add in supporting text due to revised Zoning Code references
3. D-10 - Revisions to referenced OC Zoning Code sections and add in supporting text due to revised Zoning Code references
4. D-11 – Revisions to referenced OC Zoning Code sections
5. D-12 – Revisions to referenced OC Zoning Code sections
6. D-13 – Revisions to referenced OC Zoning Code sections
7. D-15 – Revisions to referenced OC Zoning Code sections

Recommended Action:

OC Development Services / Land Development Division recommends that the Planning Commission:

1. Receive staff report and public testimony as appropriate;
2. Find that proposed project (PA23-0032) is a necessarily included element of Final EIR No. 589, certified on November 8, 2004, Addendum 1.0, certified July 26, 2006, Addendum 1.1, certified February 23, 2011, PA2 Addendum, certified on March 27, 2013, and Addendum 3.1 certified February 25, 2015, which collectively satisfy the requirements of CEQA, and pursuant to CEQA section 21166, none of the thresholds are met for further CEQA review;
3. Approve revisions to Alternative Development Standard (ADS) D-3, D-9, D-10, D-11, D-12, D-13, and D-15 for community-wide application within the Ranch Plan Planned Community subject to the attached Findings and Conditions of Approval.

III. EXECUTIVE OFFICER UPDATE

IV. COUNTY COUNSEL UPDATE

V. 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.

VI. 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, June 12, 2024, at 1:30 pm.