

**MINUTES OF THE REGULAR MEETING OF THE
PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA
Wednesday, May 22, 2024, 1:30 P.M.**

COUNTY CONFERENCE CENTER
400 W. Civic Center Dr, Multipurpose Room 101
Santa Ana, California 92701

DAVID E. BARTLETT
CHAIRMAN
Fifth District

TRUNG “JOE” HA
COMMISSIONER
First District

KEVIN RICE
COMMISSIONER
Third District



MARIA CEJA
COMMISSIONER
Second District

JOHN KOOS
COMMISSIONER
Fourth District

ATTENDANCE: Commissioners: Bartlett, Ha, Rice, Ceja, & Koos

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

PLEDGE OF ALLEGIANCE: Commissioner Ha, Second District Commissioner, led the assembly in the Pledge of Allegiance.

I. CONSENT ITEM - MINUTES

The meeting minutes of May 8, 2024 were motioned for approval by Commissioner Koos and seconded by Commissioner Ha and the motion was approved 4:0, with Commissioner Ceja abstaining.

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.

Special Notes:

Robert Zegarra, Planner, made the presentation to the Commission and answer any questions. Jay Bullock was present representing the applicant and accepted all terms and conditions.

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

The motion for Item #1 was made by Commissioner Bartlett to approve as recommended. The motion was seconded by Commissioner Rice. The motion was approved by a unanimous vote.

APPROVE (1) Ha: Y (2) Ceja: 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

- The Zoning Code Update and General Plan Amendment related to density management presented to the Commission earlier this year is moving forward to be presented to the Board of Supervisors.
- Moving forward with the Comprehensive General Plan Update. Have begun community outreach meetings. At the beginning parts requesting feedback on what people want to see in the document.

IV. COUNTY COUNSEL UPDATE

- No update.

V. PLANNING COMMISSIONER COMMENTS

- No Comments.

VI. PUBLIC COMMENTS

- None

VII. ADJOURNMENT

- Planning Commission meeting adjourned at 1:58pm.