

**MINUTES OF THE REGULAR MEETING OF THE
PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA
Wednesday, August 28, 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, Ceja, Rice & Koos

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

PLEDGE OF ALLEGIANCE: Commissioner Koos, Fourth District Commissioner, led the assembly in the Pledge of Allegiance.

I. CONSENT ITEM - MINUTES

The meeting minutes of May 22, 2024 were motioned for postponement of approval by Commissioner Koos and seconded by Commissioner Bartlett and the motion was approved 4:0.

II. DISCUSSION ITEMS

ITEM #1 PUBLIC MEETING – STAFF WILL PRESENT THE FINAL PRE-APPROVED ACCESSORY DWELLING UNIT (ADU) PLANS.

Recommended Action(s):

1. Receive and file the staff report as appropriate.

Special Notes:

Art Cervantes, Senior Planner for Development Services presented the item and answered any questions from the commission. Use of these plans involves referral to Design Path Studio because theoretically it is

their documents that the County is allowed to use per the contractual agreement. If any modifications are made to these pre-approved ADU plans, the structure would be subject to a full plan check process and would negate the cost savings that come with using pre-approved plans. The pre-approved ADU plans include full mechanical, electrical, HVAC and plumbing plans. Because all plans fall under 1200 sq. feet qualify for a reduction in setbacks. This item is not an action item and no motion necessary.

ITEM #2 PUBLIC HEARING – PLANNING APPLICATION PA24-0049: GENERAL PLAN AMENDMENT T24-01 – TRANSPORTATION ELEMENT - LOCATION – RANCH PLAN PLANNED COMMUNITY, WITHIN THE 5TH SUPERVISORIAL DISTRICT.

OC Development Services is requesting to amend the County of Orange General Plan Transportation Element to create a new arterial highway classification called a Divided Collector: a two-lane divided, unrestricted access roadway. The amendment would also revise the County of Orange’s Circulation Plan, to bring it into conformance with Orange County Master Plan of Arterial Highways (MPAH), administered by the Orange County Transportation Authority (OCTA). The proposed revisions to the Circulation Plan, once adopted, in addition to creating the new Divided Collector classification, will: (1) revise the name of Cristianitos to Ranch Canyon and reclassify the portion of the roadway between Cow Camp Road and Bucker Way from its current Primary Arterial Highway classification to a Divided Collector; and (2) revise the name of Grandeza to Bucker Way and reclassify the portion of the roadway between Ranch Canyon and Coyotes from its current Secondary Arterial Highway classification to a Divided Collector.

Recommended Action(s):

OC Development Services/Land Development recommends the Planning Commission:

1. Receive staff report and public testimony as appropriate; and
2. Adopt Planning Commission Resolution No. 2024-02 (Attachment 1) recommending that the Board of Supervisors make the appropriate findings under the California Environmental Quality Act (CEQA) and adopt the proposed General Plan Amendment T24-01 – Transportation Element that will create a new arterial highway classification to be known as a Divided Collector and update the County of Orange Circulation Plan (Attachment 2).

Special Notes:

Robert Zegarra, Planner, made the presentation to the Commission and answered questions. Jay Bullock and Richard Vuong were present representing the applicant and accepted all terms and conditions. There was a small typo on the staff report. The exhibit in the staff report shows the cross-section as two lanes on each side. It should say one lane on each side. The staff report will be corrected.

Public Hearing:

Jay Bullock – VP of RMV – thankful to the staff and commission. Accept the terms and answered questions from the commission.

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

The motion for Item #2 was made by Commissioner Bartlett to approve as recommended. The motion was seconded by Commissioner Ceja. The motion was approved by a unanimous vote of 4:0.

APPROVE (1) Ha: E (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

- Housing element is out for public comment. Hoping to resubmit to the state at the end of September. Updated the zoning code to accommodate for minimum density housing to meet RHNA numbers. Will be shared to the board offices to make sure that we are aligning with their vision and plans.
- General Plan update for the Comprehensive Updated is ongoing. There have been several public meetings in unincorporated areas. Working with a consulting firm to create a vision plan to present to the Board Offices to make sure that we are capturing their goals.
- Survey Map checking unit has been permanently readjusted under Development Services area.
- Adding two additional positions to the Building division. This will assist in plan checking on minor items. This would start in 2025.

IV. COUNTY COUNSEL UPDATE

- No update.

V. PLANNING COMMISSIONER COMMENTS

- Commissioner Bartlett asked how much the ADU preapproved plans are expected to help the county's RHNA numbers. Mr. Kirk replied that the county's RHNA is 10,406 and initially it is expected to cover about 10% but based on historical permitting records, the new expectation is 2-3%.

VI. PUBLIC COMMENTS

- None

VII. ADJOURNMENT

- **Planning Commission meeting adjourned at 2:20pm.**