

**MINUTES OF THE REGULAR MEETING OF THE
PLANNING COMMISSION
ORANGE COUNTY, CALIFORNIA
Wednesday, February 26, 2025, 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, Ha, & Rice

PRESENT:	EXECUTIVE OFFICER	Justin Kirk
	COUNTY COUNSEL	Nicole Walsh
	SECRETARY	Marissa Leahy

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

I. CONSENT ITEMS

ITEM #1 ELECTION OF PLANNING COMMISSION OFFICERS FOR 2025
The following is the action taken by the Orange County Planning Commission:

MOTION #1

The first motion for Item #1 was made by Commissioner Rice and seconded by Commissioner Bartlett to nominate Commissioner Ha as Chairman and was carried by a unanimous vote.

APPROVE	<input checked="" type="checkbox"/>	OTHER	<input type="checkbox"/>
DENIED	<input type="checkbox"/>		

UNANIMOUS ☒ (1) Ha: Y (2) Ceja: Y (3) Rice: Y (4) Koos: X
(5) Bartlett: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

MOTION #2

The second motion for Item #1 was made by Commissioner Ha and seconded by Commissioner Bartlett to nominate Commissioner Rice as Vice-Chair and was carried by a unanimous vote.

APPROVE ☒
DENIED ☐

OTHER ☐

UNANIMOUS ☒ (1) Ha: Y (2) Ceja: Y (3) Rice: Y (4) Koos: X (5) Bartlett: Y
Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

ITEM #2 MINUTES OF DECEMBER 11, 2024

The meeting minutes of December 11, 2024, were motioned for approval by Commissioner Ha and seconded by Commissioner Rice and the motion was approved 4:0.

II. DISCUSSION ITEMS

ITEM #1. ZONING CODE AMENDMENT CA 25-01, FP “FLOODPLAIN” OVERLAY DISTRICT – APPLICANT – OC DEVELOPMENT SERVICES – LOCATION – UNINCORPORATED AREAS OF ORANGE COUNTY – ALL SUPERVISORIAL DISTRICTS. [CONTINUED]

Initiate and consider recommendation of the proposed Zoning Code Amendment CA 25-01 to revise section 7-9-42, FP “Floodplain” Overlay District of the County’s Comprehensive Zoning Code with updated information to ensure continued consistency with the floodplain management requirements of the National Flood Insurance Program (NFIP) and Community Rating System (CRS) program to Board of Supervisors.

Recommended Action:

OC Development Services/Planning recommends the Planning Commission:

1. Receive staff report.
2. Conduct public hearing.
3. Authorize OC Development Services/Planning staff to initiate Zoning Code Amendment CA 25-01 that will revise section 7-9-42, FP “Floodplain” Overlay District of the Orange County Comprehensive Zoning Code.
4. Adopt Planning Commission Resolution No. 2025-01 (Attachment 1) that recommends the Board of Supervisors:
 - a. Find that the proposed project is exempt from the provisions of CEQA pursuant to Guidelines Section 15061 (b) (3) since this project has no potential for causing any significant effect on the environment.
 - b. Adopt Zoning Code Amendment CA 25-01 that will revise section 7-9-42, FP “Floodplain” Overlay District to ensure compliance with the National Flood Insurance Program (NFIP) and Community Rating System (CRS).

Special Notes:

This item was continued due to a noticing issue. Will be rescheduled for a later meeting.

Public Hearing:

No comments.

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

The motion to continue item #1 was made by Commissioner Ha. The motion was seconded by Commissioner Ceja. The motion was approved by a vote of 4:0.

APPROVE ☐
DENIED ☐

OTHER ☒

UNANIMOUS ☒ (1) Ha: Y (2) Ceja: Y (3) Rice: Y (4) Koos: X
(5) Bartlett: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

ITEM #2

GENERAL PLAN AMENDMENT TGPA 24-02 – TRANSPORTATION ELEMENT, ALL SUPERVISORIAL DISTRICTS.

Staff is recommending the Planning Commission recommend to the Board of Supervisors for adoption, General Plan Amendment TGPA 24-02 to update the Transportation Element to reflect changing development and traffic patterns with updates to Santiago Canyon Road, El Toro Road, and Black Star Canyon Road.

Recommended Action:

1. Receive staff report and public testimony.
2. Adopt Planning Commission Resolution No. 2025-02 (Attachment 1) recommending that the Board of Supervisors:
 - a. Find that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA), Common Sense Exemption pursuant to CEQA Guidelines Section 15061 (b) (3).
 - b. Revise the County of Orange Transportation Element contained in the proposed General Plan Amendment TGPA 24-02 to:
 - i. Reclassify the existing classification of Primary Arterial (divided four-lane) to Divided Collector (divided two-lane with a center turn-lane) for Santiago Canyon Road between the State Route 241 and Live Oak Canyon Road.
 - ii. Reclassify the existing classification of Major Arterial (divided six-lane) to Primary Arterial (divided four-lane) for El Toro Road between Live Oak Canyon Road and Pheasant Creek.
 - iii. Reclassify the existing classification of Major Arterial (divided six-lane) to Asymmetric Primary Arterial (divided five-lane) for El Toro Road between Pheasant Creek and Portola Parkway.
 - iv. Delete Black Star Canyon Road between Silverado Canyon Road and the Orange County/Riverside County line.
 - v. Include the definition of Divided Collector in the Transportation Element.

Special Notes:

This item was presented by Virginia Gomez, Senior Planner, County of Orange Development Services. The Planning Commission approved the initiation of this change on December 11, 2024. The changes presented were reviewed and a traffic study was conducted.

Public Hearing:

Gloria Sefton – Spoke in favor of the reclassification. She commented that this change will assist in conserving the nature in the area.

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

The motion to take the recommended actions as set forth in the staff report for item #2 was made by Commissioner Rice. The motion was seconded by Commissioner Ceja. The motion was approved by a vote of 4:0.

APPROVE ☒
DENIED ☐

OTHER ☐

UNANIMOUS ☒ (1) Ha: Y (2) Ceja: Y (3) Rice: Y (4) Koos: X
(5) Bartlett: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

ITEM #3. GENERAL PLAN AMENDMENT TGPA 24-03 – TRANSPORTATION ELEMENT, ALL SUPERVISORIAL DISTRICTS.

Staff is recommending the Planning Commission recommend to the Board of Supervisors for adoption, General Plan Amendment TGPA 24-03 to update the Transportation Element to reflect changing development and traffic patterns with an update to Villa Park Road/Santiago Canyon Road.

Recommended Action:

1. Receive staff report and public testimony.
2. Adopt Planning Commission Resolution No. 2025-03 (Attachment 1) recommending that the Board of Supervisors:
 - a. Find that the proposed project is exempt from the provisions of the California Environmental Quality Act (CEQA), Common Sense Exemption pursuant to CEQA Guidelines Section 15061 (b) (3).
 - b. Revise the County of Orange Transportation Element contained in the proposed General Plan Amendment TGPA 24-03 to:
 - i. Reclassify the existing classification of Major Arterial (divided six-lane) to Asymmetric Primary Arterial (divided five-lane) for Villa Park Road/Santiago Canyon Road between Hewes Street and Cannon Street.
 - ii. Include the definition of Asymmetric Lanes in the Transportation Element.

Special Notes:

This item was presented by Virginia Gomez, Senior Planner, County of Orange Development Services. The Planning Commission approved the initiation of this change on December 11, 2024

Public Hearing:

No comments.

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

The motion to take the recommended actions as set forth in the staff report for item #3 was made by Commissioner Rice. The motion was seconded by Commissioner Ha. The motion was approved by a vote of 4:0.

APPROVE ☒
DENIED ☐

OTHER ☐

UNANIMOUS ☒ (1) Ha: Y (2) Ceja: Y (3) Rice: Y (4) Koos: X
(5) Bartlett: Y

Vote Key: Y=Yes; N=No; A=Abstain; X=Excused

III. EXECUTIVE OFFICER UPDATE

- Housing Element – Received substantial compliance findings from the state. This means we have a fully compliant housing element. This will be presented to the Board of Supervisors for adoption on December 17, 2024. The only issue is that the 9th Circuit Court of Appeals came down with an opinion on sober living facilities. The housing element now needs to modification to reflect that court opinion.
- The Fifth District, Supervisor Foley’s office, has directed Development Services staff to begin preparation on Battery Energy Systems Storage Ordinance. An emergency ordinance was taken forward by County Counsel that extended a moratorium on applications to be received for those types of facilities. The County is meeting with SoCal Edison, San Diego Gas & Electric, and Orange County Fire Authority to develop those regulations. Anticipate public meetings will be scheduled in the fall and adoption by the end of the year.

IV. COUNTY COUNSEL UPDATE

- BESS Ordinance will go back to Board of Supervisors to request an extension on the initial urgency ordinance.
- Ranch Hills has a hearing in Superior Court on April 2, 2025.

V. PLANNING COMMISSIONER COMMENTS

- Commissioner Bartlett also wanted to thank and congratulate staff for completing the Housing Element.
- Commissioner Ceja wanted to thank staff for all that they do and for completing their certification of the Housing Element.
- Commissioner Ha wanted to thank the Commission for nominating him as chair.
- Commissioner Rice wanted to thank his fellow Commissioners for attending the briefings.

VI. PUBLIC COMMENTS

- None.

VII. ADJOURNMENT

- Planning Commission meeting adjourned at 2:00pm.