

A G E N D A



REGULAR MEETING OF THE PLANNING COMMISSION  
ORANGE COUNTY, CALIFORNIA

**WEDNESDAY,  
April 23, 2025  
1:30 P.M.**

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

**TRUNG “JOE” HA**  
CHAIRMAN  
First District

**KEVIN RICE**  
VICE-CHAIR  
Third District

**MARIA CEJA**  
COMMISSIONER  
Second District

**JOHN KOOS**  
COMMISSIONER  
Fourth District

**DAVID E. BARTLETT**  
COMMISSIONER  
Fifth 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>

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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  
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PLEDGE OF ALLEGIANCE: Commissioners

**I. CONSENT ITEMS:**

**1. MINUTES OF MARCH 26, 2025.**

**II. DISCUSSION ITEMS**

**ITEM #1 PUBLIC HEARING - USE PERMIT PA23-0217 - APPLICANT: DAVID MELLO, PROJECT MANAGER – LOCATION: 334 DEL MAR AVENUE COSTA MESA, CA (APN:439-092-40), FIFTH DISTRICT (5<sup>TH</sup>) SUPERVISORIAL DISTRICT**

The applicant is requesting a Use Permit from the Planning Commission to convert an existing detached garage into administrative office space and to propose alternative parking standards.

**RECOMMENDED ACTION:**

OC Development Services/Planning recommends the Planning Commission:

1. Receive the staff report and public testimony as appropriate.
2. Find that the project is categorically exempt from California Environmental Quality Act (CEQA), Class 3 New Construction or Conversion of Small Structure pursuant to CEQA Guidelines Section 15303.
3. Approve Planning Application PA23-0217 for a Use Permit subject to the attached Findings (Attachment 1) and Conditions of Approval (Attachment 2).

**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, May 14, 2025, at 1:30 pm.